



---

**City Council**

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

**Monday, April 10, 2017  
7:00 p.m.**

Pg. #      ITEM

MINUTES

1. ***Motion to:***

- (1) ***adopt the minutes of the Regular Council meeting held on March 27, 2017;*** (distributed previously)
- (2) ***adopt the minutes of the Special Council meeting held on April 3, 2017;*** (distributed previously)
- (3) ***receive for information the Metro Vancouver ‘Board in Brief’ dated March 31, 2017.***

CNCL-11



AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

Camyar Chaichian, Arts Coordinator, to present on 2016 Richmond Arts activities.

Sheila Hill, Exhibit and Program Coordinator, to present on 2016 Richmond Heritage activities.

COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

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

4. *Motion to rise and report.*

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Richmond Arts Update 2016
- Richmond Heritage Update 2016
- Naming of New Facility – 7191 Granville Avenue
- West Cambie Neighbourhood Park Integrated Landscape Public Art Project Call to Artists
- Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696
- Award of Contract 5366P – Supply of Vacuum Truck Services
- 2017 Richmond Maritime Festival – Collaboration with the Britannia Heritage Shipyard Society
- Resilient Economy Strategy (2014-2019) – Mid-Term Report and Proposed Initiatives

Pg. # ITEM

- Land use applications for first reading (to be further considered at the Public Hearing on May 15, 2017):
  - 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road – Rezone from RD1 and RS1/E to RTM2 (Zhao XD Architect Ltd. – applicant)
  - 13340 Smallwood Place – Temporary Use Permit to allow Veterinary Service (OMB Architects – applicant)
  - 8320 Cambie Road and 8431 Brownwood Road – Temporary Use Permit to allow a surface parking lot (Fairchild Developments Ltd. – applicant)

5. *Motion to adopt Items No. 6 through No. 17 by general consent.*

6. COMMITTEE MINUTES

*That the minutes of:*

- CNCL-16 (1) *the Parks, Recreation and Cultural Services Committee meeting held on March 28, 2017;*
- CNCL-23 (2) *the General Purposes Committee meetings held on March 27, 2017 and April 3, 2017;*
- CNCL-33 (3) *the Finance Committee meeting held on April 3, 2017; and*
- CNCL-38 (4) *the Planning Committee meeting held on April 4, 2017;*  
*be received for information.*

7. RICHMOND ARTS UPDATE 2016  
(File Ref. No. 11-7000-01) (REDMS No. 5335837 v. 2)

CNCL-42

**See Page CNCL-42 for full report**

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

- (1) *That the staff report titled, “Richmond Arts Update 2016” from the Director, Arts, Culture and Heritage Services, dated March 7, 2017, be received for information; and*
- (2) *That the City of Richmond Arts Update 2016 be circulated to the Community Partners and Funders for their information.*

Consent  
Agenda  
Item

Consent  
Agenda  
Item

Pg. # ITEM

Consent  
Agenda  
Item

8. **RICHMOND HERITAGE UPDATE 2016**  
(File Ref. No. 11-7000-01) (REDMS No. 5326724 v. 4)

CNCL-100

See Page CNCL-100 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

- (1) *That the staff report titled, “Richmond Heritage Update 2016” from the Director, Arts, Culture and Heritage Services, dated March 7, 2017, be received for information; and*
- (2) *That the City of Richmond Heritage Update 2016 be circulated to the Community Partners and Funders for their information.*



Consent  
Agenda  
Item

9. **NAMING OF NEW FACILITY – 7191 GRANVILLE AVENUE**  
(File Ref. No. 06-2052-55-01) (REDMS No. 5269796 v. 16)

CNCL-140

See Page CNCL-140 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

*That the facility at 7191 Granville Avenue, currently under construction, be named Minoru Centre for Active Living.*



Consent  
Agenda  
Item

10. **WEST CAMBIE NEIGHBOURHOOD PARK INTEGRATED  
LANDSCAPE PUBLIC ART PROJECT CALL TO ARTISTS**  
(File Ref. No. 11-7000-09-20-226) (REDMS No. 5330179 v. 5A)

CNCL-147

See Page CNCL-147 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

- (1) *That the staff report titled, “West Cambie Neighbourhood Park Integrated Landscape Public Art Project Call to Artists,” dated March 14, 2017, from the Director of Arts, Culture and Heritage Services and the Senior Manager of Parks, be approved to issue the Artist Call for an artist to work with the Landscape Team for the West Cambie Neighbourhood Park Integrated Landscape Public Art Project; and*

Pg. # ITEM

- (2) *That the General Manager, Community Services, be authorized to enter into a design services contract with the selected artist as part of the West Cambie Neighbourhood Park planning process.*

Consent  
Agenda  
Item

11. **BUSINESS LICENCE BYLAW NO. 7360, AMENDMENT BYLAW NO. 9696**  
(File Ref. No. 12-8275-02) (REDMS No. 5331956)

CNCL-165

See Page CNCL-165 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

*That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696, which increases the maximum number of Class A Taxicabs to 114, be introduced and given first, second and third readings.*

Consent  
Agenda  
Item

12. **AWARD OF CONTRACT 5366P – SUPPLY OF VACUUM TRUCK SERVICES**  
(File Ref. No. 02-0775-50-5366) (REDMS No. 5340772 v. 2)

CNCL-185

See Page CNCL-185 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the renewal periods for the contract 5366P – Supply of Vacuum Truck Services with McRae’s Environmental Services Ltd. be approved and that staff be authorized to extend the contract renewal periods in one-year increments up to five years in total.*
- (2) *That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the above contract.*

Pg. # ITEM

Consent  
Agenda  
Item

13. **2017 RICHMOND MARITIME FESTIVAL – COLLABORATION WITH THE BRITANNIA HERITAGE SHIPYARD SOCIETY**  
(File Ref. No. 11-7400-20-MFES1) (REDMS No. 5258400 v. 6)

CNCL-188

See Page CNCL-188 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

*That, as set out in the staff report titled “2017 Richmond Maritime Festival – Collaboration with the Britannia Heritage Shipyard Society, dated March 6, 2017 ” from the Director of Arts, Culture and Heritage Services and the Senior Manager, Parks, the 2017 Richmond Maritime Festival be endorsed.*



Consent  
Agenda  
Item

14. **RESILIENT ECONOMY STRATEGY (2014-2019) – MID-TERM REPORT AND PROPOSED INITIATIVES**  
(File Ref. No. 08-4150-01) (REDMS No. 5290906 v. 2)

CNCL-195

See Page CNCL-195 for full report

FINANCE COMMITTEE RECOMMENDATION

- (1) *That the proposed additional work program for 2017-2018 towards fulfillment of the City's Resilient Economy Strategy, as described in the staff report dated March 13, 2017, from the General Manager, Finance and Corporate Services, be endorsed; and*
- (2) *That staff be directed to further develop new initiatives specifically related to industrial and new office development, and report back to Council.*



Pg. # ITEM

Consent  
Agenda  
Item

15. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 7000, 7002 AND 7020 WILLIAMS ROAD & 10060 GILBERT ROAD FROM “TWO-UNIT DWELLINGS (RD1)” AND “SINGLE DETACHED (RS1/E)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)”**

(File Ref. No. 12-8060-20-009688; RZ 16-743741) (REDMS No. 5174670)

CNCL-218

See Page CNCL-218 for memorandum from Director, Development

CNCL-231

See Page CNCL-231 for full report

PLANNING COMMITTEE RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.*

Consent  
Agenda  
Item

16. **APPLICATION BY OMB ARCHITECTS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13340 SMALLWOOD PLACE**

(File Ref. No. TU 17-762904) (REDMS No. 5319040)

CNCL-257

See Page CNCL-257 for memorandum from Director, Development regarding a change to TCUP conditions

CNCL-264

See Page CNCL-264 for full report

PLANNING COMMITTEE RECOMMENDATION

(1) *That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed; and*

(2) *That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*

(a) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.*

Pg. # ITEM

Consent  
Agenda  
Item

- 17. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR AN EXTENSION TO A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**  
(File Ref. No. TU 17-763604) (REDMS No. 5329642)

CNCL-280

See Page CNCL-280 for full report

PLANNING COMMITTEE RECOMMENDATION

*That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

- (1) *That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

\*\*\*\*\*

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

\*\*\*\*\*

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

CNCL-293

- (1) School Trustee Debbie Tablotney, Chairperson, Richmond Board of Education, to speak on the Board’s campaign on Public Education.
- (2) Simka Marshal, BC Federation of Students Chairperson, and Zahra Hashemi, Affairs Coordinator, Students' Union of Vancouver Community College, to speak on **Adult Basic Education**.

- 19. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

**CNCL-302**      Traffic Bylaw No. 5870, Amendment **Bylaw No. 9689**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

**CNCL-303**      Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,  
Amendment **Bylaw No. 9690**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

**CNCL-304**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8926**  
(9040 and 9060/9080 No. 2 Road, RZ 11-587764)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

**CNCL-306**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9618**  
(9660 Seameadow Court, RZ 16-738201)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

DEVELOPMENT PERMIT PANEL

20. RECOMMENDATION

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

- CNCL-308**      (1)    *That the **minutes** of the Development Permit Panel meeting held on March 29, 2017, and the **Chair's report** for the Development Permit Panel meetings held on January 13, 2016, and January 11, 2017, be received for information;*
- CNCL-319**      (2)    *That the recommendations of the Panel to authorize the issuance of:*
- (a)    *Development Permit (DP 16-731461) for the property at 8811 Bridgeport Road; and*
- (b)    *Development Permit (DP 13-629399) for the property at 9040, 9060 and 9080 No. 2 Road;*
- be endorsed, and the Permits so issued; and*
- CNCL-322**      (3)    *That the Development Permit (**DP 16-741981**) by Townline Gardens Inc. at 10780 No. 5 Road be endorsed and issued.*

ADJOURNMENT



**For Metro Vancouver meetings on Friday, March 31, 2017**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, [Greg.Valou@metrovancover.org](mailto:Greg.Valou@metrovancover.org). [Kelly.Sinowski@metrovancover.org](mailto:Kelly.Sinowski@metrovancover.org)*

**Metro Vancouver Regional District – Parks**

**Belcarra Regional Park – Moving forward with Public Use of Belcarra South**

**APPROVED**

The Board endorsed the Option 2 design concept plan for Belcarra South, which would retain the Bole House and Cabin 6 as multi-purpose buildings, give priority to more natural open space, and open the area to public use. Staff was also directed to forward a March 1, 2017 report titled, “Belcarra Regional Park – Moving forward with Public Use of Belcarra South,” to the City of Port Moody and Village of Belcarra for comment, and to post the report on the Metro Vancouver Regional Parks Public Engagement webpage.

**Burnaby Lake Regional Park - Agreement Renewal for Picken House with Catching the Spirit Youth Society**

**APPROVED**

The Board approved an agreement between the Metro Vancouver Regional District and Catching the Spirit Youth Society for the use of the Picken House in Burnaby Lake Regional Park. The agreement is for a five-year term, running from May 1, 2017 to April 30, 2022, and includes a nominal fee of \$10.

Catching the Spirit Youth Society, a registered non-profit society, has occupied portions of the Picken House, a heritage house at the east edge of Burnaby Lake Regional Park, since 2014. The society provides volunteer environmental stewardship services and youth programming within Burnaby Lake Regional Park and other regional parks, with the support of the Pacific Parklands Foundation, Metro Vancouver and others.

**Delegations Received at Committee March 2017**

**RECEIVED**

The Board received a summary of a delegation to the Regional Parks Committee from Jo Ledingham, of the Belcarra South Preservation Society.

**Metro Vancouver Regional District**

**Staff Appointment as a Board-designated Officer**

**APPROVED**

The Board appointed Metro Vancouver employee Peter Hagens as an MVRD Board-designated officer, under the Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008, and the Environmental Management Act.



**E-Comm E911 Service Review and Windstorm Lessons Learned**

**RECEIVED**

The Board received for information report with a review the E911 initial call answer service provided by Emergency Communications for British Columbia Inc. (E-Comm) to determine if the performance was within the terms of the contract. The request was with respect to the issues that occurred within the Surrey Fire Dispatch downstream system during the August 29, 2015 windstorm event. The review identified system improvements and procedural measures that are being examined to address system improvements and to avoid similar issues occurring in a similar event to the August 29th windstorm.

**Metro Vancouver 2040: Shaping our Future: Consideration of a Review**

**APPROVED**

The Board will notify the Minister of Community of Sport and Cultural Development that a review of the regional growth strategy is not required at this time, and any amendments will continue to be considered on an ongoing and as-needed basis.

Staff was also directed to actively engage with member local governments, health authorities and other interested parties regarding regional growth strategy implementation and potential policy improvements.

**Board Delegation of Public Hearing for Regional Growth Strategy Amendment  
Bylaw No. 1236, 2016**

**APPROVED**

The Board agreed to delegate a public hearing for Regional Growth Strategy Amendment Bylaw No.1236, 2016 to MVRD directors serving on the Regional Planning Committee, and to hold the hearing sequentially with the April 7, 2017 Regional Planning Committee meeting. Director Richard Stewart will chair the hearing, with Director Jonathan Cote as vice-chair.

The proposed bylaw would revise Metro 2040 provisions for the extension of regional sewerage services into designated Rural, Agricultural and Conservation and Recreation areas.

**Approach to the 2016 Census Release and First Impressions**

**RECEIVED**

The Board received for information a report about the census. Every five years, the Census of Canada provides benchmark data that is instrumental in analyzing and evaluating local government planning policies and services.

Metro staff will work with member jurisdictions to prepare a series of analytical reports, using Census data, throughout 2017 and 2018. The analytical reports will focus primarily on trends and issues related to Metro 2040 along with other related local government policy topics.



## **Synopsis of the Metro Vancouver Agriculture Water Forum**

**RECEIVED**

The Board received a brief summary of the discussions that took place at the Metro Vancouver Agriculture Water Forum held on November 3, 2016, at the Melville Centre for Dialogue at the Kwantlen University Richmond Campus.

There is some uncertainty about where agriculture will obtain water at a reasonable cost in the future, especially if the amount of irrigated land increases due to climate change impacts. The forum brought together agriculture producers, government representatives and water professionals to explore opportunities to improve water management for agriculture in the Metro Vancouver region.

## **MetroTower III Update**

**RECEIVED**

The Board received an update on MetroTower III, which Metro Vancouver purchased in December 2015 for our new Head Office facility.

A design firm was engaged to develop a tenant improvement plan in the spring of 2016 and on July 29, 2016, the Board awarded a 'Construction Manager for Services and Construction' Contract with Canadian Turner Construction Company Ltd for an amount of \$31.6 million.

## **Fraser Basin Council Request for Regional Representatives for the Lower Mainland Flood Management Strategy Leadership Committee**

**APPROVED**

The Board appointed Chair Greg Moore and Director Heather Deal to the Fraser Basin Council's Lower Mainland Flood Management Strategy Leadership Committee. The Board will also ask the Fraser Basin Council to amend the draft Lower Mainland Flood Management Strategy Leadership Committee Terms of Reference to include elected representatives from the provincial and federal governments.

## **Metro Vancouver 2040: Shaping our Future Amendment to Section G Performance Measures**

**APPROVED**

The Board agreed to a staff proposal to update to the Metro 2040 performance monitoring program, following the development of three annual reports and a comprehensive review of Metro 2040 Performance Measures. The update includes a proposed Type 3 amendment to Metro 2040 to replace Section G, which currently includes 55 performance measures, with a new Section G which would include 15 Key Summary Measures.

## **MVRD Financial Plan Bylaw No. 1245, 2017**

**APPROVED**

The Board agreed to adopt a five-year financial plan bylaw, which provides the authority for the 2017 operations of the individual MVRD functions and concludes the administrative process required regarding



the Metro Vancouver Regional District function budgets for 2017 and the financial plan for years 2018 to 2021.

As a result of a more comprehensive five-year planning process, currently being implemented at Metro Vancouver, the Financial Plan will be updated as well as five-year financial plans for the three other Metro Vancouver legal entities (MVHC, GVWD and GVS&DD).

## **Greater Vancouver Water District**

### **Cleveland Dam Drum Gate Resurfacing – 2017 Work Extension**

**APPROVED**

The Board authorized \$1.5 million in additional funding for completion of the Cleveland Dam Drum Gate Resurfacing work in 2017.

The Cleveland Dam drum gate, located at the top of the dam spillway, controls the level of water in the Capilano Reservoir and discharge to the Capilano River downstream. Based on inspection in 2013, funding in the amount of \$1.135 million was approved by the Board for recoating of the drum gate.

A series of three strong weather systems in October last year resulted in a suspension of the work in 2016. As a result of the suspension, unforeseen conditions encountered upon accessing the spillway and drum gate chamber, and the need to revise the construction program to an accelerated 24/7 schedule, additional funds will be required to complete the work.

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

### **Award of Contract Resulting from RFP No. 16-079: Annacis Island Wastewater Treatment Plant Stage 5 Phase 1 Expansion Construction**

**APPROVED**

The Board authorized the award of a contract for up to \$252,658,379 (exclusive of taxes) to Graham Infrastructure LP & Aecon Water Infrastructure Inc., a Joint-Venture, resulting from RFP No. 16-079 for the construction of Annacis Island Wastewater Treatment Plant (AIWWTP) Stage 5 Phase 1 Expansion.

### **Liquid Waste Public Outreach Program - 2017 Regional Unflushables Campaign**

**RECEIVED**

The Board received a report on the upcoming Unflushables Campaign, aimed at reducing the flushing of wipes, medications and other materials. Flushing of wipes and other objects causes problems for the regional and municipal sewer systems and can result in clogs, damage to equipment, sewage overflows and environmental impacts. A regional campaign will be launched the week of April 10, 2017, and will run for six to eight weeks.



**Staff Appointment as a Board-designated Municipal Sewage Control Officer**

**APPROVED**

The Board appointed Metro Vancouver employee, Peter Hagens, as a Municipal Sewage Control Officer. Recent changes in staff have resulted in a need to appoint staff as a GVS&DD Board-designated municipal sewage control officer under *Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007* and the *Environmental Management Act*.

**Contingency Disposal of Municipal Solid Waste**

**APPROVED**

The Board agreed to initiate a process to enter into Standing Offer Agreements for contingency disposal of waste that cannot be managed within the Metro Vancouver/City of Vancouver disposal system. The agreements would include both pick-up of waste at Metro Vancouver Transfer Stations and receipt of waste at remote disposal sites. Under a Standing Offer Agreement, companies submit pricing for delivery of services on a unit basis.



## Parks, Recreation and Cultural Services Committee

Date: Tuesday, March 28, 2017

Place: Anderson Room  
Richmond City Hall

Present: Councillor Harold Steves, Chair  
Councillor Ken Johnston  
Councillor Carol Day  
Councillor Bill McNulty  
Councillor Linda McPhail

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on February 28, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 25, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DIVISION

1. **RICHMOND ARTS UPDATE 2016**  
(File Ref. No. 11-7000-01) (REDMS No. 5335837 v. 2)

Liesl Jauk, Manager Arts Services, presented a video on Richmond Arts' 2016 activities (copy on file, City Clerk's Office).

In reply to queries from Committee, Ms. Jauk noted that the Richmond Arts Update 2016 video is posted on the City's website and can be presented at an upcoming Council meeting.



**Parks, Recreation & Cultural Services Committee**  
**Tuesday, March 28, 2017**

---

It was moved and seconded

- (1) *That the staff report titled, "Richmond Arts Update 2016" from the Director, Arts, Culture and Heritage Services, dated March 7, 2017, be received for information; and*
- (2) *That the City of Richmond Arts Update 2016 be circulated to the Community Partners and Funders for their information.*

**CARRIED**

**2. RICHMOND HERITAGE UPDATE 2016**

(File Ref. No. 11-7000-01) (REDMS No. 5326724 v. 4)

Cathryn Volkering Carlile, General Manager, Community Services, noted that Connie Baxter, Supervisor, Museum and Heritage Services, will be retiring and Committee commended Ms. Baxter for her service to the City.

Ms. Baxter presented a video on Richmond Heritage's 2016 activities (copy on file, City Clerk's Office). It was suggested that the video be presented at an upcoming Council meeting.

In reply to queries from Committee, Ms. Carlile noted that a report on Minoru Chapel bookings is forthcoming.

It was moved and seconded

- (1) *That the staff report titled, "Richmond Heritage Update 2016" from the Director, Arts, Culture and Heritage Services, dated March 7, 2017, be received for information; and*
- (2) *That the City of Richmond Heritage Update 2016 be circulated to the Community Partners and Funders for their information.*

**CARRIED**

**3. NAMING OF NEW FACILITY – 7191 GRANVILLE AVENUE**

(File Ref. No. 06-2052-55-01) (REDMS No. 5269796 v. 16)

In reply to queries from Committee, Elizabeth Ayers, Manager, Community Services Planning and Projects, noted that the entire facility at 7191 Granville Avenue would fall under the name "Minoru Centre for Active Living" and that staff considered alternative names.

It was moved and seconded

*That the facility at 7191 Granville Avenue, currently under construction, be named Minoru Centre for Active Living.*

**CARRIED**

2.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, March 28, 2017**

---

4. **WEST CAMBIE NEIGHBOURHOOD PARK INTEGRATED LANDSCAPE PUBLIC ART PROJECT CALL TO ARTISTS**

(File Ref. No. 11-7000-09-20-226) (REDMS No. 5330179 v. 5A)

Discussion ensued with regard to public art relating to Richmond's heritage and to Canada's 150 year anniversary. Eric Fiss, Public Art Planner, noted that referencing Richmond's heritage is one of the themes that will be considered by artists.

It was moved and seconded

- (1) *That the staff report titled, "West Cambie Neighbourhood Park Integrated Landscape Public Art Project Call to Artists," dated March 14, 2017, from the Director of Arts, Culture and Heritage Services and the Senior Manager of Parks, be approved to issue the Artist Call for an artist to work with the Landscape Team for the West Cambie Neighbourhood Park Integrated Landscape Public Art Project; and*
- (2) *That the General Manager, Community Services, be authorized to enter into a design services contract with the selected artist as part of the West Cambie Neighbourhood Park planning process.*

**CARRIED**

5. **COMMITTEE STANDING ITEM**

(i) ***Garden City Lands***

Jamie Esko, Manager, Parks Planning, Design and Construction, updated Committee on the Garden City Lands development, noting that (i) the perimeter trail along No. 4 Road is approximately 75% complete, (ii) an application to the Agricultural Land Commission (ALC) for soil placement on the farm area and the Harvest Fest event has been submitted, and (iii) staff will be providing a full report on Garden City Lands development in April 2017.

Discussion ensued with regard to the documents included in the application submitted to the ALC.

As a result of the discussion, Committee directed staff to provide Council with a summary of the decision made by the ALC on the perimeter trail, the type of application used, the agrologist report, and other related documents.

Discussion ensued with regard to the soil types used on-site and providing Council with the ALC non-farm use application package prior to submission to the ALC.

3.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, March 28, 2017**

---

6. **MANAGER'S REPORT**

*(i) Community Wellness Strategy*

Ms. Ayers reviewed the consultation process for the Community Wellness Strategy, noting that the City partnered with Vancouver Coastal Health and Richmond School District No. 38. She added that the City will be hosting a series of open houses on the matter and online feedback can be provided at Let's Talk Richmond on the City's website.

*(ii) National Historic Site Designation for Steveston Village*

Information on the Steveston Village National Historic Site submission was distributed (attached to and forming part of these Minutes as Schedule 1).

The Chair spoke on the National Historic Site designation application submission for Steveston Village, noting that the City has met with stakeholders on the matter and that following consultation, it was established that the application would be limited to within Steveston Village.

Discussion ensued with regard to clarifying the area for the historic site designation.

In reply to queries, Ms. Carlile noted that staff are preparing a report on the Steveston Village National Historic Site submission.

The following **referral motion** was introduced:

It was moved and seconded

*That staff consider limiting the National Historic Site application for Steveston Village to lands inside the legal dyke, plus Garry Point and City land and water-lots outside the dyke, and report back.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:43 p.m.).*

**CARRIED**

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, March 28, 2017**

---

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, March 28, 2017.

---

Councillor Harold Steves  
Chair

---

Evangel Biason  
Legislative Services Coordinator

Referral: National Historic Site Nomination – Harold Steves

On April 28, 2014 Richmond Council agreed “That \$20,000 be allocated from Council contingency to prepare a submission for National Historic Site designation for Steveston Village”

While meetings were held with appropriate community groups objections have arisen to the application with some of them, specifically regarding potential inclusion of the fishing industry.

As the agreed application was for “Steveston Village” and most Steveston Harbour Authority land is outside the legal dykes of Richmond, it is recommended that staff limit the application to lands inside the legal dyke, plus Garry Point and city land and water-lots outside the dyke.

## National Historic Sites Submission Timeline

April 28, 2014: Council endorsed the following motion: That \$20,000 be allocated from Council Contingency to prepare a submission for National Historic Site designation for Steveston Village as outlined in the staff report titled UNESCO World Heritage Designation for Steveston, dated April 3, 2014 from the Director, Arts, Culture and Heritage Services.

Feb 3, 2015: first meeting with community members interesting in helping define the submission: representatives from the Steveston 20/20 group, Steveston Historical Society, Britannia Heritage Shipyard Society, Gulf of Georgia Cannery Society, Steveston Harbour Authority and Musqueam; members of staff and the consulting team

Meetings continued throughout the year as the project was defined.

December 2015: Draft application distributed and discussed December 9, 2015.

December 14, 2015: meeting with Musqueam: (Wendy Grant Johns – Band Councillor, Allison Fraser – Councillor, Jim Reynolds - In House Legal Counsel, Morgan Gerin – Band Councillor and Laura Sparrow – our rep) at Musqueam, consultants and Jane.

January 2016: Draft revised after input from meeting with Musqueam and distributed.

August 2016: Federal Government announced nominations from the community would be accepted to put heritage sites on Canada's Tentative List to be considered for UNESCO World Heritage Site status

January 27, 2017: nomination for Tentative List submitted by community led by Steveston Historical Society.

February 11, 2017: Open House for National Historic Site nomination – community input

### Next Steps:

- Meetings with individual groups such as the Steveston Harbour Authority Board; Small Craft Harbours; Musqueam, Lower Fraser Fisheries Alliance and the First Nations Fisheries Council will be requested.
- Report back to Council for approval to submit the nomination.



## Special General Purposes Committee

- Date: Monday, March 27, 2017
- Place: Anderson Room  
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves
- Call to Order: The Chair called the meeting to order at 4:00 p.m.

### PLANNING AND DEVELOPMENT DIVISION

1. **UPDATE ON AGRICULTURALLY ZONED LAND HOUSING REGULATIONS, CONSULTATION AND BUILDING PERMIT ACTIVITY**

(File Ref. No. 08-4057-10) (REDMS No. 5346368 v. 13)

Correspondence from Leeanna Jalbert, 2960 Steveston Highway, was distributed (attached to and forming part of these minutes as Schedule 1).

Wayne Craig, Director, Development spoke on the proposed moratorium on building permits for residential buildings on agriculturally zoned land, noting the following:

- a bylaw to address house size regulations on agriculturally zoned land is being prepared;
- in-stream applications and applications received within seven days of Council's adoption of the moratorium resolution will be assessed under the existing bylaw;

## General Purposes Committee Monday, March 27, 2017

---

- applications received after the seven days following the resolution's adoption would be brought to Council for consideration, in which Council may decide to issue the permit or withhold the permit for 30 days to address potential conflicts with the new bylaw under preparation;
- after the first 30-day withholding period, staff will bring forward the application to Council and Council may consider to issue the permit or withhold the application for an additional 60 days;
- a potential moratorium would not require setting a limit on house size;
- staff will bring forward recommendations on new house size regulations within agricultural land at the upcoming Planning Committee meeting on April 19, 2017; and
- staff will provide information on options to introduce farming requirements for developments on agricultural sites.

Discussion ensued with regard to (i) the number of building permit applications submitted in 2017 compared to previous years, (ii) the floor area of the proposed residential buildings, (iii) the number of agriculturally zoned lots that could potentially develop a residential dwelling, (iv) restricting the number and size of accessory buildings in agriculturally zoned lots, and (v) the potential increase in the number of submitted applications during the moratorium, if approved.

In reply to queries from Committee, Mr. Craig noted that residential portions of an agricultural site are taxed under the City's residential property tax rates. Staff added the subdivision of properties under the Agricultural Land Reserve (ALR) is not supported by the City's Official Community Plan (OCP).

Kush Panatch, Richmond resident, expressed concerns with regard to the potential moratorium on building applications on agricultural land and was of the opinion that the City proceed with further community consultation.

Todd May, representing the Richmond Farmer's Institute and the Agricultural Advisory Committee commented on housing regulations on agriculturally zoned lots and expressed concerns with regard to regulations that may impact the viability of agricultural land.

Bhupinder Dhiman, representing Richmond Farmland Association, noted that Farmland Association members are willing to work with the City on house size regulations within agricultural land.



## General Purposes Committee

Monday, March 27, 2017

---

It was moved and seconded

*Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

*Whereas Council directed staff to conduct public consultation regarding house size, farm home plate and setbacks, including residential accessory buildings,*

- (1) *That staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones; and*
- (2) *That staff bring all building permit applications for residential development, including residential accessory buildings, in the Agriculture (AG) zones received more than 7 days after the passage of resolution #1 to Council, to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.*

The question on the motion was not called as discussion ensued with regard to the increase in building permit activity and the application process under the potential moratorium.

Newspaper articles from the March 10, 2017 edition of the Richmond News, titled "City flooded with building permits" and "Lot size matters", and a real estate advertisement from the March 8, 2017 edition of the Real Estate Weekly was distributed (attached to and forming part of these minutes as Schedule 2).

It was suggested that staff provide additional data on previously approved residential applications within the ALR from 2010 to the present.

In reply to queries from Committee, Mr. Craig noted that Council is able to lift the moratorium prior to the adoption of a new bylaw.

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

## ADJOURNMENT

It was moved and seconded

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

**CARRIED**

**General Purposes Committee**  
**Monday, March 27, 2017**

---

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 27, 2017.

---

Mayor Malcolm D. Brodie  
Chair

---

Evangel Biason  
Legislative Services Coordinator

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**ON TABLE ITEM**

Date: MARCH 27/17  
Meeting: SPECIAL GP  
Item: \_\_\_\_\_

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Monday, 27 March 2017 08:26  
**To:** Crowe,Terry; Craig,Wayne  
**Cc:** Hopkins,John; Chan Russell,Ada; Woo,Gavin  
**Subject:** FW: Agricultural House Size

Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, March 27, 2017.

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

---

**From:** MayorandCouncillors  
**Sent:** Monday, 27 March 2017 08:25  
**To:** 'Sahm'  
**Subject:** RE: Agricultural House Size

Dear Ms. Jalbert,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development.

Thank you for taking the time to write to Richmond City Council.

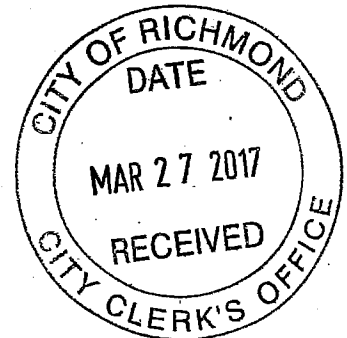
Sincerely,  
Claudia

Claudia Jesson  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)

PHOTOCOPIED

MV  
MAR 27 2017

& DISTRIBUTED



---

**From:** Sahm [<mailto:thesiren8@shaw.ca>]  
**Sent:** Sunday, 26 March 2017 18:11  
**To:** MayorandCouncillors  
**Subject:** Agricultural House Size

To Mayor Brodie and Richmond Council

Please do the right thing and limit house size (and "home plate" size) in our agricultural lands as soon as possible. If we consider the recommended house-size guidelines of the Agricultural Land Commission and the restrictions imposed by our neighbouring cities and municipalities (as quoted in the March 10<sup>th</sup> issue of the Richmond News) we could easily impose a limit of, for example, 7500 square feet for the main home and 3,000 square feet for the secondary home and still have the most generous house size limit in the region.

I understand this is the second or third time in recent years council has considered the issue only to back down and do nothing. This is very likely your last chance to value the legacy of our farming past and protect farmland for future generations. Applications for mega-homes are flooding in to the city's Building Department as builders and realtors fear Richmond council might finally take action.

If we wait another five years every farm parcel will be built out with bloated, hotel-sized "homes" which will never be practical for a single family and farmland prices will continue to skyrocket beyond the budget of anyone but the multi-millionaire. Farmland should be valued on agricultural use – not residential use. Yet because of the mega-home phenomenon this land sells for close to \$1 million per acre. There is a strong interest in organic farming and small-crop, specialty farming across North America but even our beautiful, fertile soil tempts very few to try their hand here because land prices are astronomical. Young farmers don't stand a chance.

I attended the February 7<sup>th</sup> Planning Committee meeting and heard Councillor McNulty decry the ALC for leaving house-size regulations up to individual municipalities but making decisions, sir, is your job. We elected you, and everyone on council, to make these difficult decisions and to make them for the good of the greater community at present and for generations to come. The ALR has given some very reasonable recommendations and left the fine-tuning up to you. Delta, Port Coquitlam, Maple Ridge and Surrey have all seen fit to limit house-size, home-plate size or both. I understand Pitt Meadows is in the process of doing the same.

The argument that farmers need massive homes because they are barely scraping by and must house multiple generations under one roof is a deflection of the issue. Palatial mansions with grand fountains, turrets, theatres, and the like are not houses built by people who are barely scraping by. These arguments are being trotted out in order to cloud the decision-making process with cultural issues.

Please decide in favour of responsible stewardship and our future ability to farm locally and sustainably. Your decisions will be your legacy.

Leeanna Jalbert

#30 – 2960 Steveston Hwy, Richmond, B.C.

# City flooded with building permits

The City of Richmond has received a flood of applications for building permits for houses on farm-land since Jan. 3, around the time of a staff report to council on regulating the size of homes in the Agricultural Land Reserve (ALR).

In the past two months, planners have been handed 17 applications. By comparison, the city normally issues 15 permits per year

(from 2009 to 2016 there were 103 permits issued for AG1 zones).

Fearing such an uptick, Couns. Carol Day and Harold Steves voted against public consultation on home sizes in the ALR on Jan. 23. Day had suggested immediately drafting a bylaw to temporarily limit homes to 7,500-square-feet and then taking the matter to public consultation.

*March 10, 2017 AG1's*

# Lot size matters

Coun. Harold Steves contends one of the unique set of circumstances that exists in Richmond, which adds to the problem of large houses destroying farmland, is the fact that many of the Agricultural Land Reserve lots are small.

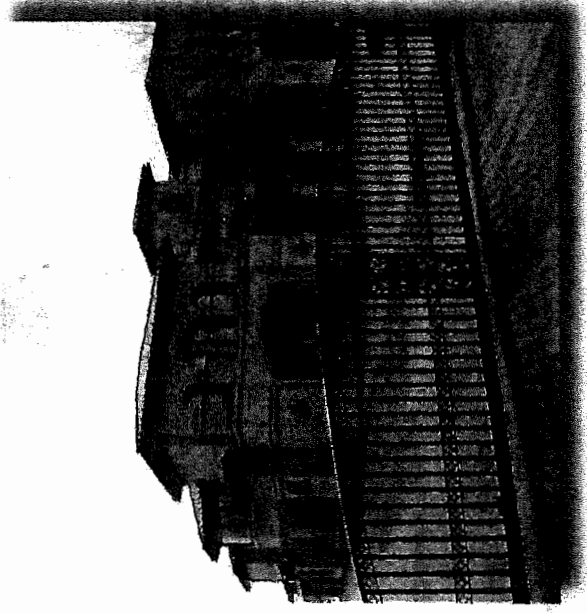
According to the City of Richmond, there are 1,369 parcels of land in the ALR, of which 61 per cent are less than one hectare (2.4 acres).

Because these lots are so small, under present-day

regulations, a large home can cover nearly half the lot. For instance, on a 1.46-acre lot, the city has allowed an 18,900-square-foot home to be built, covering 0.6 acres.

The city does control how far back a home may be built (50 metres from the road), however if the lot is shallow this means even less farmland can be spared.

Steves said the small lots were created during the war era to provide returning soldiers with a piece of land to farm.

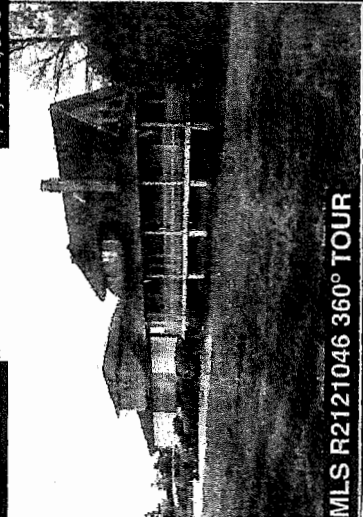


*Real Estate Weekly - March 8, 2017*

## ABSOLUTE AMAZING STEVESTON ACREAGE! 12220 NO. 2 ROAD

**\$7,888,000**

**LOCATION!**



**MLS R2121046 360° TOUR**

This rare 6.52 acre parcel has one of the most desired locations in Richmond with opulent estates being built all around it! The solid classic farmhouse with wrap around covered porch was built in 1997 and is in good solid condition offers ground floor living w/2 bedrooms and family/games & master bedroom up. Property also offers a 54 X 40 detached barn/workshop with a large room above. The property is very private and enjoys breath taking views and yet is so close to old Steveston Village and waterfront. Property has a present maximum future building envelope of 28,225 sq.ft. This is truly a once in a lifetime opportunity. Tenant occupied, by appointment only.

Schedule 2 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, March 27, 2017.



## General Purposes Committee

Date: Monday, April 3, 2017

Place: Anderson Room  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:17 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on March 20, 2017, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **BUSINESS LICENCE BYLAW NO. 7360, AMENDMENT BYLAW NO. 9696**

(File Ref. No. 12-8275-02) (REDMS No. 5331956)

It was moved and seconded

*That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696, which increases the maximum number of Class A Taxicabs to 114, be introduced and given first, second and third readings.*

**CARRIED**

1.

**General Purposes Committee**  
**Monday, April 3, 2017**

---

2. **AWARD OF CONTRACT 5366P – SUPPLY OF VACUUM TRUCK SERVICES**

(File Ref. No. 02-0775-50-5366) (REDMS No. 5340772 v. 2)

In reply to queries from Committee, Tom Stewart, Director, Public Works Operations, advised that the City utilizes contracted vacuum truck services for various jobs; however, an increase in storms and new WorkSafe BC regulations has the City utilizing such services more frequently.

It was moved and seconded

- (1) *That the renewal periods for the contract 5366P – Supply of Vacuum Truck Services with McRae’s Environmental Services Ltd. be approved and that staff be authorized to extend the contract renewal periods in one-year increments up to five years in total.*
- (2) *That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the above contract.*

**CARRIED**

**COMMUNITY SERVICES DIVISION**

3. **2017 RICHMOND MARITIME FESTIVAL – COLLABORATION WITH THE BRITANNIA HERITAGE SHIPYARD SOCIETY**

(File Ref. No. 11-7400-20-MFES1) (REDMS No. 5258400 v. 6)

The Chair commented on the proposed staff recommendation and suggested that, should Committee wish, the recommendation be amended to be “endorsed.”

Discussion took place on the various roles and positions for the 2017 Richmond Maritime Festival and it was noted that specific information with regards to who is fulfilling said roles and positions would be valuable information for Council.

The Chair directed staff to provide Council with a memorandum prior to the next Council meeting that details who is filling the roles and positions for the Festival.

Discussion took place on the proposed budget for the wooden boat component of the Festival as presented by the Britannia Heritage Shipyard Society. Jodie Shebib, Film and Major Events Liaison, and Dee Bowley-Cowan, Britannia Site Supervisor, advised that the proposed allocation of funds will go towards programming.

**General Purposes Committee**  
**Monday, April 3, 2017**

---

The Chair directed staff to provide Council with a memorandum detailing the proposed budget allocation for the wooden boat component of the Festival. Also, it was suggested that staff speak with Council members directly regarding any concerns with the contracted event producer or the programming.

It was moved and seconded

*That, as set out in the staff report titled "2017 Richmond Maritime Festival – Collaboration with the Britannia Heritage Shipyard Society, dated March 6, 2017" from the Director of Arts, Culture and Heritage Services and the Senior Manager, Parks, the 2017 Richmond Maritime Festival be endorsed.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:28 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, April 3, 2017.

---

Mayor Malcolm D. Brodie  
Chair

---

Hanieh Berg  
Legislative Services Coordinator





## Finance Committee

Date: Monday, April 3, 2017

Place: Anderson Room  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:29 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Finance Committee held on February 6, 2017, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **RESILIENT ECONOMY STRATEGY (2014-2019) – MID-TERM REPORT AND PROPOSED INITIATIVES**

(File Ref. No. 08-4150-01) (REDMS No. 5290906 v. 2)

The Chair referenced a memorandum dated April 3, 2017 from the Manager, Economic Development, noting that a typo with regard to the City's tax rate has been corrected (attached to and forming part of these minutes as Schedule 1).

**Finance Committee**  
**Monday, April 3, 2017**

---

Neonila Lilova, Manager, Economic Development, provided background information and highlighted the following information on the Resilient Economy Strategy:

- 6,700 jobs have been created or maintained to date;
- current trends indicate that opportunities exist in a number of areas for both ongoing programs and new initiatives to further fulfill the Strategy's mandate; and
- the Business Development Program, industrial development policies, and office development in the City Centre are key areas that staff are seeking Council endorsement for implementation.

In reply to queries from Committee, Ms. Lilova advised that (i) staff will report to Council on the industrial land intensification initiative as opportunities arise, (ii) tools within the City Centre Area Plan may lend to encouraging office development as part of mixed-used projects, (iii) although Richmond hotels' occupancy are high, the demand has not reached a point where other means of accommodation need to be explored, and (iv) staff respond to all queries from the business community, however, continue to liaise on an on-going basis with approximately 500 key businesses.

It was moved and seconded

- (1) *That the proposed additional work program for 2017-2018 towards fulfillment of the City's Resilient Economy Strategy, as described in the staff report dated March 13, 2017, from the General Manager, Finance and Corporate Services, be endorsed; and*
- (2) *That staff be directed to further develop new initiatives specifically related to industrial and new office development, and report back to Council.*

**CARRIED**

2. **2016 ANNUAL PROCUREMENT REPORT**

(File Ref. No. 02-0600-01) (REDMS No. 5326715 v. 3)

It was moved and seconded

*That the staff report titled "2016 Annual Procurement Report" dated March 20, 2017 from the Director of Finance be received for information.*

**CARRIED**

**Finance Committee**  
**Monday, April 3, 2017**

---

3. **2016 ANNUAL DEVELOPMENT COST CHARGES**

(File Ref. No. 03-0905-05-01) (REDMS No. 5344466)

It was moved and seconded

*That the staff report titled, "2016 Annual Development Cost Charges," dated March 19, 2017 from the Director, Finance be received for information.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:51 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, April 3, 2017.

---

Mayor Malcolm D. Brodie  
Chair

---

Hanich Berg  
Legislative Services Coordinator

Schedule 1 to the Minutes of the  
Finance Committee meeting of  
Richmond City Council held on  
Monday, April 3, 2017.

RE: *Item #1 - Finance Committee*



**City of  
Richmond**

**Memorandum**  
Finance and Corporate Services Division

---

**To:** Mayor and Councillors **Date:** April 3, 2017  
**From:** Neonila Lilova **File:**  
Manager, Economic Development  
**Re:** **Error Correction: Resilient Economy Strategy (2014-2019) – Mid-Term Report and Proposed Initiatives**

---

The attached page replaces page FIN-28 in the above report, on the agenda for the April 3, 2017 Finance Committee meeting. The bullet “2017 City Budget Approved” in the draft Economic Advisory Committee minutes erroneously records the City’s 2017 tax increase at 3.45%. The actual tax increase is 2.95%, after Council’s approved reduction of 0.5% due to the use of a stabilization rate. FIN-28 in the Finance Committee package has been updated to correct the error. The draft EAC minutes have been corrected as well and will be re-distributed to the EAC for finalization.

For more information, please contact the undersigned.

Neonila Lilova  
Manager, Economic Development

pc: SMT

- The Agricultural Land Commission also approved the GMTR project on February 27, 2017
  - Staff continue to work on technical implementation aspects related to the project through bi-weekly working group meetings
  - 2017 City Budget Approved
    - \$103 million capital budget
    - \$376 million operating budget, 2.95% increase:
      - 1.89% tax increase at same levels of service
      - additional level increase at net impact of 0.56% (including 0.48% for 11 additional RCMP and 3 support staff)
      - additional 1% transfer to reserves per Council's long term financial management strategy
      - 0.5% reduction due to use of stabilization rate
  - Canada 150 Community Celebrations
    - The Canada 150 celebration in Richmond is a multi-faceted year-long initiative with over 60 events
    - A full program can be found at <http://www.richmondcanada150.com/>
  - City Grants
    - Council approved approximately \$800,000 in health, social, cultural, recreational and child care community grants
  - Major Facility Priorities
    - Council considered the next phase of facility projects, after Minoru and the Brighthouse Fire Hall. Top candidates are the City Centre Community Centre North (which was recently secured through the Yuanheng development project), the Steveston Community Centre and Library project, the Lawn Bowling Clubhouse, the Britannia Shipyards National Historic Site Completion project and a new animal shelter.
    - Council has approved \$2 million towards feasibility studies for these projects.
- 5) Other Business
- An EAC member requested more global trends, best practices and comparatives to other jurisdictions



## Planning Committee

Date: Tuesday, April 4, 2017  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Alexa Loo  
Councillor Harold Steves  
Absent: Councillor Chak Au  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on March 21, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 19, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

**Planning Committee**  
**Tuesday, April 4, 2017**

---

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 7000, 7002 AND 7020 WILLIAMS ROAD & 10060 GILBERT ROAD FROM “TWO-UNIT DWELLINGS (RD1)” AND “SINGLE DETACHED (RS1/E)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)”**

(File Ref. No. 12-8060-20-009688; RZ 16-743741) (REDMS No. 5174670)

Wayne Craig, Director, Development and Ada Chan Russell, Planner 1, reviewed the application, noting that (i) market rental suites are not planned for the proposed development, (ii) proposed setbacks comply with the City’s Arterial Road Strategy, (iii) the proposed outdoor amenity space would include a play structure, and (iv) staff can review including other uses for the outdoor amenity space with the applicant.

Discussion ensued with regard to (i) the City’s historical policies related to restricting secondary suites for duplexes, (ii) reviewing the City’s Affordable Housing Strategy, and (iii) utilizing cash contributions to the City’s Affordable Housing Strategy Fund to acquire affordable housing units.

In reply to queries from Committee, Xuedong Zhao, Zhao XD Architect Ltd., noted that the developer can explore options to include market rental suites in the proposed development.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY OMB ARCHITECTS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13340 SMALLWOOD PLACE**

(File Ref. No. TU 17-762904) (REDMS No. 5319040)

Mr. Craig reviewed the proposed application, noting that (i) the proposed temporary commercial use permit would allow the operation of a veterinary clinic within the Richmond Auto Mall, (ii) the Richmond Auto Mall Association supports the proposed application, and (iii) the City is fast-tracking the proposed application.

Discussion ensued with regard to removing the cash-in-lieu contribution requirements for tree planting in front of the subject site.

**Planning Committee**  
**Tuesday, April 4, 2017**

---

It was moved and seconded

- (1) *That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*
  - (a) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use; and;*
- (2) *That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed.*

**CARRIED**

**3. APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR AN EXTENSION TO A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 17-763604) (REDMS No. 5329642)

It was moved and seconded

*That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

- (1) *That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

**CARRIED**

**4. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:22 p.m.).*

**CARRIED**

3.



**Planning Committee**  
**Tuesday, April 4, 2017**

---

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, April 5 , 2017.

---

Councillor Linda McPhail  
Chair

---

Evangel Biason  
Legislative Services Coordinator



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee      **Date:** March 7, 2017

**From:** Jane Fernyhough, Director, Arts, Culture and Heritage Services      **File:** 11-7000-01/2017-Vol 01

**Re:** **Richmond Arts Update 2016**

### Staff Recommendation

1. That the staff report titled, "Richmond Arts Update 2016," dated March 7, 2017, from the Director, Arts, Culture and Heritage Services, be received for information; and
2. That the City of Richmond Arts Update 2016 be circulated to the Community Partners and Funders for their information.

Jane Fernyhough  
 Director, Arts, Culture and Heritage Services  
 (604-276-4288)

Att. 1

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

## Staff Report

### Origin

The Richmond Arts Strategy 2012–2017 was developed to help guide the City's actions to make Richmond a city with a thriving cultural life where the opportunities for participation in the arts are accessible, where artists feel they have a place and are seen as contributing to the community, where cultural industries are welcomed and where cultural activity is visible and supported.

The five strategic directions outlined in the strategy guide the City and its stakeholders' involvement in supporting Richmond's arts sector and ensuring a thriving and visible arts scene in Richmond:

1. Strengthen and support the arts community.
2. Increase the number of arts spaces and more effectively use existing ones.
3. Broaden the diversity of arts experiences and opportunities.
4. Expand public awareness and understanding of the arts.
5. Broaden the economic potential and contribution of the arts.

These strategic directions create a solid foundation and help to ensure the City is purposeful in its continued advancement of the arts in the community and that the arts play a strong role in place making, community building, tourism and economic development. This report presents the Richmond Arts Update 2016 (Attachment 1), which highlights the year's achievements in the arts.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

2.3. *Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

2.4. *Vibrant arts, culture and heritage opportunities.*

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

*Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.*

### Analysis

The Richmond Arts Update 2016 profiles the year in the arts with particular attention to the programs and activities led by Community Cultural Development, Richmond Arts Centre,

Richmond Media Lab, Richmond Art Gallery, Richmond Public Art Program and Gateway Theatre. Together, these accomplishments reflect the City's continued support and investment in the arts.

Highlights and achievements of last year include:

- The inaugural Branscombe House artist-in-residence program offering year-round free community activities presented by celebrated visual artist, Rhonda Weppler. During 2016, Ms. Weppler's programs attracted an estimated 1,300 visits to this treasured heritage building for hands-on workshops that enabled the creative exploration of Richmond's ever-evolving identity through its culinary and architectural heritage, gardens and museum artifacts.
- Increased and enhanced programs for local artists including the Artist Mentorship Program (free monthly talks on the Canadian art system at the Richmond Art Gallery), Art at Work (series of low-cost practical skills workshops for artists interested in pursuing a professional arts practice in public art, visual art and community arts) and the addition of City Centre and South Arm Community Centres to the list of locations hosting monthly community art exhibitions.
- The eighth annual Culture Days weekend featuring 88 free, interactive activities at 27 locations, attracting an estimated 6,000 participants. Community activity organizers were overwhelmingly positive about the experience and the numbers maintained Richmond's ranking in Top Five cities across Canada for largest number of Culture Days activities (and Number Two among medium-sized cities).
- A record number of students (3,195) introduced to the world of contemporary art through the Richmond Art Gallery's school art program for preschool to Grade 12 levels. This highly acclaimed program also provides professional development for teachers, helping them develop skills in teaching art in their own classrooms.
- The integration of new works of art into public spaces including local artist-designed utility cabinet wraps and manhole covers, a community-created set of banners to surround the Minoru Complex construction site, 11 high quality works on new private developments and the public art program's first large outdoor community mural at St. Alban's Parish.
- The Richmond Art Centre's eighth annual Children's Arts Festival attracting 1,450 people on Family Day for activities and performances including two sold-out shows by Circus West, and an additional 3,200 school children to the Cultural Centre the following week to take part in dozens of hands-on workshops led by professional artists.
- Media Lab activities and programs designed for diverse ages and interests including the Careers in Media Arts speaker series, Richmond Youth Media Program, Drop-in program for Syrian newcomers, free movie screenings during Black History Month and Connect with Social Media workshop during Seniors Week.
- Another successful season at the Gateway Theatre, drawing audiences in excess of 40,000 to more than 175 performances including the six-play Signature Series season, featuring the Canadian premiere of the family comedy-drama, *King of the Yees* and holiday musical, *The Music Man*, to outstanding critical response.

The report also highlights the significant value and benefits the arts bring to Richmond by encouraging self-expression, creating a sense of community identity and pride, enhancing understanding of issues in society, providing opportunities to develop and foster new skills, and encouraging collaboration and connections. All of these benefits contribute to individual well-being and healthy, sustainable communities.

**Financial Impact**

None.

**Conclusion**

The Richmond Arts Update 2016 highlights activities and achievements in the arts in the community and the importance the arts play in further enhancing Richmond's growth into one of the best places to live, work and play. Art in everyday life creates a sense of meaning and sense of place for citizens. An investment in the arts is an investment in the community's quality of life.



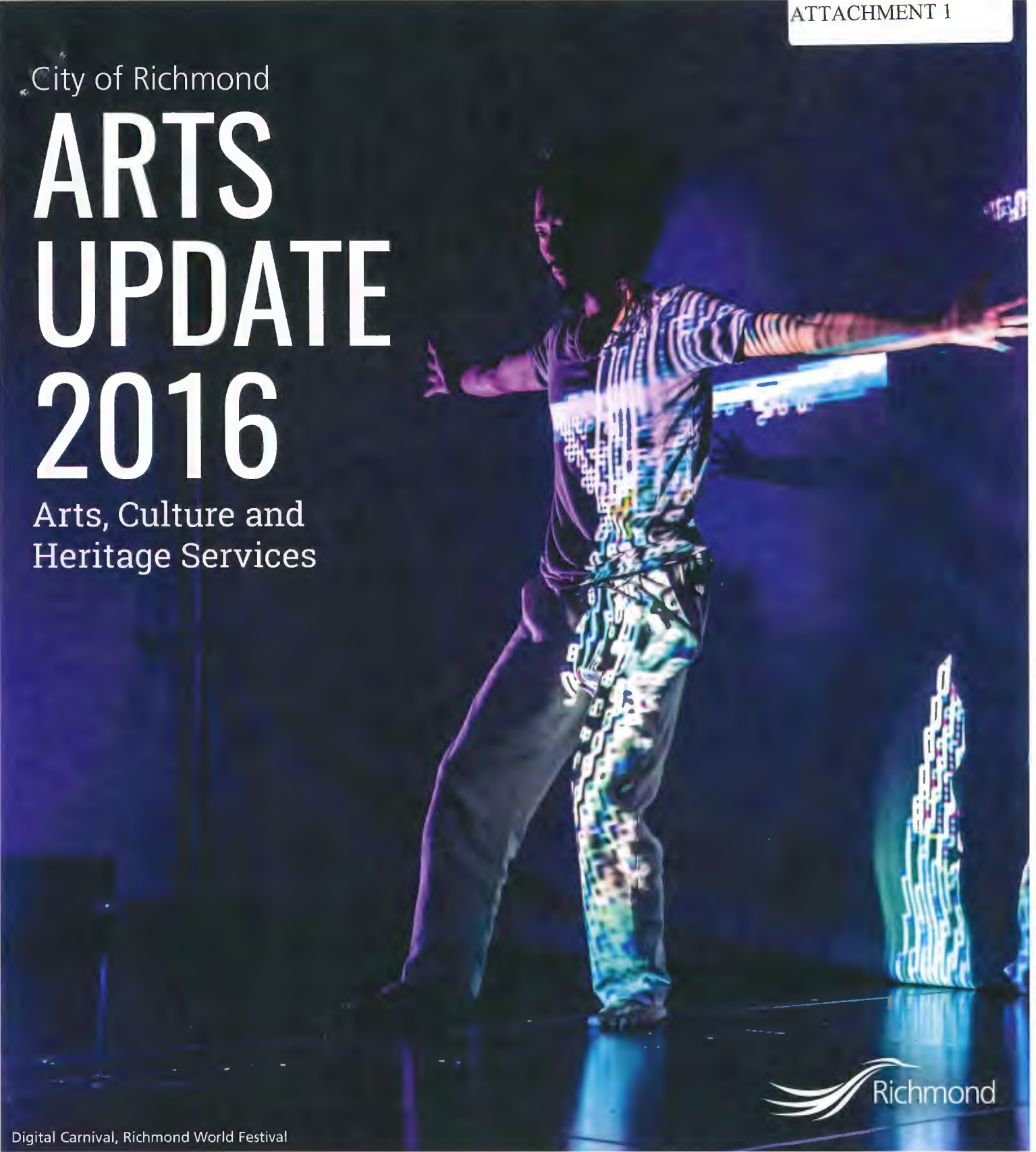
Liesl G. Jauk  
Manager Arts Services  
(604-204-8672)

Att. 1: Richmond Arts Update 2016

City of Richmond

# ARTS UPDATE 2016

Arts, Culture and  
Heritage Services



Digital Carnival, Richmond World Festival



LOGIC WILL GET YOU  
FROM A TO B.  
IMAGINATION WILL TAKE  
YOU EVERYWHERE.

– Albert Einstein



Children's Arts Festival

## TABLE OF CONTENTS

6	Community Cultural Development
14	Richmond Art Gallery
20	Richmond Public Art Program
34	Richmond Arts Centre
40	Richmond Media Lab
44	Gateway Theatre
50	Appendix 1
51	Appendix 2
53	Appendix 3

## Introduction

**I**t has been observed that a healthy arts scene shares characteristics that are essential and sometimes more easily recognized when applied to sports and physical fitness. Both little leagues and beginner piano lessons offer organized entry points to instill valuable skills and habits at an early age. Team sports and artists guilds, alike, provide fellowship and personal development through a common interest. As runners, swimmers and tennis players of all levels strive to improve their individual performances, so do writers, painters and musicians develop their practices, honing their skills and asserting self-expression.

The analogy also applies to civic facilities: just as healthy communities require access to playing fields, walking trails, pools and arenas, their vitality depends on the provision of galleries, studios, public art and performance venues. And, of course, elite sports and athletic competitions inspire, awe and engage their fans and audiences in a way that is in many ways analogous to how art exhibitions, concerts and plays by celebrated artists affect theirs.

It is art that makes life,  
makes interest, makes  
importance and I know of  
no substitute whatever for  
the force and beauty of its  
process.

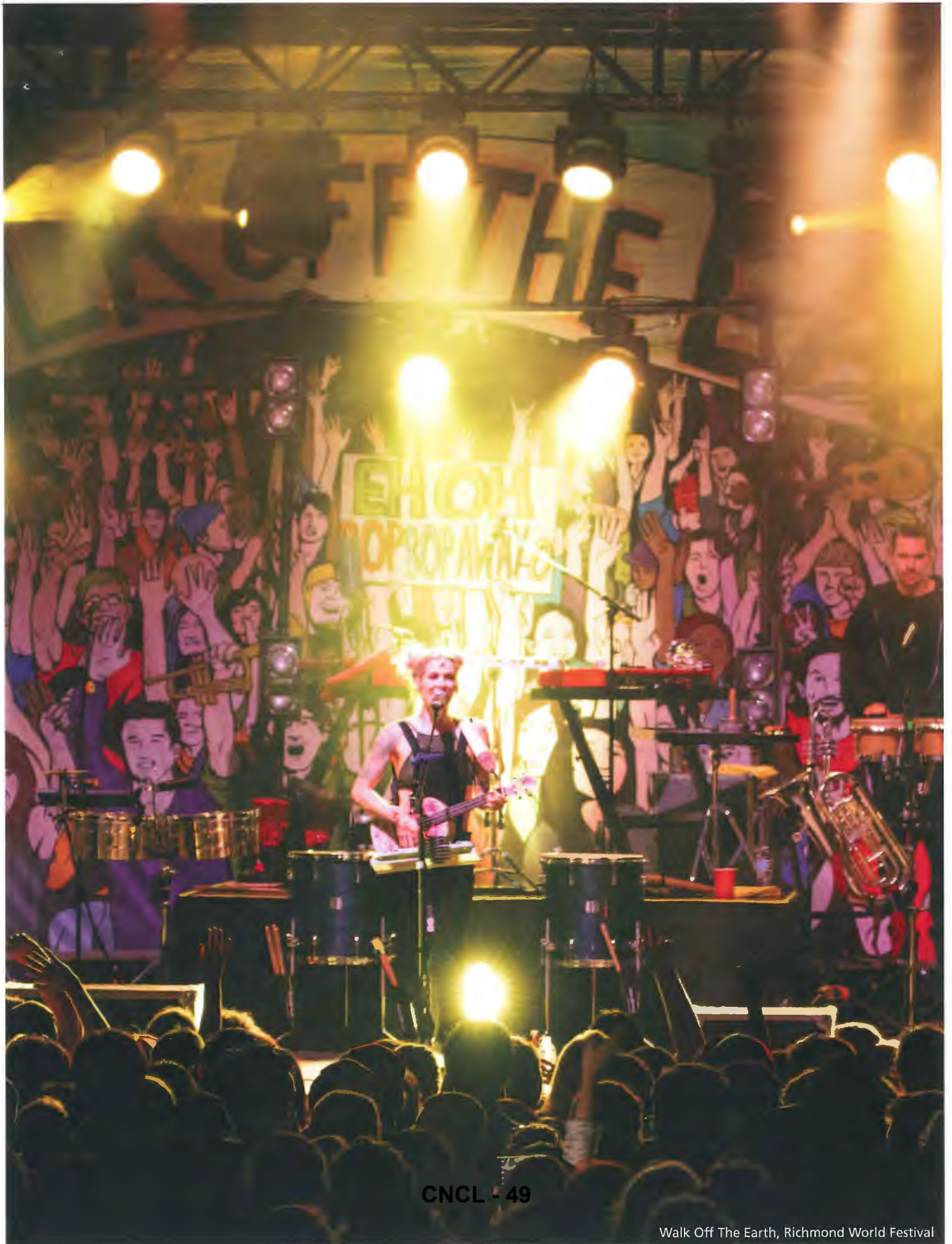
—Henry James

Our hearts, minds and bodies are varied and variable. Our community is similarly diverse, with a wide range of needs, interests and personal tastes. For this reason, a wide range of opportunities to participate in and experience the arts is essential to Richmond's aspiration to be the most appealing, livable and well-managed community in Canada.

Vibrant arts, culture and heritage opportunities are also integral to the 2014–2018 Council Term Goal of *A Vibrant, Active and Connected City*, along with strong neighbourhoods, effective social service networks and outstanding places, programs and services that support active living, wellness and a sense of belonging.

This 2016 Arts Update summarizes the progress made towards achieving the goals of the *Richmond Arts Strategy 2012–2017*. Throughout the document, you will see coloured icons to show how the year's activities help to advance the five strategic directions.





## Richmond Arts Strategic Directions



1. Strengthen and support the arts community



2. Increase the number of art spaces and more effectively use existing ones



3. Broaden the diversity of arts experiences and opportunities



4. Expand public awareness and understanding of the arts



5. Broaden the economic potential and contribution of the arts



## Community Cultural Development

### Lulu Series: Art in the City

The 2016 Lulu Series of guest speakers presented three free-to-the-public events about Art in the City and its importance to creating connections between citizens and their communities:

March 24: Architect **Brian Wakelin**, of the celebrated Vancouver-based design firm, PUBLIC (recent recipient of the Professional Prix de Rome in Architecture) discussed his firm's work designing temporary pavilions, small public buildings and urban infrastructure as gathering places. In contrast to monumental public spaces, these structures are fragments of an incomplete and evolving puzzle that make up the city. His talk was preceded by a short performance by performing artist Sam Herle. Attendance: 98

April 21: **Michael Rohd**, founder of the Center for Performance and Civic Practice (Evanston, IL), offered insights into developing collaborative projects with community and civic organizations. By engaging in a community-defined practice, his work reveals new ways of employing artists to build healthier communities. Michael is also the founding artistic director of Sojourn Theatre, a 17-year old ensemble-based company and 2005 recipient of Americans for the Arts' Animating Democracy Exemplar Award. Attendance: 81

May 18: Seattle-based artist, **Norie Sato** spoke about several of her public art projects from process to completion, describing what she looks for, how she responds to the specifics of a site and which details are most important to her in each project. Sometimes, rather than simply responding to a site, her projects can set the tone and the specifics of a place itself. Her talk was preceded by a short performance by 16-year-old professional yoyo competitor, Harrison Lee. Attendance: 70

**CNCL - 51**

## 2016 RICHMOND ARTS AWARDS WINNERS

Arts Education: Mumtaz Khokhar

Artistic Innovation: Jordan Paterson

Business and the Arts: Innovation Networks

Volunteerism: Margaret Stephens

Youth Arts: Nancy Zhang

Cultural Leadership: Bilal Hamoud

## Richmond Arts Awards

Created in partnership with the Richmond Arts Coalition in 2009, the eighth annual Richmond Arts Award program recognizes artistic achievements and contributions to the cultural community by residents, artists, educators, organizations and business leaders. Their purpose is to:

- honour major contributions by individuals, organizations and businesses to the arts;
- cultivate greater visibility and understanding of the value of the arts;
- encourage excellence and build new leadership within the arts community; and
- develop patrons for the arts.

This year, 80 nominations were reviewed and finalists were promoted with website announcements, emails to the arts community and a series of ads in the *Richmond News*. The winners in six categories were announced at the Richmond Arts Awards ceremony in Council Chambers on May 17.

Mayor Brodie presided over the ceremony, which was attended by approximately 100 people. Special guests included guest speakers Genevieve Bucher, president of BC Artscape and local performance poet, Angelica Poversky.

## Arts and Culture Grant Program

The City's Arts and Culture Grants Program was implemented in 2011 to strengthen the infrastructure of arts and culture organizations, increase the investment in arts opportunities, show support for the careers of local artists and support a wide range of artistic and cultural activity. The program offers two types of grants: Project Assistance and Operating Assistance to registered non-profit arts and culture organizations.

On February 1, Council approved the distribution of \$107,497. A total of \$76,000 in Operating Assistance was distributed to nine recipients and \$31,497 in Project Assistance went to seven adjudicated programs and projects. **(See Appendix 1)** Over the summer, each of the grant recipients met individually with staff to discuss the progress of their programs and share feedback about the grant application process.

In 2016, due entirely to the City of Richmond's operating grant, we were able to hire a part-time Project Manager to initiate and develop relationships with potential sponsors in Richmond and Metro Vancouver.

– Richmond Delta Youth Orchestra

## Minoru Chapel Opera

In 2016, the Minoru Chapel Opera series offered a spring season of three concerts (each with a matinee and evening performance) in the historic Minoru Chapel. On April 6, Opera di Concertisti performed *Aida-Reimagined* to more than 145 attendees; on May 4, City Opera Vancouver presented *Great Arias and Duets for Soprano and Baritone* to 160 guests; and on June 1, Opera Opulenza made their Minoru Chapel debut with Pietro Mascagni's *Cavalleria Rusticana* to 138 opera fans. In the fall, Opera Mariposa performed *Prima Donna: A Celebration of Women in Opera* on October 5 to 79 attendees; on November 2 Burnaby Lyric Opera presented *Die Walküre* for 57 people; and City Opera Vancouver regaled 56 guests with a holiday-inspired performance, *Christmas Goes to the Opera* on December 7.

CNCL - 52



## CULTURE DAYS BY THE NUMBERS

- 66** participating artists and cultural organizations
- 88** free, interactive public activities
- 6,000** estimated attendees
- 27** event locations across Richmond
- 96%** of surveyed activity organizers positive

## Culture Days

The eighth annual Culture Days (September 30, October 1 & 2, 2016) was another highlight of the year with Richmond continuing to be recognized as a leader in this Canada-wide movement to raise awareness, accessibility, participation and engagement in the arts with free, hands-on and interactive activities.

Among the offerings were historical walking tours around Steveston and a behind-the-scenes peek at First Nations Art at the airport. There were also free hands-on activities in calligraphy, watercolour painting, Filipino dance and drumming; and a wide range of demos, exhibits and activities in 27 different locations across Richmond. The Richmond Cultural Centre was, once again, a hub of arts and cultural activities, including a live radio broadcast that featured music, interviews and cultural content that animated the outdoor plaza of the Cultural Centre all weekend long.

In terms of numbers, in 2016, Richmond played host to 66 individual artists and cultural organizations who collectively presented 88 free, interactive public activities over the three-day weekend. This total is raised to 126 if multiple-day activities are accounted for – a 240% increase since Richmond's first year of participation in 2010. Combined attendance is estimated to be 6,000. Richmond's involvement represents 31% of the total 286 activities in the Metro Vancouver area, and 14% of the 658 registered activities across the province.

As I had never gone to one before I was very impressed by all that I saw. It is very well organized and I can see that a lot of planning and effort went into this event. I will attend again and, if possible, volunteer my time to help in any way possible.

—Diane, Richmond resident

In the national Culture Days "Top Ten" lists, the City of Richmond ranked number two on the list of cities with population 50,000-499,999 for largest number of activities and was in the top five of cities across Canada.

Culture Days provides beneficial professional development opportunities for local artists beyond the experience of organizing a public activity. The national website offers a wide range of how-to's and peer learnings. Artists and organizations that participate in Culture Days are provided with packages of promotional materials (some provided by the national Culture Days office) including posters, programs, balloons, buttons, tattoos, bookmarks and more. Feedback from artists and event organizers continues to be

excellent; almost all (96%) that responded to the follow-up survey found the event to be a positive experience and would both participate next year and recommend others to join in.

**CNCL - 53**

## Writer-in-Residence

In Fall 2016, Richmond hosted its fifth Writer-in-Residence program at the Richmond Public Library, Richmond Arts Centre and Minoru Place Activity Centre. Author Karen X. Tulchinsky led a series of events in October and November that gave Richmond residents the opportunity to engage with a professional author. The focus of this year's residency focused on seniors and emerging writers aged 55+.



Karen X. Tulchinsky is a celebrated novelist, screenwriter, director and educator. Through her residency, she illustrated her commitment to demystify the creative writing process and helped writers to overcome writers block and gain the self-confidence and skills to read their work in public. Other workshops encouraged participants to draw from their experiences through the creation of monologues and helped participants through the process of taking stories from their personal lives and family histories to transform them into fiction.

The Writer-in-Residence program opened with a public reading, Q&A and launch event on September 30 (as part of Culture Days) where her series of free programs for seniors and adults was introduced. During her residency, Karen also offered consultations for eight local aspiring authors to have samples of their writing evaluated and discussed one-on-one with her.

The residency concluded with a multi-generational finale performance on November 20 where 15 participants shared writing developed at workshops in the previous weeks to an audience of 44.

Despite being a published author, Karen did not at all make the participants feel that writing was only for a select few: in fact, she insisted and taught us that we can ALL write well by writing regularly and by crunching out first drafts that should only later be edited. She handled our diversity in linguistic and cultural backgrounds very well ... not letting our lack of writing experience or our limited access with English stand in the way of transforming our ideas into stories.

– Nita, Memoir and Monologue workshop participant

**CNCL - 54**



## Richmond Maritime Festival ❤️🏠👤📈

The 13th annual Richmond Maritime Festival (and fifth as a multi-faceted, large-scale arts, culture and heritage celebration) at Britannia Shipyards National Historic Site attracted an estimated 40,000 visitors on August 6 & 7. A major theme at this year's events was wooden boats and the festival included a variety of wooden boat programming and displays. The heritage site was transformed by delightful maritime-themed art installations, roving costumed characters, staged performances featuring local talents and many exhibits and interactive creative activities involving artists and artisan guilds including the Richmond Carvers Society, Steveston Maritime Modellers, Richmond Pottery Club, Richmond Weavers and Spinners Guild, Richmond Delta Youth Orchestra and Richmond Gem and Mineral Society among many other organizations. Richmond-based artist, Brenda Clark, was selected to create the illustration for the annual promotional campaign. The festival was programmed in partnership with the Richmond Arts Coalition and the Britannia Heritage Shipyard Society.

## Richmond World Festival ❤️🏠👤📈

The second annual Richmond World Festival, on September 3 at Minoru Park, was a high-energy international showcase of music, food, sport and arts. Among the plethora of cultural offerings, visitors (an estimated 35,000) enjoyed exciting technological media installations at the Your Kontinent Digital Carnival presented by Cinevolution Media Arts Society; a Chinese opera showcase at the Bamboo Theatre presented by the Vancouver Cantonese Opera Society; spoken word performances by many of the region's top poets; and numerous performances from the city's best dance groups and musicians. The World Festival received the award for Best Public Entertainment Festival at the Canadian Event Industry Awards and was one of three finalists in Special Event Magazine's international awards competition for Best Festival.

CNCL - 55



## How Art Works

**H**ow Art Works, Arts Services' promotional campaign, is designed to raise public awareness about the importance of the arts to vibrant communities. Citing research from a range of sources, the campaign describes the often surprising ways that arts participation impacts health and wellness, quality of life for seniors, cultural empathy, economic impact and academic performance. **(See Appendix 2)**

In 2016, the campaign continued to gain steam with (bilingual) transit shelter advertising, a fold-out cover for the Parks, Recreation and Culture Guide, a robust Instagram social media campaign, website updates and a public art contest that received over 40 submissions from the public and was featured on the Canada Line public art columns. The contest was a unique challenge to the public to create imaginative poster designs that reveal how the arts impact everyday life. The art submissions

focused on a range of themes, such as health and well-being to personal connection and happiness. They highlight the impact the arts can have on an individual and/or community. The colourful designs celebrate creativity and the integral role the arts play in the diversity and vibrancy of our community.



The Changing Plate



Cookie Mural

## Branscombe House Artist-in-Residence

**A**s the inaugural Branscombe House artist-in-residence, celebrated visual artist Rhonda Wepler presented a range of free public programs in exchange for live/work studio space upstairs in this treasured restored heritage building, one of the earliest homes built in the Steveston area.

During 2016, her free public programs attracted an estimated 1,300 visits to the house where Ms. Wepler sparked the creativity of Richmond residents with workshops and exhibitions as well as monthly drop-in activities, typically revolving around the theme of food or using sculptural food materials such as cookie dough, marzipan or fondant, as a medium. Through these weekend making sessions, residents of all ages generated hundreds of little sculptures for a quartet of photo-montage murals displayed in the Richmond Cultural Centre in December.

**CNCL - 56**



Moreover, she shared her talents to enable the creative exploration of Richmond's ever-evolving identity: its culinary and architectural heritage, gardens and museum artifacts. Through workshops to create little artworks of fungus, flowers, foliage and faces, she invited and enabled anyone to develop new skills to paint, sculpt or make prints. Her workshops developed a following of avid makers and new friends. From her first "cookie self-portraits" activity in January to her temporary community collaborative installation at Britannia Heritage Shipyards in December (comprised of miniature illuminated stilt houses meticulously crafted by community members out of reclaimed cardboard food packaging) her public programs encouraged creative expression and participation for a wide range of ages, abilities and interests.

I love how the city has started Branscombe house as an artist's residence and how Rhonda has done so much to involve the community. We love the free programs, not just for kids but for the whole family. It gives us satisfaction to see our own handiwork up somewhere as a public exhibit. Thank you for binding the community together through art.

– Lanie, via Facebook

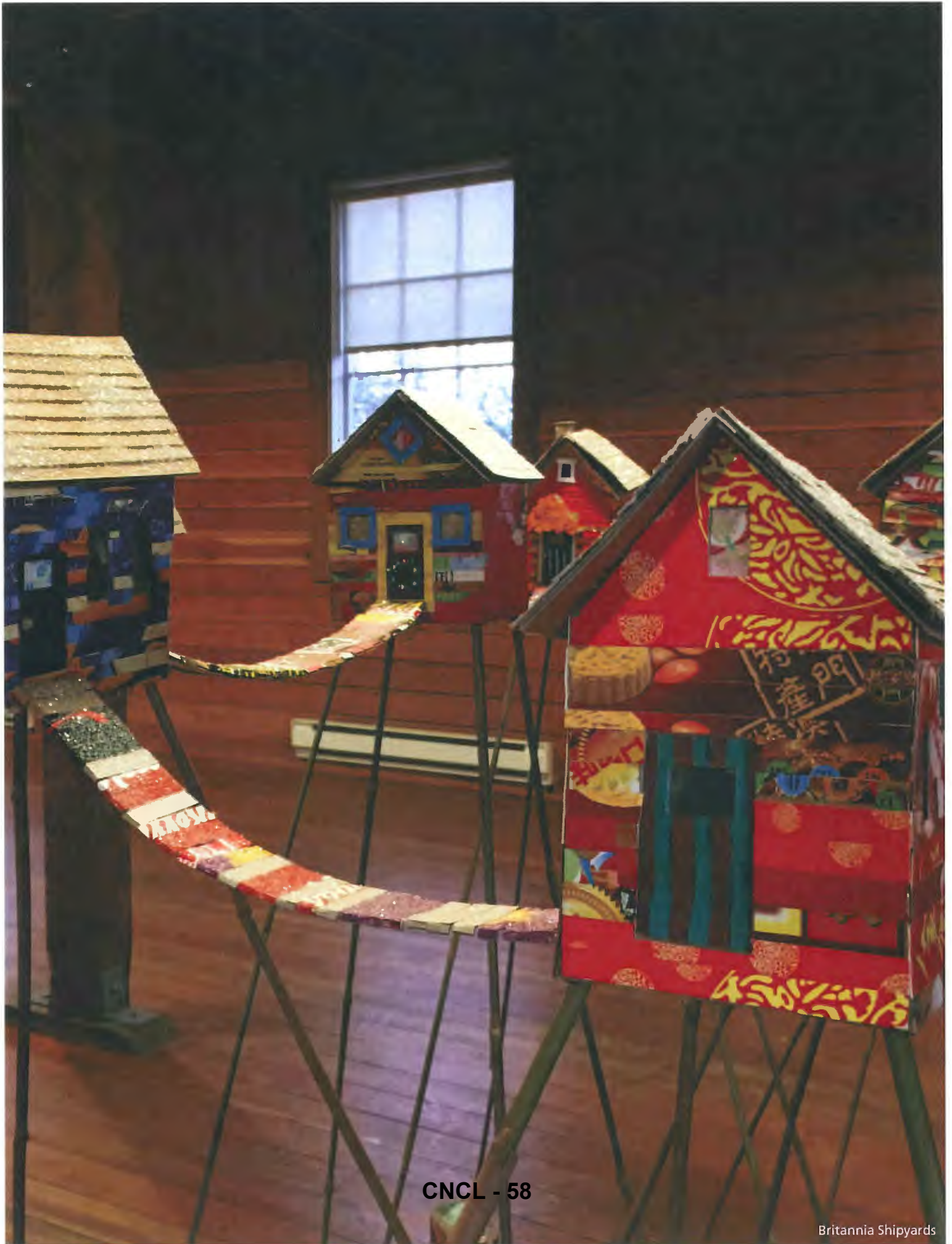
The artist also generously donated a new bronze artwork, *The Gathering*, as her legacy: a life-size picnic basket of small food items sculpted by dozens of community members. This work will be installed near Branscombe House in 2017.

Full details about Rhonda Weppler's residency can be found on her blog at [medium.com/@branscombehouse](https://medium.com/@branscombehouse) and [rhondaweppler.com](http://rhondaweppler.com).

The call for the second annual artist-in-residence attracted 25 proposals from artists hailing from eight countries. A selection of panelists representing the local arts community worked with staff to select Regina artist, Barbara Meneley, as the successful applicant. Her artistic practice will connect to Richmond's history with an exploration of maps and archives. The webpage at [richmond.ca/branscomberesidency](http://richmond.ca/branscomberesidency) is updated regularly to keep the public informed about upcoming free public programs.

## Richmond Artist Directory E-list

Since 2009, Arts Services has annually sent dozens of emails throughout the year to Richmond's arts community to keep them informed about City-led opportunities and programs for and of interest to them. The list currently has more than 370 recipients including individual artists and cultural organizations who receive occasional messages to alert them to Arts Calls, funding deadlines, promotional opportunities, professional development workshops and more. In 2016, the emails were given a graphic facelift to include images, graphic lay out and links to our social media accounts.





## Richmond Art Gallery

**R**ichmond Art Gallery is a nationally recognized municipal gallery known for its diverse array of exhibitions on issues and ideas of importance to our community, featuring Canadian and international artists. Richmond Art Gallery exhibitions, educational programs and events contribute to the growth of a vibrant cultural community in Richmond.

In 2016, the gallery saw a significant shift in leadership with the departure of director Rachel Rosenfeld-Lafo and hiring of Shaun Dacey, former curator at Vancouver's Contemporary Art Gallery.

---

### 2016 EXHIBITION ATTENDANCE

- 4,661** Peter Aspell
- 3,759** Lyse Lemieux
- 3,467** Rick Leong
- 3,880** Diyan Achjadi and Shawn Hunt

### Exhibitions

**T**he Richmond Art Gallery presented four exhibitions in the Gallery (accompanied by educational programs that illuminated issues underlying the work) in 2016, representing emerging to senior artists from Canada and beyond, highlighting a range of contemporary issues and practices to this community.

#### PETER ASPELL: THE MAD ALCHEMIST

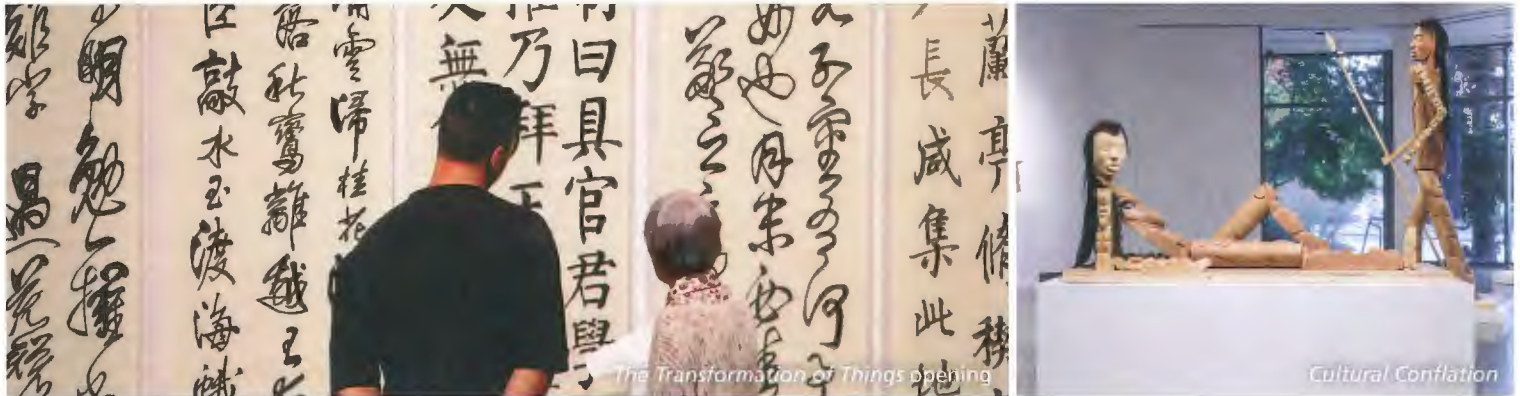
January 23–April 3, 2016

*The Mad Alchemist* celebrated the artwork of painter Peter Aspell (1918–2004), one of a core group of artists to gain early recognition in post-war Vancouver. Known for his exceptional use of colour, Aspell's mystical paintings and symbolic portraits include imagery drawn from diverse cultural sources such as African and Indian art. The exhibition ran concurrently with *Peter Aspell: Saints and Sinners, Mystics and Madness* at the West Vancouver Museum. The two institutions co-produced a monograph publication, *The Art of Peter Aspell* to accompany the exhibitions.

## LYSE LEMIEUX: A GIRL'S GOTTA DO WHAT A GIRL'S GOTTA DO

April 23–July 3, 2016

*A GIRL'S GOTTA DO WHAT A GIRL'S GOTTA DO* was a major solo exhibition by senior Vancouver artist Lyse Lemieux. Her work lyrically balances representation and abstraction while maintaining a relationship to the human figure. The works ranged from the intimacy of small sketchbook drawings to large wall drawings, “drawn” directly on the wall using strips of felt and cloth swatches. The exhibition was supported by the Canada Council for the Arts.



## RICK LEONG: THE TRANSFORMATION OF THINGS WITH WINIFRED LEE, LI DESHENG, PING-KWONG WONG

July 16–October 2, 2016

Victoria-based artist Rick Leong explores traditional imagery and symbols influenced by classical Chinese painting and the Canadian landscape. Leong, Canadian-born of Chinese descent, exhibited his work alongside a group of Richmond artists (Winifred Lee, Li Desheng, Ping-Kwong Wong) whose use of traditional imagery was presented in dialogue with Leong's iconography. The exhibition was supported by the Canada Council for the Arts.

## DIYAN ACHJADI AND SHAWN HUNT: CULTURAL CONFLATION

October 15, 2016–December 31, 2016

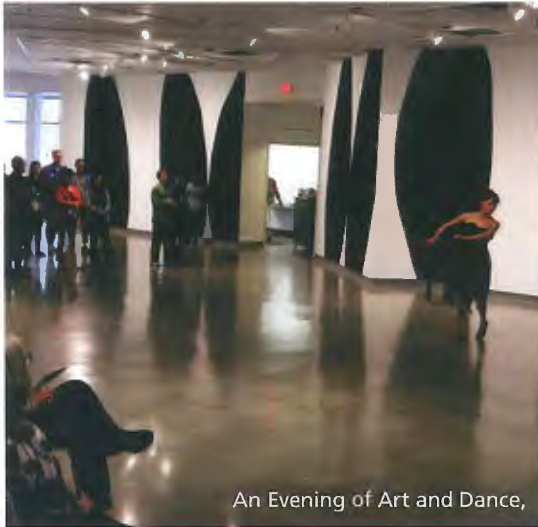
Vancouver artists Diyan Achjadi and Shawn Hunt explore the appropriation of cultural artistic forms while developing stunningly beautiful aesthetic works that depict a conflation or collision of cultures. Achjadi's prints and multi-media works and Hunt's wooden sculptures were combined in this exhibition to present complex and sometimes contentious histories.

Beautiful – dynamite space. The show is beautifully mounted. The resources are nicely varied, very satisfying, exciting, thought-provoking; curious...I am coming back.

–Gallery visitor

CNCL - 60

## Community Outreach and Programs



An Evening of Art and Dance,

### EXHIBITION-RELATED PUBLIC PROGRAMS

During the *Peter Aspell: The Mad Alchemist* exhibition, several talks and tours educated audiences about the work of this prolific artist and the art of painting. RAG Curatorial Assistant, Dr. Hilary Letwin, led a free illustrated talk on the history of portraiture from the Renaissance period up until the 20th century. Links between art historical works and the works of Peter Aspell were discussed with the large group of art lovers, artists and art students. The gallery followed up a few weeks later with a public conversation between *Vancouver Sun* arts columnist Kevin Griffin and RAG Director Rachel Rosenfield Lafo about Peter Aspell's art. For the final program of the exhibition, RAG Director Rachel Rosenfield Lafo led a sold-out bus tour to view the concurrent Peter Aspell exhibition at the West Vancouver Museum.

As part of the exhibition *Lyse Lemieux: A GIRL'S GOTTA DO WHAT A GIRL'S GOTTA DO*, the gallery hosted "An Evening of Art and Music", a dance performance by dumb instrument Dance involving an improvised response to Lemieux's artwork by two dancers and one musician. The performances were followed by a lively discussion with 55 audience members and panelists Nan Capogna, curator, exhibiting artist Lyse Lemieux, dancers Ziyian Kwan and Vanessa Goodman, and musician Stefan Smulovitz.

During the Culture Days 2016 weekend, the gallery hosted more than 400 visitors to view the exhibition *Rick Leong: The Transformation of Things* with Winifred Lee, Li Desheng, Ping-Kwong Wong. A free musical and calligraphy performance was hosted by local artist and instructor Master Li Desheng with qin zither performer Lin Min, and both artists were interviewed in Mandarin as part of the "Leave Your Mark" radio station at Culture Days. The following day, the gallery held a successful hands-on workshop with local ceramic artist Ping-Kwong Wong, where visitors of all ages learned the basics of building objects in clay.

### ARTIST MENTORSHIP PROGRAM

From April to October 2016 the gallery hosted the *Artist Mentorship Program*, a free monthly professional development program for visual artists funded through the City of Richmond's 2016 Arts and Culture Grant. The program connected artists, particularly those who have immigrated to Canada from another country, with information on how to navigate the Canadian art system. Each month a

guest artist or curator shared personal experiences on how to develop a professional arts practice and what opportunities exist for visual artists within the Lower Mainland. Sessions were held in English, but included Mandarin or Cantonese translation upon request. Numbers were limited to 25 participants per session, to ensure that each artist's concerns and questions can be addressed with the group. Sessions were fully booked with artists from various disciplines and levels of experience, creating a great networking opportunity for local artists.

Enjoyed hearing from everyone who contributed (facilitator and artists). Thanks for the opportunity to be heard.

—Mentorship program participant

CNCL - 61

## ARTIST INTERVIEWS ON VIDEO

For each exhibition, the Gallery produces video interviews of the artists or curators talking about their work. In 2016, the Gallery produced four interviews:

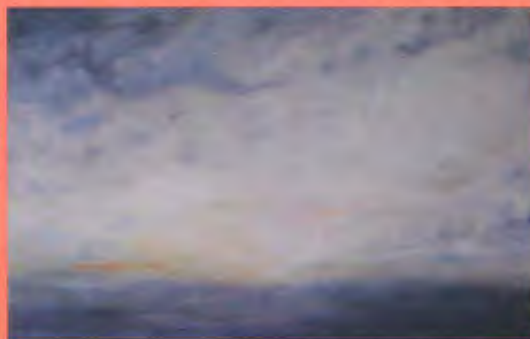
- Curators Darrin Morrison and Rachel Rosenfield Lafo for *Peter Aspell*
- Lyse Lemieux for *A Girl's Gotta Do What a Girl's Gotta Do*
- Rick Leong for *The Transformation of Things*
- Diyan Achjadi and Shawn Hunt for *Cultural Conflation*

## DOORS OPEN AT THE RICHMOND ART GALLERY

During the Doors Open Richmond 2016 weekend, the gallery provided tours of the *Lyse Lemieux: A GIRL'S GOTTA DO WHAT A GIRL'S GOTTA DO* exhibition in English and Mandarin. The gallery also had a presence at the Bridgeport Industrial Park "Pollinator Pasture Picnic" on the Saturday of *Doors Open Richmond* with an activity booth and youth art display. This event marked the finale of the *For All is For Yourself – RAG Youth Outreach* project, which was funded by the Richmond Community Foundation.

The 2015–2016 project brought students and their teachers from three Richmond schools (JN Burnett, Cambie, and McRoberts Secondary) together with professional artists and gallery staff to share skills, interests and ideas about the importance of pollinators in our environment. Gallery staff, Cameron Cartiere and the chART Collective, Jasna Guy, and Jaymie Johnson all shared their work with students and teachers on field trips and in the classroom to inspire art projects at each school that reflect the values of cooperative labour, promote discussion about wild pollinators and support an educational model that provides training for community members to take an active role in habitat solutions for bees.

The youth art display at *Doors Open Richmond* marked a finale to the year-long outreach project with over 100 Richmond secondary art students. At this event, eight youth were selected by their art teachers to present their classmates' art projects and lead interactive art projects with the general public to share their newfound knowledge on how local citizens can help pollinator populations. The entire project is posted online to the gallery website as a student art gallery and documentation of the program.



## CITY HALL GALLERIA EXHIBITION 2016

The Richmond Art Gallery organizes exhibitions by local artists for display at Richmond City Hall. In 2016, the Gallery presented the following exhibitions:

**Jan 12–Mar 8** Marjorie Young, *A Walk in the Woods*

**Mar 9–Apr 27** *My Richmond: A Selection of Works from Richmond Art Centre Acrylic Open Studio*

**Apr 27–Jun 15** Meredith Aitken, *Of Other Spaces: Colour, Light and Place*

**Jun 15–Sep 14** Kerri-Jo Stewart, *Exploring Steveston: the Fraser River*

**Sep 14–Nov 15** *Works from the Richmond Society for Community Living*

## CNCL - 62

## Ongoing Public Programs

In addition to the many exhibition-based programs offered, year-round the Gallery presents a variety of opportunities for the public to appreciate and learn about art. These programs offer diverse “entry points” into the exhibitions depending on the visitor’s comfort level and learning style. These programs include:



### FAMILY SUNDAY

The Family Sunday program remains a popular monthly program for Richmond families. This program averages 100–160 participants per month, many of whom are regular monthly visitors, who engage with exhibition-related art activities for all ages. *Family Sunday* also provides training and job skills to a team of youth volunteers who assist in the coordination of the program. The program continues to be sponsored by the RBC Foundation enabling it to be offered free of charge.

## 2016 SCHOOL ART PROGRAM BY THE NUMBERS

- 137** school tours and workshops
- 3,195** students
- 20** teachers at the Provincial Pro-D workshop in October

### SCHOOL ART PROGRAM

The Richmond Art Gallery School Art Program introduces students from Preschool to Grade 12 to the world of contemporary art through interactive gallery tours and exhibition-based, hands-on art activities. The program also provides professional development workshops for Preschool and Elementary teachers, helping them to develop skills in teaching art in their own classrooms. The Gallery receives annual funding for the School Art Program from TD Bank Group.

In 2016, 137 school tours and workshops were conducted, serving 3,215 students and teachers from all over the Lower Mainland, including Richmond, Vancouver, Surrey and Delta. RAG also offers Teacher Professional Development workshops throughout the year. Several adult ESL tours were also provided, as well as toddler, seniors and family tours for weekday programs such as the Together Time program.

The staff is really good with the kids and the kids really enjoyed what they did... One kid told me that he had as much fun as when he went to Disney World!!! That says it all...

–Teacher

In 2016, the School Art Program continued its partnership with the UBC Faculty of Education in their Community-Based Field Experience program. This program pairs students from the Teacher Education program with community organizations to allow teacher candidates to gain experience teaching in non-school contexts. Ashley Yun, a secondary art teacher candidate, and Tyler Dennis, an elementary-years candidate, did three-week practicums with the School Art Program’s Coordinator Melanie Devoy. They assisted with tours and art workshops, and gained experience working with children aged 3–12 in a gallery context.

### ART CLASSES AND WORKSHOPS

The RAG also leads innovative art classes and workshops. In February, more than 220 children attended art workshops held at the Gallery during the Children’s Art Festival. During Spring Break, 55 children ages 6-12 participated in a Spring Break Art Intensive focusing on drawing, painting, mixed media and printmaking projects that related to the Peter Aspell exhibition.

## Partnerships

The Richmond Art Gallery has developed and continues to consolidate relationships with numerous community partners such as the Canadian Artists Representation / Les Front des Artistes Canadiens (CARFAC) BC, COR Environmental Sustainability Department, Gallery Jones, Richmond Cares Richmond Gives, Richmond Women's Resource Centre (and their Chinese Grandmothers' group), Richmond School District, Richmond Public Library, Richmond Museum Society, Richmond Public Art Program, Richmond Arts Centre, Richmond Media Lab, SUCCESS, Richmond Delta Youth Orchestra, City of Richmond Seniors Services, UBC Faculty of Education and Vancouver Asian Heritage Month Society.

New partnerships in 2016 include those with Arts Off Main Society, Beaumont Studios and Gallery, Dynamo Arts Association, Gam Gallery, Richmond Multicultural Community Services, Richmond Chinese Community Society, and the West Vancouver Museum.

These partnerships allow the Gallery to create mutually beneficial opportunities for audience crossover, resource sharing and cooperative programming and help to extend the understanding of art's significance in everyday life.

### ART AT WORK

In 2016, the Richmond Art Gallery continued to collaborate with Richmond Public Art and CARFAC BC on *Art at Work*, a series of low-cost professional development workshops for visual artists. The program started in 2016 with a sold-out full-day Art Symposium in January for 90 visual artists, followed by monthly workshops led by various arts professionals offering knowledge and tips on practical skills for artists such as marketing and promotion, documenting artwork for portfolio and marketing uses, preparing exhibition proposals, and getting involved with do-it-yourself artist-run cultures. The series ended June 2016, with plans to continue again in the spring of 2017.



## Funding

The Gallery benefits from financial and in-kind support of many organizations. In 2016, the Gallery received cash and in-kind assistance from three levels of government, businesses, private foundations and individuals.

### CNCL - 64





Glenn Anderson  
Dream of the River

## Richmond Public Art Program

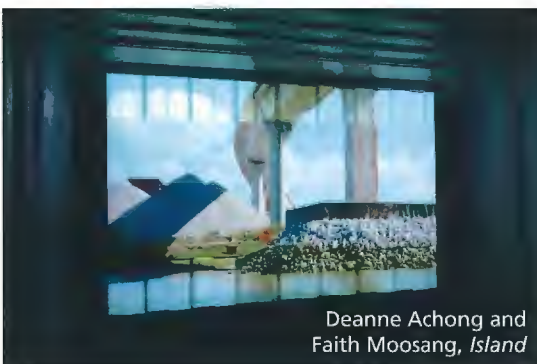
### RICHMOND PUBLIC ART PROGRAM TO-DATE:

- 185** Total number of artworks in collection
- 132** Permanent artwork installations
- 48** Temporary installations  
(40 no longer on display)
- 137** Total number of permanent and temporary artworks currently on display

**T**he Richmond Public Art Program provides a means for including art in creating a culturally rich environment in a vibrant, healthy and sustainable city. Public art is incorporated into civic and private development projects to spark community participation and civic pride in the building of our public spaces. In addition to permanent and temporary artworks, the Public Art Program offers a stimulating program of educational and community engagement events to increase public awareness of the arts and encourage public dialogue about art and issues of interest and concern to Richmond residents.

### Civic Public Art Program 🖐️💬

**I**n 2016, public art was commissioned by the City and installed at community centres, parks, civic buildings and along city sidewalks. These included:



Deanne Achong and Faith Moosang, *Island*

#### ISLAND

**by Deanne Achong and Faith Moosang**  
Britannia Shipyards National Historic Site

Lulu Suite is a public art project that looks at the history of Richmond through a combination of historical and contemporary lenses. Artists, Deanne Achong and Faith Moosang have created three narrative-based projects that explore questions of technology, public space and the means in which history is collected, archived and shared. In 2016, the third work, *Island*, was permanently installed as part of the Seine Net Loft's new interactive exhibits. The imagery and sounds invite the audience

to consider the beauty of the industrial presence rooted to the site by the hypnotic flow of the river.

**CNCL - 65**



Hilda Yuet Yi Fung,  
*Colouring My Life*



Cover Stories:  
*Britannia Manhole Cover*



Bruce Walther,  
*Homage to Bubbles*

## COLOURING MY LIFE

by **Hilda Yuet Yi Fung**

Richmond Animal Protection Society, 12071 No. 5 Road

As the Richmond Animal Protection Society (RAPS) outgrew its Richmond Animal Shelter facilities, a new trailer was added as an extension to the operation. RAPS, Parks and Public Art coordinated the enhancement of the trailer with an artist-designed wrap representing the themes and values of the Richmond Animal Protection Society. The artwork draws on the current trend of graphic colouring book design depicting animals which are adoptable at the shelter and local fauna.

## COVER STORIES

by **Greg Allen, Caroline Dyck, Susan Pearson and Jeff Porter**

Manhole covers throughout Richmond

In April of 2016, the first of 200 artist-designed storm and sanitary manhole covers was installed enhancing the community's street experience. The four selected artists took common, previously unremarkable pieces of our civic infrastructure and transformed them into pieces of art that celebrate Richmond's cultural heritage. The fabrication company, Westview Sales Limited, sponsored the project, producing the manhole covers at no additional cost. They help establish a sense of place, remembrance and pride.

## City Utility Cabinet Wrap Program

The Public Art Program, in partnership with Engineering and Public Works and the Transportation Department, installed four new art wraps around Richmond in 2016. These included:

### HOMAGE TO BUBBLES

by **Bruce Walther**

Phoenix Pump Station

The artwork is a photographic homage to the Community Mosaic Project done by youth and adults at the Steveston Community Centre in 2007. The mosaic represents Steveston's historic canning, farming, fishing and the meeting of the Fraser River and the Strait of Georgia in Steveston.

**CNCL - 66**

## INTO THE TRAILS

By **Joanne Hastie**

Utility box, 6411 Lynas Lane

The artwork depicts the natural rain forest in which we live and our accessibility to a maintained trail system. Inspired by nature, *Into the Trails* reminds us to revisit our trails and thank all the people who make it accessible.

## SUNSET AT STEVESTON

by **Danny Chen**

No. 5 Rd. Pump Station

The artwork depicted is a watercolour representation of Steveston Harbour at sunset.

## RETURNING HOME—SOCKEYE SALMON

by **Danny Chen**

Gilbert Pump Station, two utility boxes

Building on the location adjacent to the river, this artwork references Steveston's rich fishing heritage.

In addition, several civic public art projects were commissioned in 2016, and are scheduled for installation in 2017–2018 (see **Appendix 3**).



Joanne Hastie,  
*Into The Trails*



Danny Chen,  
*Returning Home - Sockeye Salmon*



Blake Williams,  
*Black Earth Rusted Stories*

## Community Public Art Program 🏠👤💬

### BLACK EARTH RUSTED STORIES

by **Blake Williams**

The Sharing Farm

This piece celebrates the history of Richmond's agricultural heritage and the farmers who have worked the rich, alluvial soils of the Fraser River delta. The assemblage of worn, rusted tools, reminiscent of those used by generations of families who worked this land, provides insight into the daily life, ingenuity and perseverance which lies at the heart of sustainable agriculture. The artwork is located on the north wall of the newly opened Mary's Barn, named in honour of Mary Gazetas, the founding member of the Richmond Fruit Tree Sharing Project now known as the Sharing Farm.

**CNCL - 67**



Joey Mallet,  
The Richmond Peace Labyrinth Mural



Britannia Piano,  
Pianos On The Street



Rhonda Wepler and Caroline Elise Dyck,  
Minoru Complex Community Banner

## PIANOS ON THE STREET 2016

The third annual program built bridges and delighted passers-by throughout the community by bringing pianos to open-air locations in Minoru Plaza, Britannia Heritage Shipyards site and the Terra Nova Rural Park, from July through September 2016. Each piano was decorated either by a local arts group or school arts program to represent the flavour of the community where it was situated and the public was invited to play the instruments and upload media of themselves to a dedicated website, [www.supportpiano.com](http://www.supportpiano.com). This project was sponsored by Pacey's Pianos.

## THE RICHMOND PEACE LABYRINTH MURAL

by **Joey Mallet**

St. Alban's Parish

The Public Art Program supported a community proposal from The Richmond Peace Labyrinth Committee to assist in the creation of the Public Art Program's first large outdoor community mural. The Richmond Peace Labyrinth is based on ancient worldwide designs of meditative labyrinths, and is a replica of the labyrinth at Chartres Cathedral in France. The mural completes the site in creating an experience which builds on the beauty of the labyrinth, references motifs of Chartres Cathedral, and extolls the values of peace, beauty and inclusivity. Richmond Peace Labyrinth and the mural are a contemplative public space for all people, regardless of religion and culture.

## MINORU COMPLEX COMMUNITY BANNER PROJECTS

by **Caroline Elise Dyck and Rhonda Wepler**

Minoru Park

As part of the Minoru Civic Precinct Public Art Plan, members of the community were encouraged to participate in the creation of colourful construction hoarding designs on the Minoru Complex Development site. Artists Caroline Elise Dyck and Rhonda Wepler brought the "past" and "future" of the new facility to life with poetry and sculptures by visitors of all ages who took part in workshops over several weeks. The artworks were unveiled during Culture Days and were so successful that a second set of banners was printed to adorn the Granville Avenue side of the construction site.

## CNCL - 68

## POLLINATOR PASTURE PICNIC

Bridgeport Industrial Park

The Pollinator Pasture hosted a picnic as part of this year's Doors Open celebration. The picnic invited project partners to host a tent and celebrate the first bloom of the Pollinator Pasture with community members. Tent partners included BC Hydro, Vancity, West Coast Seeds and the Richmond Art Gallery. Artist workshops by Sharon Kallis and a participatory sculpture by Samuel Roy Bois engaged visitors as did tours of the pollinator pasture by staff and project leads. Art activation of the park continued through summer 2016 with the making of butterfly net sculptures, by artist Sharon Kallis who led community members in a series of rope-making circles. The butterfly net sculptures were installed in early August with a final gathering and celebration. The Pasture itself is a collaborative effort with Sustainability, Parks and Public Art with private partners, all coordinated by an Emily Carr University Research Team, directed by Dr. Cameron Cartiere.



Christian Huizenga,  
*Layers*



Mia Wainberg,  
*Site Unseen*

## Private Development Public Art Program 🏠👤💬📈

Through the development applications process, private developers continued to provide high quality public art to enrich the public realm. In 2016, the following projects were completed:

### LAYERS

by Christian Huizenga

Museo

This work is the outcome of an innovative partnership between Emily Carr University of Art + Design (ECUAD); Am-Pri Group and the City of Richmond. ECUAD students developed the *Alexandra Road Public Art Plan* in 2015. The Plan was then used to guide the artist selection process for the private development at 9580 Alexandra Road. Artists applying for the opportunity were required to attend a series of three professional development workshops as part of the Art at Work Professional Development Program for artists. Recent graduate, Christian Huizenga, was selected through an arms-length selection process. A reflection of soil, *Layers* is a continuous garden, railing and bench, inspired by the rich aggregation of sediment layers upon which Richmond is built. By defining the greenway, the piece draws emphasis to the continued preservation of green spaces within densifying cities.

## CNCL - 69

## SITE UNSEEN

by Mia Weinberg

Sorrento

These four sliding doors feature two images of leaf veins and two maps of Richmond: one large scale and one detailed scale of each. Serving a practical function, the work surrounds an otherwise unsightly ground sanitary pump station, hence the title, *Site Unseen*, a whimsical reference to the mechanical networks and conduits that lie hidden beneath our streets and behind the walls of buildings. Just as leaf veins are networks for transporting the lifeblood of a plant, one can imagine streets, power, water, drainage and communication systems as networks transporting the lifeblood of a city.

I think it is a great idea to increase public art in this city. It really adds to the character and makes walking around much more enjoyable.

—Richmond resident

## DREAM OF THE RIVER

by Glen Andersen

The Pier at London Landing

Designed and built to resemble an archaic relic, *Dream of the River* is a surrealist folly wherein a full-size fishing boat “skeleton” is visually married to a salmon backbone. The sculpture is perched on a grass berm overlooking the Fraser River contained within a platform that extends out from a pedestrian walkway. The work was commissioned by Oris Development Corp.

## GINSENG

by Evan Foon Lee

One River Park Place | commissioned by Intracorp

These three photographic enlargements of ginseng roots balance modern materials and processes with natural forms and colours. The three glass panels are installed within a water feature adjacent to the exterior of the development giving passersby the sense that the roots are floating. In addition to being a medicinal plant used by many cultures, and especially in Chinese medicine, ginseng is grown throughout Canada, including farms along the Fraser River. The artwork promotes good health, well-being and connection with nature and through magnification, emphasizes the anthropomorphic nature of the ginseng plant form.

The moon moves swiftly  
but the tree tops  
still hold the rain.



Jeanette G. Lee,  
*Poet's Promenade*

## POET'S PROMENADE

by Jeanette G. Lee

5460 to 5560 Moncton Street | sponsored by Am-Pri Developments

Paying homage to Richmond's deep Japanese roots, this portion of sidewalk along Moncton Street is imprinted with images of leaves and embedded with stainless steel text of haiku poems by Batsuo Basho (translated by Keiko Parker). Poems representing the “four seasons” bring the traveler on this trail symbolically through the many “seasons” of life.



Mark Ashby,  
*Signal Noise*



Bill Pechet  
*Closer Than*



Mark Ashby,  
*Snow / Migration*

## SIGNAL, NOISE

by **Mark Ashby**

Oxford Land | commissioned by Townline

Nine unique entry gates mark the entry points of the south-facing street entrances for Oxford Lane. Digitally fabricated from steel bars, each gate presents a unique three-dimensional surface. The gates also cast interesting and variable shadows on the front walk and gardens of the townhouses. The work was commissioned by Townline.

## CLOSER THAN

by **Bill Pechet**

Mandarin | commissioned by Fairborne Homes

This work consists of an offset grid of 300 identical convex safety mirrors mounted in six rows of 50 mirrors each. Sited along the wall of a new mixed-use housing project facing the Brighthouse Canada Line Station platform, the mirrors produce a shimmering visual plane, which presents the station itself as its subject. The transience of people, space and light produce an evolving and shifting portrait of the station and commuters, where, just like in car mirrors, we are closer than we appear.

## SNOW/MIGRATION

by **Mark Ashby**

Richmond Central at Garden City | commissioned by SmartREIT

Inspired by the migratory passage of Snow Geese, five sculptural lamp standards with broad folded metal reflectors and high-power, white LEDs are programmed to provide an ambient light show. Local sound sensors located on the lamp standards override the ambient program with an interactive experience allowing the artwork to respond to the sound of low-flying aircraft, the cadence of a voice or to be "played" like a musical instrument.

## SPIRIT OF STEVESTON

by **Cheryl Hamilton and Mike Vandermeer**

Kingsley Estates | commissioned by Polygon Homes

On the former site of Steveston Secondary School, *Spirit of Steveston* pays homage to both the golden era of Steveston's marine industry and the site's previous institutional use. The boat and gulls are crafted from stainless steel, polished to a mirror finish, and detailed with cast elements and etched surface treatments. Into the sky, the artists have launched a scene that would be familiar to many of Steveston's previous generations.

## CNCL - 71



Alyssa Schwann and Michael Seymour  
*Untitled (Nest for Owls)*



Rebecca Belmore  
*Upriver*

### UNTITLED [NEST FOR OWLS]

by **Alyssa Schwann and Michael Seymour**

Jayden Mews | commissioned by Polygon Homes

This piece was created in response to the need for habitat for owls as well as their food sources. To house the nest, a pollarded willow tree was used for its fast-growing characteristics, suitability for the site and historic agricultural presence. The nest itself is a ceramic vessel modeled on an existing tree nest, making it the ideal dimensions for a safe and habitable nesting site.

### UPRIVER

by **Rebecca Belmore**

Riva Development | commissioned by Polygon Homes

Inspired by the nearby Fraser River and the spawning migration of millions of Pacific salmon, the form of this sculpture references the ingenious construction of the bentwood box made by the Northwest Coastal peoples for centuries. Cast in bronze, with a copper-like patina, *Upriver* is rendered to look like it is made out of cedar logs and planks at various levels of processing, referencing the more recent history of the Fraser River as a transportation conduit for the forest industry. The transition from cedar planks to salmon in this piece suggests the inseparable ecological dependency between the migrating salmon and the coastal rainforest.

---

Several private development public art projects were commissioned in 2015, and are scheduled for installation in 2017–2018 (see **Appendix 3**).

I think that the public art in Richmond truly enhances our experience as residents. It's too easy to get lost in the concrete and glass of some of the more densely populated areas of the city.

—Richmond resident

## CNCL - 72





## Unique Projects

### NO.3 ROAD ART COLUMNS

#### Exhibition 9: Small Monuments to Food (Part 2)

This series of artworks (installed December 2015) examined how Richmond's diversity of cultures—including our social, economic and political histories—have influenced the way we think, produce, consume, protect and build community and identity around food. Participating local artists were Eric Button, Catherine Chan and Deborah Koenker.

#### Exhibition 10: How Art Works

The art columns played host to a contest launched in early 2016 in support of the How Art Works campaign (originally created by communication design consultants, 123w). The contest invited creative people to create an artistic graph to communicate how the arts impact their health and well-being and/or that of the community. Nine artists were selected through an arms-length selection process. People's Choice and Honorable Mentions were also selected via online polling.

### CANADA LINE TERMINUS PLINTH PROJECT

*Skydam* by Nathan Lee, the second of two artworks commissioned for the Brighthouse Canada Line Station Art Plinth Exhibition was completed in February 2016. The artwork is comprised of a white steel plated beaver dam with a family of fibreglass red beaver sculptures. The work references the colours of the Canadian flag and acknowledges the cultural and economic importance of the North American beaver. The artwork will remain on display through 2017.



CNCL - 73

Nathan Lee, *Sky Dam*  
Canada Line Terminus Plinth Project



## Public Art Education and Engagement Program

### PECHAKUCHA NIGHT RICHMOND

Ten speakers from a variety of different professions and backgrounds presented their stories at each of the three free *PechaKucha Night Richmond* events in 2016. The presentations reflected on influential experiences and the changes that these have brought about in fields ranging from design and art to social inclusion, environmental activism and entrepreneurship. PechaKucha is a presentation format where speakers present 20 images and tell their stories as the photos automatically advance every 20 seconds.

#### — Volume 13: For the Love of Nature

*February 11, 2016, Richmond Nature Park*

Presented in partnership with the Richmond Nature Park, this event featured presentations from a naturalist, conservationist, landscape architect, artist, educator, agriculturalist, parks planner, sustainability advocate and a marine biologist. Attendance: 50

#### — Volume 14: Brain Space

*March 31, 2016, Kwantlen Polytechnic University, Richmond Campus*

Hosted and produced by second year students in the Graphic Design for Marketing Program at Kwantlen Polytechnic University Richmond Campus, this event featured ten speakers on a wide range of subjects. Attendance: 200

#### — Volume 15: Rich City Life

*May 5, 2016, Steveston Community Centre*

Presented in partnership with Youth Services, this event was presented from the perspective of Richmond youth, igniting passion and creative thinking about the urban youth experience in Richmond. Attendance: 34

#### — Volume 16: Finale: Homegrown Inspiration

*November 24, 2016, Richmond Cultural Centre Performance Hall*

Homegrown Inspiration celebrated the last four years of the PechaKucha Night program. It showcased local artists and featured inspiring presenters who inspire others, enrich Richmond and enhance the vibrancy of their communities. Attendance: 30

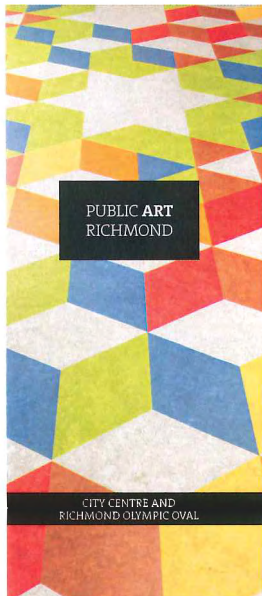
## CNCL - 74

## CULTURE DAYS PUBLIC ART BUS TOURS

Participants of all ages joined Public Art Planner Eric Fiss for two fully subscribed bus tours exploring some of Richmond's newest artworks.

## CULTURE DAYS: LEAVE YOUR MARK FM POP-UP RADIO STATION

In collaboration with the Richmond Media Lab, Richmond Museum and Richmond Art Gallery, Leave Your Mark FM animated the Cultural Centre Plaza during Culture Days. Special guest hosts broadcast live from the plaza and played music selected by local Richmond youth, intriguing interviews with artists and locals and readings of historical letters from the Richmond Museum. The pop-up radio station also promoted other Culture Days events happening throughout the city.



## ART AT WORK

Presented in partnership with the Canadian Artists Representation/Front des artistes canadiens (CARFAC) and the Richmond Art Gallery, this series of professional development workshops and events was designed to provide artists with the knowledge and skills required for pursuing a professional arts practice in the fields of public art, visual art and community arts. Workshops and events for the winter and spring series were free.

## PROMOTION OF THE PUBLIC ART COLLECTION

Richmond's Public Art collection can be browsed online at [www.richmond.ca/publicart](http://www.richmond.ca/publicart) where visitors can also download an interactive map for smartphones and a series of 10-minute self-guided walking tours. In 2016, two illustrated public art walking tour brochures (City Centre/Richmond Olympic Oval and Steveston Waterfront) were updated for distribution online and as hard copies.

## 2016 RPAAC MEMBERS:

Aderyn Davies, Chair  
 Sandra Cohen, Vice Chair  
 Chris Charlebois  
 Simone Guo  
 Valerie Jones  
 Shawne MacIntyre  
 Victoria Padilla  
 Willa Walsh  
 Xuedong Zhao  
 Councillor Carol Day—Council Liaison

## Public Art Advisory Committee

The Richmond Public Art Advisory Committee (RPAAC) is a Council-appointed voluntary advisory committee that provides input on public art policy, planning, education and promotion. At monthly Committee meetings, members received presentations on new civic, private development and community project proposals and provided feedback and recommendations. Updates on discussions on public art for upcoming development were provided by the Committee's appointee to the Advisory Design Panel, Xuedong Zhao.

In 2016, the Committee held three facilitated workshops to review the Administrative Procedures Manual and recommended updates to improve clarity and administration of the Public Art Program.



**CNCL - 76**

Cheryl Hamilton and Mike Vandermeer,  
*Spirit of Steveston*



Adult Ballet Class



Richmond World Festival



Richmond Maritime Festival



Culture Days

It was great to have joined the Richmond Youth Media Program, since I was exposed to an array of awesome media skills, such as video editing. In fact, I'm slowly overcoming my techno-klutziness. I also took on a handful of projects for the City of Richmond and Thompson Community Centre, including producing presentations and videos.

- Shawn Chang, Grade 10 student at Burnett Secondary





Richmond Arts Awards



Forest View Branscombe Hall

I have been bringing my students to the School Art Program regularly for over twelve years and am a HUGE fan. The opportunities available to explore and experience at RAG are far greater than any I have been able to provide in my classroom, and the facilitators are second to none.

- Leanne Teixeira, teacher at Garden City Elementary



Peter Aspell: *The Mad Alchemist*, Richmond Art Gallery



Richmond World Festival



CNCL - 78

Richmond Arts Awards



## Richmond Arts Centre

**T**he Richmond Arts Centre provides high quality arts education opportunities in a wide variety of disciplines, including visual arts, dance and movement, music and theatre. The Centre is also home to 11 local arts groups known as the Resident Art Groups.

The vision for the Richmond Arts Centre is to be the hub of artistic opportunity within Richmond, activating and inspiring artists and community members to connect through the arts. The creative contributions of Richmond residents, through dance, theatre or visual arts, have a significant positive impact on community health and celebrate the vibrancy of this diverse and dynamic city.

Registrations in Arts Centre classes continue to stay strong, and demonstrate the commitment of the community to the Arts.

In order to ensure safe and professional spaces the Arts Centre has continued to undergo several facility upgrades, including, in 2016, machinery and ventilation systems in the Lapidary Studio and pottery kiln room.

### ARTS EDUCATION PROGRAMS BY THE NUMBERS:

<b>638</b>	courses
<b>5,683</b>	registered students
<b>581</b>	waitlisted
<b>30+</b>	professional instructors
<b>40,000+</b>	visits

### Arts Education Programs

**T**he Richmond Arts Centre continues to develop and diversify its Arts Education offerings to meet the growing community demand for high quality arts education. The programs developed and offered in 2016 ensure the community has access to a strong base of introductory or beginner arts education while increasing its access to higher-level learning opportunities.

The Arts Centre's *Arts Line-Up* programming guide, launched in 2016, has received extremely positive feedback from patrons. Comments regarding the user-friendliness nature of the publication have solidified the need for this guide, and have reduced the Centre's reliance on external marketing sources.



Adult Art Class



Dance Recital

The Visual and Applied Arts curriculum was introduced to Arts Centre instructors in Fall 2016, with full implementation taking place in Winter 2017. Instructor feedback regarding this framework of outcomes has been mostly positive, as it allows them to better understand the expectations of the programmers.

The year-round dance and musical theatre program continues to be in high demand with 563 students registered and 131 waitlisted. In addition to classes in ballet, tap, jazz and musical theatre, the Arts Centre is home to two dance companies: the Richmond Youth Dance Company and the Richmond Dance Company (19 years +).

In June 2016, the Richmond Arts Centre sent 17 dancers to participate in the internationally recognized Cecchetti Examinations. This marks an important step in establishing the Arts Centre's reputation in the professional dance world.

As in past years, there were several public presentations to showcase the talents of Arts Centre students:

#### "SEASONS" SCHOOL YEAR DANCE RECITAL

In June, 500 dancers presented works in ballet, tap, jazz and musical theatre to an audience of nearly 1,000 over two performances at Gateway Theatre.

#### "THE WINTER'S GIFT" SCHOOL YEAR DANCE GALA

The first of its kind and the first step towards producing a full ballet in Richmond, 100 advanced dancers and 30 lower level ballet students performed for approximately 400 audience members.

#### "KAIROS" RICHMOND YOUTH DANCE COMPANY SHOWCASE

In March, approximately 180 people enjoyed performances choreographed by senior instructor Miyouki Jego with guest artist Troy McLaughlin.

#### PIANO RECITALS

Filling the Performance Hall in June with beautiful music, piano students performed for approximately 50 audience members and participants to celebrate their achievements.

## CNCL - 80





### RICHMOND ART AWARDS

The Richmond Youth Dance Company performed on stage for arriving guests and dignitaries at the eighth annual ceremony at Richmond City Hall.

### STUDENT ART SHOWCASE

This showcase exhibited the many talents of students enrolled in the Fall 2016 term, and ranged from pre-school to adult ages. Curated by the Visual Arts and Ceramic Technician, work was exhibited down the hallways of the Arts Centre. There are plans to make the Showcase more substantial in 2017, taking over the entire second floor of the Cultural Centre.

### CITY HALL GALLERIA EXHIBITION: ADULT ACRYLIC OPEN STUDIO CLASS

Richmond Art Centre had its first juried student showcase at the City Hall Galleria in March and April.

## Community Arts

### 11 RESIDENT ART GROUPS AT THE RICHMOND ARTS CENTRE

- Richmond Artists' Guild
- Cathay Photographic Society
- Richmond Chinese Artists Club
- Richmond Chinese Calligraphy and Painting Club
- Richmond Gem and Mineral Society
- Richmond Photo Club
- Richmond Potters' Club
- Richmond Reelers Scottish Country Dancing
- Richmond Weavers and Spinners Society
- Riverside Arts Circle
- Textile Arts Guild of Richmond

### RESIDENT ART GROUPS

The Richmond Arts Centre is home to some of the city's most established community arts organizations. Throughout the year, these groups provide workshops, exhibitions and demonstrations for their members as well as participate in community events such as Culture Days. Signature group events for the public include the Resident Art Group Showcase, Potters Club winter and spring sales as well as the Richmond Gem and Mineral Society art markets.

In 2016, the Richmond Chinese Artists Club was welcomed as a new group to the Arts Centre.

### ART TRUCK COMMUNITY OUTREACH PROGRAM

In 2016, the Art Truck program enabled children to experience and experiment with a variety of art mediums during after school hours. The program was hosted at Brighthouse, Grauer and General Currie Elementary Schools, with approximately 72 students taking part in these sessions monthly.

The Richmond Arts Centre's Art Truck program provides art outreach to students after school, taking place for two hours on a monthly basis. Art education in

## CNCL - 81

In my three years at Currie there have been about 50 students involved in the Art Truck program yearly. The students that attend are often those that are not involved in extracurricular activities and thus, I believe that it has created connections and offered opportunities for many more individuals than if just offered at the community centre.

—General Currie Administrator

traditional and unconventional media, such as performing arts and visual arts, are led by a professionally trained arts instructor.

The fall season (September–December 2016) welcomed new partners to the program to elevate the reach and overall experience offered through the Art Truck Outreach program. With the support of community centres in the area, the program added a physical literacy component and a nutritionist, working in conjunction with Richmond Public Health, who created and executed a Healthy Eating segment, where each participant was able to enjoy a nutritionally balanced snack mid-program.

### COMMUNITY ART EXHIBITIONS

The Richmond Arts Centre leads the selection of local artist exhibitions at the Richmond Cultural Centre, Gateway Theatre and Thompson Community Centre. In 2016, City Centre Community Centre and South Arm Community Centre were added to the exhibition circuit. The program facilitated exhibitions by the Richmond Photo Club, Tony Bowden, Joseph and Becky Wong, Cathay Photographic Society, Glorian Chernochan, Ming Yeung, Chow Cheng Luan, Richmond Artist Guild, Richmond Arts Centre students, Phillippe Gadeane and London Steveston High School students.



Joseph and Becky Wong, Community Art Exhibition



Textile Arts Guild of Richmond

## CNCL - 82



## Special Events

### CULTURE DAYS

The Arts Centre hosted a “Make Your Mark” project, where participants were invited to measure and record their height on a mural in the Arts Centre, and to leave their mark by including their name and birthdate. This project was inspired by Roman Ondak’s *Measuring the Universe*, an installation at Tate St. Ives in 2011.

### CHILDREN’S ARTS FESTIVAL

The eighth incarnation of this popular event, presented in partnership with the Library and Minoru Place Activity Centre, returned to the Richmond Library/ Cultural Centre, Minoru Place Activity Centre, Minoru Arenas and the Minoru Plaza with interactive arts programs, theatre and music performances and roving entertainers for families and school out trips. On Family Day, February 10, 1,450 people visited. Through the following week, 3,200 school children took part in dozens of hands-on workshops led by professional artists. Highlights included the return of Circus West with two sold-out shows in the Performance Hall as well as hosting the Red Poppy Ladies Percussion Group from Beijing. The festival was presented with the support of returning sponsors Lansdowne Mall, Cowell Auto Group, YVR, and Gnubees, as well as new partners, Vancity Credit Union and local Richmond business, Nature’s Path.

### ART ABOUT FINN SLOUGH

In April, the 16th annual art exhibition featured work by 51 artists representing photography, painting, and ceramics. The show was viewed by more than 640 visitors, setting a record for the event. Two vintage photos of Finn Slough (from 1988) by a Hornby Island photographer were included. The Friday evening celebration which featured Ulrich Gaede’s well-illustrated talk about the *Eva* attracted an unprecedented full house in the 100-seat Performance Hall.

## GRAND Plié

In recognition of International Dance Day on April 29, the Arts Centre hosted their second Grand Plié event. With approximately 40 participants in attendance, dancers were led through a free mini barre class by senior dance instructor Miyouki Jego in the Dance Studio. The event provides an opportunity for participants to learn some of the many benefits of dance in an accessible and enjoyable environment.

## TICKLE ME PICKLE

The Richmond Arts Centre continues its support of Tickle Me Pickle, the only local sketch comedy improv group in Richmond. Their performances at the Performance Hall and Gateway have a loyal multi-generational following and over the years, the Arts Centre has helped the group develop. The company delighted over 150 audience members over three shows in 2016.

## YOUR KONTINENT POP-UP MEDIA FESTIVAL

The City supported Lansdowne Mall and Cinevolution Media Arts Society in presenting a site-specific multimedia festival at the Lansdowne Mall food court titled *Condensation: A Stage with Quiet Applause*. The event presented seven artists from a diverse cultural background and celebrated a diverse range of interactions, coming together within the context of the unassuming plaza space. In early May, more than 1,000 people participated over 10 days.

## Community Partners

In 2016, the Arts Centre partnered with the following community organizations and city departments to increase the community's access to arts program opportunities: City Centre Community Centre, Richmond West Community Centre, Thompson Community Centre, Gateway Theatre, South Arm Community Centre, ten Resident Art Groups of the Richmond Arts Centre, Vancouver Cantonese Opera Society, City of Richmond Parks Department, Richmond Centre for Disability, Richmond Public Library, Richmond Delta Youth Orchestra, Pathways Clubhouse, Richmond Public Health, School District #38, Richmond Museum, Richmond Art Gallery and Minoru Place Activity Centre, Lansdowne Mall, Cowell Auto Group, YVR, and Gnubees, Vancity, Nature's Path.

IT'S ALWAYS FUN TO PLAY GAMES AND  
RELAX IN THE ART SESSION. IT'S THE  
PERFECT PLACE TO BE MYSELF.

–Participant, Brighthouse Outreach program



## Richmond Media Lab

**L**ocated in the Richmond Cultural Centre and operated in conjunction with the Richmond Arts Centre, the Media Lab is designed to increase technology literacy, accessibility and creativity in our community, particularly among youth. Media Lab participants are taught skills and techniques for applying media and computer technology towards artistic activities and practical marketable skills.

### Programs

#### MEDIA ARTS EDUCATION COURSES

In 2016, students took classes in a range of topics, including Acting on Camera, Build a Website, Animation, Coding and Video Game Design.

Everything here is the epitome of all my interests.

– Youth visiting Media Lab for the first time


#### RICHMOND YOUTH MEDIA PROGRAM

The Media Lab's signature program continued to flourish with youth members learning marketable skills and receiving mentorship and volunteer opportunities. A total of 48 program members, 241 guests and 16 adults (including practicum students, youth workers, and professional artists) spent a total of 3,262 hours in the Media Lab and at community outreach events in 2016. On May 2, two RYMP members were recognized as Outstanding Youth at the 2016 U-ROC Awards.

#### YOUTH "TEST DRIVE" PROGRAM

The weekly "Test Drive" drop-in for youth wrapped up in June 2016. With a strong focus on animation and digital design, this drop-in was designed to complement animation and game design classes offered in the Media Lab. Fifteen registered youth and nineteen guests participated.

**CNCL - 85**



## Careers in Media Arts

A speaker series featuring local professionals working in film, animation, music and photography.

Wednesday, April 13, 2016	6-8pm	Film
Wednesday, May 11, 2016	6-8pm	Animation
Wednesday, June 1, 2016	6-8pm	Music
Wednesday, June 29, 2016	6-8pm	Photography


Richmond Cultural Centre Performance Hall.

Are you a young artist? Join us to learn about award-winning work done by local professionals, the most exciting and frustrating aspects of each field, and discover exciting career options within your community.

No registration is required for this free event.

Contact the Richmond Media Lab for more information at [medialab@richmond.ca](mailto:medialab@richmond.ca) or 604-247-8303.

Presented by the Richmond Media Lab and Presenting Sponsor Viva Pharmaceutical Inc.



## CAREERS IN MEDIA ARTS SPEAKER SERIES

The Media Lab presented a series of four events featuring local professionals working in film, animation, music and photography. Discussions ranged from the most exciting and frustrating aspects of each field, to ways to get started and local career options. The events were recorded for future distribution as podcasts. In total, 13 speakers presented to 56 audience members.

- **April 13: Film**  
Jordan Paterson, Lawrence Lam, Tracey Mack
- **May 11: Animation**  
Jeff Chiba Stearns, Ali Lupu
- **June 1: Music**  
C-Infamous, Horsepower, The Stuntman
- **June 29: Photography**  
Harrison Ha, Ariel Kirk-Gushowaty, Femke van Delft, Rob Fillo

## Community Outreach

### RICHMOND RECOVERY DAY PROGRAM

In partnership with Richmond Addiction Services Society (RASS), the Media Lab provided skill development sessions for the Recovery Day Program. This program is designed for youth entering into recovery or struggling to stay in recovery from substance use/misuse and mental illness. Participants spend one afternoon per week developing media arts skills relevant to their interests, as part of a personalized recovery program that includes counselling, support groups and recreation. In 2016, RDP participants spent more than 50 hours at the Media Lab.

### BLACK HISTORY MONTH

In partnership with the Richmond Public Library, the Richmond Youth Media Program helped to present a program of NFB films related to the lives of Black Canadians on February 18 (*Speak It! From the Heart of Black Nova Scotia* and *Joe* featuring Vancouver hero Joe Seraphim Fortes), followed by a discussion moderated by Lindagene Coyle. There were 24 people in attendance.

### SYRIAN NEWCOMER MEDIA LAB DROP-IN

In partnership with ISSofBC, the Media Lab provided a drop-in media arts activity for two groups of newcomer youth (March 19 and 20). Participants tried digital drawing, digital photography and a digital collage activity using Adobe Photoshop software. A total of 13 youth participated.

### YOUTH WEEK CIRCUIT BENDING WORKSHOP

As part of province-wide Youth Week celebrations, the Media Lab presented a workshop on “circuit bending”—creating new musical instruments by creatively customizing electronic devices—with sound and visual artist David Leith. Ten youth attended with additional support provided through a Youth Week sponsorship from WorkSafeBC.

## CNCL - 86

## DOORS OPEN: "FRANKENSTORY" DROP-IN

As part of the city-wide Doors Open event, members of the public were invited to visit the Richmond Media Lab and participate in an interactive "Frankenstory" media arts activity hosted by the Richmond Youth Media Program (June 4) and Cinevolution Media Arts (June 5). A total of 155 people attended.

## HORIZONS BOYS GROUP

In partnership with Richmond School District 38, the Media Lab hosted three workshops in January and February 2016 for an after-school boys program from Horizons. Seven youth and two school staff members learned media arts skills relevant to their interests.

## SENIORS WEEK : "CONNECT WITH SOCIAL MEDIA" WORKSHOP

As part of the city-wide Seniors Week celebration, older adults were invited to learn how to upload photos and learn other tips and tricks to more easily navigate Facebook and Instagram. The class was sold out with 10 registered participants.

## Services

### VIDEO CREATION

Media Lab staff produced a number of videos highlighting City programs and activities including pieces for the 2016 Arts Update, 2016 Heritage Update, Youth Services "40 Developmental Assets" video, Minoru Complex Update, Sustainability videos (including one on New District Energy) and Mayor Malcolm Brodie's Annual Address. RYMP youth also produced, with professional filmmakers, a live video simulcast of the Richmond Remembers Remembrance Day ceremony.

### YOUTH DJ PERFORMERS

In 2016, Media Lab staff were approached by the mother of a 9-year old interested in learning how to become a DJ. In response, a DJ trained by the Richmond Youth Media Program created a series of one-to-one lessons and was able to deliver them using Media Lab equipment in the Cultural Centre boardroom during RYMP drop-in sessions. Youth DJ performers from the Media Lab also entertained audiences at the Pecha Kucha "Homegrown Inspiration" event, Family Day at Cambie Community Centre, and the Richmond Arts Awards reception.

## Partners and Funders

**I**n 2016, the Media Lab confirmed the ongoing support of presenting sponsor Viva Pharmaceuticals Ltd. and ongoing program support from Vancouver Coastal Health's SMART Fund grant secured through the Media Lab's partnership with Richmond Addictions Services Society.

In addition to the programming partnerships listed above, the Richmond Media Lab continues to develop relationships with service agencies across the region. Members of the Richmond Youth Media Program have been referred to employment, volunteer and workshop opportunities through the Richmond Community Services Advisory Committee, Kaleidoscope Youth Skills Link Program, Richmond Youth Dance Company, Children's Arts Festival, International Day of Dance, Our Community Bikes, and Chimo Community Services.

## CNCL - 87



CNCL - 88

Youth DJ, Richmond Media Lab





## MISSION:

To enrich the quality of life in Richmond and surrounding communities by creating outstanding professional theatre and a dynamic hub for the performing arts.

## Gateway Theatre

**G**ateway Theatre is Richmond's live performing arts hub, annually drawing audiences in excess of 40,000 to more than 175 performances.

The cornerstone of activity is the Signature Series, a six-play season of professional theatre plus a play development program. In addition, Gateway offers theatre education programs including classes for children and youth in the Gateway Academy for the Performing Arts.

Gateway is also home to many recitals, events and performances produced by local community and professional organisations.

## Live Professional Theatre

### SIGNATURE SERIES

The Gateway Theatre's 2016 Signature Series productions featured comedy, drama, and music and welcomed some of the most talented artists from the Lower Mainland and across Canada.

Man, this cast is talented...Under Jovanni Sy's direction, this production is as slick as can be.

—Colin Thomas, *Georgia Straight*

#### ***Closer Than Ever***

MainStage, February 4–20, 2016

This popular musical revue by Richard Maltby, Jr. and David Shire examined the highs and lows of mid-life. Directed by Jovanni Sy and featuring a talented cast (Kevin Aichele, Ma-Anne Dionisio, Christopher King, and Caitriona Murphy with Caitlin Hayes and Danny Balkwill), *Closer Than Ever* was nominated for one Jessie Award and five Ovation Awards.

**CNCL - 89**

**The List**

Studio B, March 10–19, 2016

*The List* is Shelley Tepperman's translation of the Governor General's Award-winning play *La liste* by Jennifer Tremblay. Directed by John Jack Paterson, *The List* featured an incredible solo performance by France Perras as a woman tormented by guilt after the death of her friend and neighbour.

**Don't Dress for Dinner**

MainStage, April 7–23, 2016

This hilarious farce was part of a co-production with Thousand Islands Playhouse in Ontario and Western Canada Theatre in Kamloops. Directed by Ashlie Corcoran, *Don't Dress for Dinner* tells the story of French sophisticates and their frantic attempts at romantic liaisons.

**King of the Yees**

MainStage, October 13–22, 2016

Gateway Theatre proudly presented the Canadian Premiere of this family comedy-drama by American playwright Lauren Yee and directed by Sherry J. Yoon. Partly inspired by her own life story, *King of the Yees* tells the story of Lauren's father Larry Yee. When Larry goes missing, Lauren goes on a madcap search for him through the back alleys of San Francisco's Chinatown.

**Long Division**

Studio B, November 17–26, 2016

This world premiere by Peter Dickinson and directed by Richard Wolfe told the story of a tragic school shooting through the language of mathematics. The stylish new piece incorporated multimedia components and choreography to reconstruct a fascinating story of human interconnection.

**The Music Man**

MainStage, December 8–31, 2016

This beloved American musical reunited the creative team of director Barbara Tomasic and music director Christopher King. Starring Jay Hindle as Harold and Meghan Gardiner as Marian, *The Music Man* tells the story of a charming con man who tries to swindle the citizens of a small Iowa town but ends up falling in love with the town's librarian. *The Music Man* played to full houses and outstanding critical response.



From Left, Tess Degenstein, Kirk Smith, Krista Ross, *Don't Dress For Dinner* (photo by Mark Tolay) © 2016



Caitriona Murphy, *Closer Than Ever* (photo by David Cooper) © 2016

**CNCL - 90**



(From Left) Michelle Collier, Meghan Gardiner and Oliver Gold,  
*The Music Man* (photo by David Cooper)



(From Left) Milton Lim, Andrea Yu  
*King of The Yees* (photo by David Cooper)

## PLAY DEVELOPMENT

Gateway Theatre hosted developmental workshops of *Gross Misconduct* by Meghan Gardiner and *Nine Dragons* by Jovanni Sy. *Nine Dragons* is slated for production in Calgary, Winnipeg and Richmond next season.

In addition, Gateway donated more than 150 hours of studio time to other theatre companies to develop their own plays.

## PACIFIC FESTIVAL

In September 2016, Gateway welcomed two local theatre companies who produced shows in association with the Pacific Festival, both in Cantonese with English surtitles.

### ***Boeing Boeing***

Studio B, September 8–10, 2016

This hilarious Cantonese translation of the French farce *Boeing Boeing* played to a sold-out audience. Produced and directed by Joei So, *Boeing Boeing* told the story of a Parisian playboy desperately trying to juggle three separate paramours.

### ***A Taste of Empire***

Lobby, September 15–17, 2016

In this unique performance piece written and directed by Jovanni Sy and translated and performed by Derek Chan, the second floor lobby of Gateway Theatre was transformed into a pop-up demonstration kitchen with café table seating. In *A Taste of Empire*, Sous-Chef Derek cooked an intricate fish dish in real time while comically deconstructing the dish's provenance.

## Theatre Education

### GATEWAY ACADEMY FOR THE PERFORMING ARTS.

The Academy spring classes concluded in April with year-end presentations in classes for students 6–13 in Musical Theatre, Acting, Speech and Singing. The scripts of the Playwriting Class for ages 13-18 were read by professional actors to a public audience. The Acting and Musical Theatre classes for students 13-18 resulted in two productions *The Comedy of Errors*, and a commissioned musical *Solo Sisters*, playing in rep to a paying audience.

**CNCL - 91**

My son had a fantastic experience at this [acting] camp. He really enjoyed the 'create your own play' experience and the improvisation work. I know he would jump at the chance to attend again.

—Parent

As in previous years, Gateway ran camps and workshops over the summer, one resulting in a three-night production of a new, specially-commissioned musical *Not So Different* on our MainStage.

Enrollment for the new season of classes in fall 2016 was so strong that many classes were full, and in some cases, additional classes and instructors had to be added to accommodate demand.

### RBC OUTREACH PROGRAM

Four times a year, secondary school theatre students are invited for a day to study a play on the MainStage. On the day of technical dress rehearsal, students participate in presentations and discussions with Gateway's creative team - participating in backstage tours with production and stage management teams, watching a portion of the technical dress rehearsal, speaking with administrative staff about their roles and responsibilities — and then return to see the show later in the run. The students report back about their experience.

### CONSERVATORY

During the Gateway Conservatory program, 12 participants (ages 16–22) partook in seven workshops throughout the spring. These workshops are taught by professional artists contracted in the Signature Series; workshops range in focus from direction to lighting design to taking risks as an actor.



CNCL - 92

## 2016 RENTAL CLIENTS

- Amitofo Care Centre
- Axis Theatre Company
- BC Chinese Music Association
- Blackrose Durham Entertainment
- Bob Coyle
- Canada YC Chinese Orchestra
- City of Richmond—Engineering and Public Works
- City of Richmond—U-ROC Awards
- Cooper Ling Dance Co
- David Waardenburg
- Defy Gravity Dance Company
- E & E Global Business
- Elena Steele Voice Studio
- Gabriela's Movement Studio
- Health and Home Care Society of BC
- Impastor Productions Inc.
- Jaguar Music Group
- Kababayang Pilipino
- Music Encore Concert Society
- Natural Physique & Athletics Association
- Pacific International Youth Music Society
- Ping Academy of Dance
- Rachel Brennan
- RichCity Idol
- Richmond Academy Of Dance
- Richmond Arts Centre Dance
- Richmond Community Band Society
- Richmond Hospital Foundation
- Richmond School District
- Richmond Youth Concert Band
- San Hui Buddhist Society
- Sarah Gordon
- Simon Johnston
- Spul'u'kwuks Elementary School
- Studio 200 Entertainment
- The Arts Connection
- The Integration Youth Services Society
- Tong Moo Do
- Vancouver Academy Of Dance

## MENTORSHIPS

Gateway offers emerging artists unique learning opportunities and experiences. In *The Music Man*, 23 amateur actors were cast in ensemble roles to perform alongside two professional artists and ten professional musicians. These emerging artists were able to hone their skills while performing in a large-scale musical with full production values. The Academy also hires emerging designers to develop their skills on a full production. In 2016, nine creative team members joined the program. As well, four senior students volunteered as class assistants, taking on new responsibilities under the guidance of Academy faculty.

## Community Engagement

Gateway Theatre was delighted to play host to a range of community and professional organizations for their events throughout the year. During 2016, 40 different organizations produced events and shows at Gateway, drawing audiences of approximately 20,000. Some of the most popular entertainment events included *A Very Frozen Musical*, a hit with the under 6's, and music tribute show *The Killer, Cash & The King*, a sell-out for the over 60's. The achievements of young artists were celebrated in recitals and events by organisations such as the Richmond Academy of Dance, RichCity Idol and the Pacific Youth Piano Festival Gala.

A WONDERFUL EVENING OF HIGHLY  
PROFESSIONAL ENTERTAINMENT.  
THE PERFORMERS, THE SETS, THE  
COSTUME DESIGN, MUSICIANS,  
LIGHTING—COULD NOT BE BETTER.

— Audience Member

# APPENDIX 1

## 2016 Arts and Culture Grant Program

The following organizations received support:

### *Operating Assistance*

Cinevolution Media Arts Society.....	\$10,000.00
Community Arts Council of Richmond .....	\$9,750.00
Richmond Arts Coalition .....	\$9,950.00
Richmond Community Band Society.....	\$2,900.00
Richmond Community Orchestra and Chorus Association .....	\$10,000.00
Richmond Delta Youth Orchestra .....	\$10,000.00
Richmond Music School Society .....	\$10,000.00
Richmond Youth Choral Society .....	\$10,000.00
Textile Arts Guild of Richmond .....	\$3,400.00

### *Project Assistance*

Canadian YC Chinese Orchestra Association .....	\$5,000.00
Philippine Cultural Arts Society of BC .....	\$4,447.00
Richmond Art Gallery Association .....	\$4,000.00
Richmond Singers .....	\$5,000.00
Tickle Me Pickle Theatre Sports Improv Society.....	\$5,000.00
Vancouver Cantonese Opera.....	\$3,800.00
Vancouver Tagore Society.....	\$4,250.00

## APPENDIX 2

### How Art Works

The following five themes comprise the How Art Works campaign:

#### ART'S IMPACT ON STUDENTS

Research has proven that the arts have a tremendous impact on our kids. Children who participate in the arts, particularly music, have been shown to be more likely to stay in school, and get better grades in math and science. They're also far more likely to be elected to student boards and be recognized for academic achievement.

That link between arts and academic achievement continues for life. Top scientists are twice as likely as the general public to have an artistic hobby, and Nobel Prize winners are almost three times as likely to participate in the arts.

You might think practical education is the path to success, but keep in mind that creativity is the number one skill that employers are looking for. The arts help people think creatively and solve problems in unexpected ways.

#### HEALTHY LIVING THROUGH ART

One of the most surprising things about art's impact is how it helps not only our happiness, but also our health. Experiencing art can alleviate stress, reduce the likelihood of depression and even boost your immune system by lowering chemicals that cause inflammation that can trigger diabetes, heart attacks and other illnesses.

The arts also have a powerful therapeutic effect. Music has been widely researched in the field of pain management for cancer patients who have reported additional benefits including an increased sense of control, immunity and relaxation. There is also evidence that use of art and music reduces hospital stays.

Music therapy is even being used to rehabilitate people with serious head injuries as it is proven to help them regain the ability to speak.

#### ART STRENGTHENS COMMUNITIES

When we take in culture – a play, book, concert, etc. – that focuses on a social issue or comes from a perspective that differs from our own, we gain a better understanding of humanity and the groups we live amongst. Art helps to break down boundaries by growing our awareness, tolerance and compassion.

This helps us to be more civic and socially minded. In fact, people who engage in the arts are more likely to volunteer. A recent study of youth found that drama in schools significantly increased students' capacities to communicate, relate to each other and to respect minorities.



Cultural festivals promote celebration and pride as well as awareness of cultural differences. Because dance, music, photography and other visual arts transcend language, they can bridge barriers between cultural, racial and ethnic groups.

Moreover, the arts are one of the primary means of public dialogue. Communities talk about and express difficult issues, emotions and the otherwise inexpressible via the arts.

### A STRONGER ECONOMY THROUGH ART

Arts and culture play an important role in promoting economic goals through local regeneration, developing talent, creating jobs, spurring innovation and attracting tourists.

Statistics Canada estimates that cultural industries (including broadcasting, film and video, interactive media, design, newspapers and crafts) contribute an estimated \$53.2 billion in direct contribution to Canada's GDP and more than 700,000 jobs. That's ten times larger than the estimated economic impact of sports (\$4.5 billion), and well over the impact of utilities (\$35 billion), and the combined impact of agriculture, forestry, fishing and hunting (\$23 billion).

Cultural industries can actually turn ordinary cities into "destination cities" giving them a competitive advantage for cultural tourism. And tourists who come for the arts stay longer and spend more money than the average tourist.

### ART IMPROVES QUALITY OF LIFE

The mental and physiological ways that the arts contribute to positive health and well-being for older adults are only now beginning to be understood. Learning new skills when creating a work of art (be it visual or performing) not only provides a greater sense of confidence and control, it can even help our immune systems fight infections.

Among the elderly, those that take part in creative pursuits are less likely to experience mild cognitive impairment. These activities are thought to maintain neuronal function, stimulate neural growth and recruit neural pathways to maintain cognitive function. This is particularly true of those that actively create works of art.

Music appears to be especially beneficial when complemented with standard therapies in treating everything from depression to cancer to Parkinson's.

Moreover, the arts can provide opportunities to meet others, create together and share experiences, all of which can improve perceived health status, chronic pain and sense of community.

## APPENDIX 3

### 2016 Richmond Public Art commissioned in 2016 scheduled for completion in 2017–18

#### ***Civic public art projects:***

- *Fire Fighter* by Nathan Scott. Fire Hall No. 1
- *Errant Rain Cloud*, by Gordon Hicks and Germaine Koh. New Minoru Aquatic Centre
- *Four Types of Water Revealed*, by Germaine Koh. No. 2 Road Pump Station
- *Storeys*, by Richard Tetrault. Storeys housing project
- *Street as Canvas* by Hapa Collaborative. Along Lansdowne Road from No. 3 Road to the Richmond Olympic Oval waterfront

#### ***Private public art projects:***

- ARTS Units. Concord Gardens, Concord Pacific Developments
- *Happy Sail Wall* by Derek Root, Cadence, Cressey Development
- *Relief* by Leonhard Epp, Steveston Flats Development Corp.
- *Spinners*, by Dan Corson. Avanti, Polygon Homes.



## City of Richmond

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

Telephone: 604-276-4000

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

**CNCL - 99**



# City of Richmond

## Report to Committee

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

**Date:** March 7, 2017

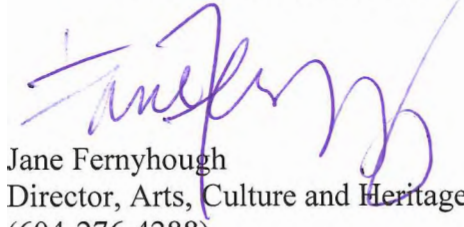
**From:** Jane Fernyhough  
Director, Arts, Culture and Heritage Services

**File:** 11-7000-01/2017-Vol 01

**Re:** Richmond Heritage Update 2016

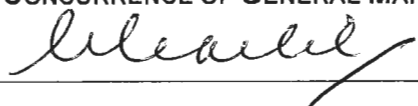

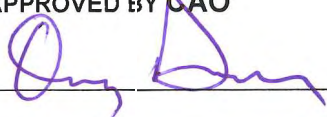
### Staff Recommendation

1. That the staff report titled, "Richmond Heritage Update 2016", dated March 7, 2017, from the Director, Arts, Culture and Heritage Services, be received for information; and
2. That the City of Richmond Heritage Update 2016 be circulated to the Community Partners and Funders for their information.



Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)

Att. 1

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

## Staff Report

### Origin

In June 2007, Council approved the Museum and Heritage Strategy vision, goals and objectives to provide an effective and realistic strategic framework that continues to direct Richmond's development and integration of its museum and heritage policies and services.

This report presents the Richmond 2016 Heritage Update (Attachment 1) which highlights the many achievements in Heritage over the past year.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

2.3. *Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

2.4. *Vibrant arts, culture and heritage opportunities.*

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

*Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.*

### Analysis

Richmond continues to grow rapidly and the increasingly diverse population has created new demands for services. This is particularly notable in the cultural sector where there is a desire to provide services and programs, but also an economic imperative as culture is an important economic generator through the provision of employment and tourism opportunities.

Arts, Culture and Heritage enhance our city and our lives in many unique ways and are central to community life. They provide communities with a sense of identity, a sense of place and shared pride while creating ways to communicate across multicultural boundaries.

The Richmond Heritage Update 2016 showcases the varied and vital investment in Museums and Heritage and the essential role these play in building and sustaining a diverse urban community that is socially and economically healthy.

Highlights and achievements of last year include:

- Restoration of the Interurban Tram Car began with professional industrial movers lifting the vehicle to relocate the trucks (undercarriages) to each end of the building so they could be cleaned and have hazardous materials removed. An assessment of the truck parts was completed and replacement parts acquired or built. The trucks were then painted while further restoration planning took place in partnership with City electricians and carpenters for work on the interior and electrical system.

- *Nikkei Stories of Steveston* project was launched in February 2016 bringing to life the experiences of Steveston's Japanese Canadians through online videos, interpretive street signs, a walking tour brochure and the City of Richmond's App.
- The newly renovated Steveston Town Square Park, adjacent to the Steveston Museum, opened to the public in May 2016 and has already become a well-used outdoor gathering space for local residents and visitors.
- Almost 13,000 site visits happened throughout the ninth annual Doors Open Richmond, held in the first weekend of June. The event showcased some of the city's finest heritage, arts and cultural sites with 49 new and returning organizations at 42 sites.
- A new series of five interactive exhibits were installed in Britannia Shipyards National Historic Site's Seine Net Loft and officially opened on June 30<sup>th</sup> in conjunction with the Ships to Shore reception hosting 250 people. The exhibits examine innovation and human ingenuity in the fishing and boatbuilding industries of Steveston.
- The City was awarded the Prince of Wales Prize for municipal heritage leadership in 2016. The prize is awarded annually to a municipality that has demonstrated a strong and sustained commitment to the conservation of its historic places. Richmond was one of the first municipalities in Canada to imbed heritage planning objectives into its Official Community Plan. The City has preserved numerous heritage sites and celebrates the community's past through a variety of programs and special events.
- The second phase of Richmond Museum's *Leave Your Mark – Wang Duo: Calligrapher for the Ages* exhibition took a bold step in a new direction. The development of this exhibition was built on strong new relationships with local partners and a museum in China. Close to 300 people attended the December 1<sup>st</sup> opening.

### **Financial Impact**

None.

### **Conclusion**

The Richmond Heritage Update 2016 highlights the activities and achievements of the City, stakeholders and community partners. It also demonstrates the vital contribution Museums and Heritage make to the livability of our community.



Connie Baxter  
Supervisor, Museum and Heritage Services  
(604-247-8330)

Att. 1: City of Richmond Heritage Update 2016



City of Richmond

# HERITAGE UPDATE 2016

Arts, Culture and Heritage Services



## Introduction

The City of Richmond proudly celebrates its history, while actively planning for a bright future with a thriving arts, cultural and heritage sector. The heritage sector plays a crucial role in making Richmond a vibrant, healthy, sustainable and engaged community.

The responsibility for the stewardship of the City's heritage resources is shared by Arts, Culture and Heritage Services, the City of Richmond Archives, Parks Services and Policy Planning. Through partnerships with community societies and the Council-appointed Heritage Commission, staff are committed to preserving, interpreting and promoting cultural and heritage resources and activities. Other heritage assets within the community are privately-owned or are the responsibility of other levels of government.

Exhibitions, educational programming, public programming, special events, volunteer opportunities and artefact collections are managed and presented by the City's museum and heritage staff, and partners. Together they raise public awareness of Richmond's rich past and present. This contributes to civic pride by enhancing a sense of place, and community connections to engage citizens and visitors across generations.

This update provides highlights from Museum and Heritage Services in Richmond for 2016.

### Table of Contents

3	Introduction
4	Signature Events
8	Branscombe House
9	Britannia Shipyards National Historic Site
14	Cenotaph
15	London Heritage Farm
17	Minoru Chapel
18	Richmond Museum
26	Steveston Interurban Tram Building
28	Steveston Museum
31	Richmond Olympic Experience
32	City of Richmond Archives – City Clerk's Office
34	Richmond Heritage Commission – Policy Planning Department
35	Heritage in Parks
36	Gulf of Georgia Cannery National Historic Site
37	Statistics



## Signature Events

### Richmond World Festival

The second annual Richmond World Festival celebrated the City's cultural diversity in a free one-day music, food, art and sport festival on the Labour Day weekend. Headliners Walk Off the Earth and Delhi 2 Dublin lead a diverse, talented line up of artists, which included many local acts on nine performance stages. Over 35,000 people from across the region enjoyed the 40 food trucks, 50 exhibitors, artisans, a cooking stage, poetry, opera, and digital arts.

The 2015 World Festival won Best Festival in Canada at the Canadian Special Awards Gala. It was also a finalist for Best Festival at the international Special Event Magazine awards.



*Walk Off the Earth closes out the festival in front of thousands.*  
Photo credit: Jon Pesochin

## Doors Open

The ninth annual Doors Open Richmond was held in the first weekend of June, showcasing some of the city's finest heritage, arts and cultural sites. The event opened on Friday evening at Minoru Chapel, where perfect weather showed the garden and Chapel at their finest. More than 500 visitors enjoyed live music, vendors, children's crafts, light refreshments and other activities.

During the Doors Open Richmond weekend, 49 new and returning organizations offered a multitude of free behind-the-scenes tours and special events across 42 sites. Almost 13,000 visitors explored National Historic Sites, museums, city facilities and privately owned heritage homes, as well as artist studios, specialty businesses and places of worship. Visitor surveys were conducted throughout the weekend with 70 per cent of respondents rating the event as excellent and another 29 per cent as good.

Among the sites participating for the first time were the specialty business Juvelisto Design and School of Metal Arts offering demonstrations in metal jewellery design and the newly opened Pollinator Pasture at Bridgeport Industrial Park.

Doors Open Richmond 2016 was made possible by a partnership between the Richmond Museum Society and the City of Richmond, and the generous support of many sponsors. The dedication of 172 volunteers, who contributed 995 volunteer hours, ensured another successful Richmond-wide Doors Open event.



*Acting Mayor Ken Johnston gives an address at Minoru Chapel during the Doors Open Richmond 2016 opening ceremony.*

Photo credit: Fabian Dominguez



*A future firefighter? A young visitor tries on a helmet and sits on a fire truck during Doors Open at the Steveston Fire Station.*

Photo credit: Linh Nguyen



*Visitors to the 2016 Doors Open Richmond opening ceremony enjoyed sweet treats and refreshments.*

Photo credit: Tharaka Mapalagama



*Jewellery making captivated visitors to Juvelisto Design and School of Metal Arts during Doors Open in Steveston.*

Photo credit: Linh Nguyen

## Richmond Regional Heritage Fair

The Richmond Museum presented the 14<sup>th</sup> Annual Heritage Fair with an exceptional showcase of history project displays created by Richmond school students.

One hundred twenty-five students from seven Richmond schools presented projects based on history inquiry questions that explored local, regional, provincial and national themes. These students also participated in special Heritage Fair activities, including an exclusive workshop about the history of food in Richmond facilitated by Branscombe House artist-in-residence Rhonda Wepler.

The Heritage Fair concluded with an awards ceremony skillfully emceed by Heritage Fair Alumni Gita Manhas and Vedanshi Vala. Awards were presented by national, provincial and municipal dignitaries.



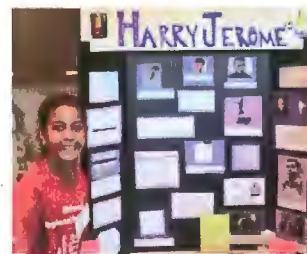
*Heritage Fairs are an exciting way for children and youth to learn about Canadian history.*



*Two children built wooden boats with the help of a volunteer. This Heritage Fair activity station encouraged visitors to learn about Richmond's boatbuilding heritage.*



*Two children designed geometric good luck patterns inspired by the Indian art of rangoli. This was one of many Heritage Fair activity stations that encouraged visitors to celebrate Canada's cultural diversity.*



*Malia Bulat, Grade 4 from Lord Byng Elementary School, presented her Heritage Fair project about Canadian track athlete, Harry Jerome.*



*Daymon Wijayakoon, Grade 3 from Westwind Elementary School, presented his Heritage Fair project about the Richmond Cenotaph.*

## Richmond Maritime Festival

The 13<sup>th</sup> annual Richmond Maritime Festival took place at Britannia Shipyards National Historic Site and showcaseded more than 200 local artisans, performers and historical exhibits.

During two days in August, the Festival attracted over 40,000 visitors who participated in activities from children's boat building to creating a knitting tree and boarding historic wooden vessels at the dock. The main stage featured a headline performance by the Matinee and the Myrtle Family Band.

The Maritime Festival received an honourable mention as the best Cultural Event at the Creative City Network Conference.



*Visitors boarding wooden boats at the Maritime Festival.*  
Photo credits: Jon Pesochin

## Branscombe House

Branscombe House has completed its second full year of operations after extensive renovations. As planned, the main floor of the 1906 Edwardian farmhouse is being used by the community for meetings and small events. The City's artist-in-residence program, launched from Branscombe House, has also entered its second year.

### Artist-in-Residence Program

As the inaugural Branscombe House artist-in-residence, celebrated visual artist Rhonda Wepler presented a range of free public programs in exchange for live/work studio space upstairs in this treasured restored heritage building, one of the earliest homes built in the Steveston area.

During 2016, Ms. Wepler's free public programs attracted an estimated 1,300 visits to the house where she sparked the creativity of Richmond residents. Workshops, exhibitions and monthly drop-in activities typically were based on a food theme or used sculptural food materials such as cookie dough, marzipan or fondant as a medium. Many of her programs were done in partnership with the Heritage Services team: in May, she worked with young Richmond Regional Heritage Fair participants to replicate tiny still life plates of food (with candy) to represent the

culinary eras from Richmond's past; in July, emerging artists learned to paint with watercolours using as their subject a small artefact from the Richmond Museum collection; and in December at the Chinese Bunkhouse at Britannia Shipyards, she installed a collection of illuminated miniature stilt houses created by community members. The houses, meticulously crafted out of recycled cardboard food packaging, were inspired by the homes that once stood in the area.

The call for the second annual artist-in-residence attracted 25 proposals from artists hailing from eight countries. A selection of panelists representing the local arts community worked with staff to select a Regina artist, Barbara Meneley, as the successful applicant. Her artistic practice will connect to Richmond's history with an exploration of maps and archives. The webpage at [richmond.ca/branscomberesidency](http://richmond.ca/branscomberesidency) is updated regularly to keep the public informed about upcoming free public programs.

The downstairs space (maximum occupancy 30 persons) is available for rent by the general public through the City rentals office.



*Art made in artist-in-resident led workshops includes The Changing Plate.*  
Photo credits: Rhonda Wepler

## Britannia Shipyards National Historic Site

### Exhibitions

#### Seine Net Loft Exhibits

A new series of five interactive exhibits in the Seine Net Loft officially opened on June 30<sup>th</sup>, in conjunction with the Ships to Shore 2016 reception hosting 250 people. The exhibits examine innovation and human ingenuity in the fishing and boatbuilding industries of Steveston. Five exhibits—*Our Changing Waterfront*, *Mechanizing the Fishing Industry*, *At the Helm*, *The Seine Net Loft 1954-Present* and *Innovation Station*—each explore fascinating stories of our changing waterfront and the individuals from many cultures who worked together to achieve prosperity during both times of plenty and times of economic, political and social turmoil. Engaging photographs, artefacts, films, audio clips, activity kits and an interactive touchscreen enhance the telling of Steveston's rich history.



*New permanent Seine Net Loft exhibits opened in June 2016.*  
Photo credit: Joel Baziuk

#### A Steveston Beginning: Remembering My Mother

Britannia staff worked with Vancouver sculptural artist Judy Nakagawa to present a show of abstract sculpture to capture the experiences of her Japanese-Canadian mother during her early years in Steveston. The show offered a unique space to reflect and contemplate a time when clothes were made at home, stories were told in books and fishing nets were tied by hand. This exhibit, including an artist's talk, touched on themes of relationship, memory, connection to place and the Japanese Canadian experience.

The exhibit was also accompanied by an audio feature written and composed by Ms. Nakagawa's niece, Carolyn Nakagawa.

*A Steveston Beginning: Remembering My Mother* was open on weekends from October 8 to 30 and was enjoyed by 1,500 visitors. The exhibit also received significant media coverage, including articles in local papers and an in-depth CBC radio podcast.



*Visitors inside the contemporary art installation by celebrated Vancouver artist Judy Nakagawa in the Murakami Boatworks Building.*

Photo credit: Joel Baziuk



*Contemporary art installations *Neural Navigation* (left) and *Complicated Heart* (right) by Judy Nakagawa.*

### Stilt House Village Island

Britannia staff worked with Branscombe House artist-in-residence, Rhonda Weppler, to offer a series of Stilt House Village Island workshops. As part of the workshops, participants created a community art installation representing a stilt house island. House designs were based on the traditional architecture of the early structures that once lined the shores of the Fraser River. Workshop participants used international packaging materials to construct the house frameworks, which reflect the City's diverse cultural community today.

The Stilt House Village Island unveiling was held on Saturday, December 10. Close to 70 community members attended, many of whom had participated in the workshops. One participant commented, "The stilt house workshop was a great program. I especially liked the tour of Britannia's stilt houses. It was an opportunity to learn about Richmond's history and consider how the community has changed over time." A second participant said, "We need to be doing more of these kinds of community engagement programs in Richmond. ... These workshops gave me a chance to get to know people in my community that I wouldn't normally get to meet."



*Stilt houses were connected by a labyrinth of boardwalks.*

### Public Programming

#### Family Day Weekend 2016

Family Day Weekend, February 6 to 8, was enjoyed by more than 2,000 visitors exploring exhibits in the Shipyard and the homes of Britannia's diverse workforce. Visitors participated in guided tours throughout the weekend. Families enjoyed opportunities to build hand-held wooden gillnetter boats to take home, while learning about the gillnetter's important role in the local fishing industry, developing hands-on woodworking skills and learning to identify parts of the boat.

This boatbuilding activity was supported by a \$1,000 grant for Family Day events from the Ministry of Community, Sport and Cultural Development, in partnership with the British Columbia Parks and Recreation Association.



*Families built hand-held gillnetter boats inside an original Japanese boatworks building at Britannia.*

#### Heritage Week 2016

During National Heritage Week February 20 to 21, over 700 visitors participated in guided tours of the dock and floats, and viewed heritage vessels such as the 1968 gillnetter *Silver Ann*, a 1950s pleasure craft, the *Merrilee II*, and a 1922 steam tug, the *S.S. Master*. Visitors also learned about Britannia's unique West Coast maritime heritage traditions when talking with Britannia Heritage Shipyard Society volunteers as they worked on wooden boat restoration projects.

### Doors Open 2016

During Doors Open June 4 to 5, approximately 1,000 visitors enjoyed a wide variety of free programming across the Britannia site. Inside the Seine Net Loft, a costumed interpreter impersonating Mrs. Shorey told fishing stories to an engaged young audience inside a fishing skiff. Others explored the new Seine Net Loft exhibits, learned about making ships wheels and tried out fun family activities at the Innovation Station.

In the Richmond Boatbuilders Building, the Britannia Heritage Shipyard Society provided woodworking demonstrations, a children's boatbuilding activity and an Ask a Shipwright talk delivered by a traditional shipwright. The Richmond Carvers also demonstrated their talents with the creation of carved wooden salmon inside the Murakami Boatworks Building.

The docks were also open to the public for opportunities to Learn to Dragon Boat by Dragon Boat BC. During the Sunday kick-off, the Historic *River Queen* Water Shuttle between Steveston Village and Britannia Shipyards was launched.

### Ships to Shore 2016

Ships to Shore 2016 attracted over 45,000 people to the shores of Imperial Landing and Britannia Shipyards (including the Canada Day fireworks show). The three-day festival was spread over two locations, with approximately 20,000 visitors engaging in programming at Britannia including guided tours of historic buildings, participating in free maritime activities and boarding of heritage vessels at the docks. New exhibits in the Seine Net Loft building were open to the public during the Ships to Shore festivities.



*Spike Africa was one of the many ships open for exploration during Ships to Shore.*

### Richmond Maritime Festival 2016

This year's Richmond Maritime Festival was another fabulous celebration of Steveston's waterfront heritage. Over 40,000 visitors enjoyed two full days of programming from boarding historic vessels to maritime-themed activities, traditional crafts, and entertainment by local actors and performers. The addition of a wooden boat zone was well received. It showcased smaller wooden vessels and maritime skills under the coordination of the Britannia Heritage Shipyard Society.

A public survey of 87 per cent of visitors gave the festival an "excellent" rating. Comments included: "[The Maritime Festival allows] all cultures, religions, etcetera to come together to celebrate, enjoy and learn," and "It's really nice to be able to engage with the community and its rich history in such a hands-on way!"



*Children at the Richmond Maritime Festival were mesmerized by Rikki the Rat, who recalled his adventures as a dock rat aboard tall ships on stormy seas.*

Photo credit: Joel Baziuk



*The Richmond Maritime Festival features a variety of maritime-themed activities including a knitting tree that depicted sea creatures.*

Photo credit: Joël Baziuk



## 2016 Heritage Update

---

### Culture Days 2016

During Culture Days, September 30 to October 2, close to 1,300 visitors enjoyed Cultural Legends of the Sea, a selection of hands-on maritime myth activities offered at the Innovation Station in the Seine Net Loft Building. Visitors made sailor hats, tried net knot tying and explored exhibits while participating in a scavenger hunt. Visitors also took part in a community art project, decorating a main sail cover with artwork inspired by cultural legends of the sea. The Richmond Carvers were also present during Culture Days, demonstrating their fine arts craftsmanship in wood sculpture.

### Animating History Camps

In 2016, two classes of young animators aged 6 to 12 years created an animated short film, *The Way of the Murakami's*, inspired by Britannia's Japanese Canadian history. Both week-long Spring Break camps were offered in partnership with Reel to Real: A Celebration of Moving Images for Youth Society. A professional animator and historical interpreter fostered the children's critical thinking abilities, local history knowledge and technical skills. The participants were so enthusiastic that they inspired parents to request additional advanced camps and summer camps for 2017.

### Britannia Summer Camps

In July and August, six half-day camps were offered to children 5 to 12 years old: Maritime Treasure Hunt, Float Your Boat, All Hands on Deck, Sailor Knots, Cultural Celebrations, Sky Cultures and Sea Monster Myths. The camps used hands-on engagement, storytelling and themed games to teach kids what life was like in the past and what types of activities traditionally were practiced along the shores of Britannia. Almost 60 children learned traditional maritime skills in historic buildings as they experienced Britannia's history come to life.

### Learn to Fish

During three sessions of Learn to Fish in July and August, 146 children and parents joined the Freshwater Fisheries Society of BC to learn about fishing, identification, handling, tackle, rod rigging and casting. This program has become very popular, providing a unique opportunity for families to engage in an outdoor recreational activity that directly connects them with our waterfront history.

### Historic Water Shuttle

On Sundays from June 5 to September 4, visitors were able to climb aboard the historic *River Queen* for a narrated history and nature tour of Steveston's waterfront.

Passengers purchased fares for their choice of seven different departure times each day, where they could hop on at Fisherman's Wharf and hop off at the Britannia dock for a tour. Working with Vancouver Whale Watch, hundreds of visitors throughout the summer enjoyed this alternative way to travel back and forth from Britannia to Steveston Village.

## New Initiatives

### Literature Review

In June, a literature review was conducted to gather existing information and to obtain new research about the First Nations Bunkhouse and Japanese Duplex buildings in anticipation of preliminary restoration planning. This Literature Review is a comprehensive, cohesive document that will assist in the restoration of the buildings and future indoor interpretation initiatives.

### School Program Updates

All five school programs offered at Britannia were updated to meet new Ministry of Education Curriculum Guidelines. These guidelines connect strongly to the values expressed in the First Peoples Principles of Learning and focus on social studies learning through inquiry, critical thinking and analyzing multiple perspectives. School program participants grew from 1,286 in 2015 to 1,346 in 2016 despite site closures during the month of March for flood clean-up projects. Survey feedback from parents and teachers was overwhelmingly positive.

### Extended Hours

Over 9,000 visitors enjoyed extended hours from October to December 2016, when Britannia was open Tuesday to Sunday from noon to 4pm (instead of weekends only). This trial was in anticipation of extended hours in 2017 and received a positive response with many visitors personally expressing their gratitude. One visitor said: "It's usually a surprise when the site is open (in winter). Please tell whoever is in charge of setting the hours that we're so happy you're open!"

## New Programs

### Music at the Shipyard

The long-standing relationship between the Steveston Folk Guild and Britannia Shipyards was revitalized with collaborative summer concert programming aimed at providing quality performances in unique

heritage environments. Two music events were offered in partnership with the Steveston Folk Guild in the summer. Over 100 visitors enjoyed performances on the Chinese Bunkhouse Dock and the Seine Net Loft Dock, commenting on the wonderful music and scenic views.

### Stories from Things

New workshops for ages 55 and older were offered on August 9 and 10, providing community members with guidance for writing their memoirs. The enthusiastic participants were led by Dr. Sultan Somjee, a renowned ethnographer and novelist, using personal objects to inspire “stories from things.” This unique process for developing memoirs supports Britannia’s artefact and oral history-based exhibition approaches, and highlights the importance of telling personal stories that connect visitors with local history.

### Innovation Station

The Innovation Station in the Seine Net Loft has been an exciting stop of interest since opening in May 2016. The Innovation Station is an interactive activity area for families which is full of activities and games that challenge visitors to invent, think creatively and innovate to solve problems from the fishing industry’s past and present.

Activities are designed as a collection of kits for a drop-in experience or a school program component that encourages interactive multigenerational learning. They include: You Can Invent Tool!, where visitors are given a maritime product design challenge and then brainstorm ideas to invent a prototype; Buoys, Boats, and Floats, where participants can see and touch examples of how buoys, boats and floats have changed over the last 100 years and then consider ways these products could be reinvented to help support the environment by utilizing recycling methods; and Seine Scavenger Hunt, where families explore the Seine Net Loft exhibits and discover secret compartments within the displays that reveal clues from the marine industry’s past and present.

### Woodworking Programs

In Fall 2016, Britannia staff supported the Britannia Heritage Shipyard Society to offer new woodworking programs such as Introduction to Woodworking, Build Your Own Wine Rack for Women, and Canvas Canoe Restoration. These programs were well received and have strengthened the engagement and confidence of the Britannia Heritage Shipyard Society’s Program Committee as they plan future programs.

### Historic Halloween Ghost Tour

On October 22, visitors participated in a historic ghost tour about the spooky spirits who haunt Britannia’s buildings and docks, complete with unexpected atmospheric special effects. Afterwards, participants made “evil eye” crafts with Branscombe House resident artist Rhonda Weppler. In anticipation of Halloween visitors, Britannia volunteers participated in a pumpkin carving workshop to decorate the site with carved jack-o-lanterns along the boardwalk.

On October 29, a cast of festive, costumed volunteers and staff welcomed over 200 people to trick or treat at the boardwalk’s historic houses for fun, non-edible treats.

### Volunteer Program

In 2016, hundreds of volunteers assisted with special events, public programs, tours and activities at Britannia. Adjustments from last year included shortening volunteer shifts and delivering individual training (instead of group orientations). These changes were made as a result of feedback received from volunteers, and have led to success in both retaining current volunteers and recruiting new volunteers—as shown by volunteer statistics, which show an increase from 417 volunteers who recorded 5,296 hours in 2015, to 466 volunteers who recorded 7,853 hours in 2016.



*Volunteers enjoyed a beautiful morning at the start of their shift during the Richmond Maritime Festival.*

Photo credit: Joel Baziuk

### Filming

Britannia Shipyards was busy with film shoots including *Legends of Tomorrow*, *Once Upon a Time*, *The Man in the High Castle* and *Supernatural* filming on location.

## Cenotaph

Close to 5,000 citizens attended the 2016 Remembrance Day ceremony at the Cenotaph. The hour-long ceremony remembers the sacrifices that veterans have made for our freedom, followed by a minute of silence. Official and unofficial wreath layings take place at the Cenotaph, showing respect for those who sacrificed their lives.

These ceremonies are followed by a free reception in City Hall, which is organized by community volunteers.

Planning for the event starts in the early fall and includes partners in the Royal Canadian Legion and the RCMP.



*The Cenotaph is a three-metre tall Celtic cross monument located near the intersection of No. 3 Road and Granville Avenue, directly in front of Richmond's City Hall.*



## Thank you

Our veterans did not forget about us. Let us not forget about them.

Thank you to everyone in Richmond who took time to reflect, remember and honour those who served, and continue to serve, Canada during times of war, conflict and peace.

A special thank you to those who contributed to Richmond's Remembrance Day services.

### Remembrance Day parade and ceremonies organizing team

Army, Navy and Air Force Veterans in Canada, Unit #284 (Steveston)

Royal Canadian Legion Branch #291 (Richmond)

Richmond Remembrance Day Committee, Matthew McBride, Chair and Master of Ceremonies

Parade Chaplain, Gary Gaudin

Richmond Community Band, Bob Mullet, Director

RC Palmer Choir, Jason de Couto, Director

Piper, Grant Wyenberg

Richmond Funeral Home

### Parade participants

Parade Marshall, Carl Huggins

Deputy Parade Marshall, Scott Edmiston CD and Ward Hindson

Colour Party Commander, William Reid CD

Cenotaph Guard, Sgt. Wayne Lysholm CD

Veterans Platoon, Commander Peter Davis CD

39 Service Battalion

Royal Canadian Sea Cadet Corp 195

Royal Canadian Army Cadet Corp 2947

Royal Canadian Army Cadet Corp 2381

Royal Canadian Air Cadet Corp 655

Royal Canadian Air Cadet Corp 692  
Royal Canadian Air Cadet Corp 609  
Royal Canadian Mounted Police  
Richmond Fire-Rescue  
Canada Border Services Agency  
BC Ambulance Service  
St. John Ambulance Brigade Div. 881c  
Royal Canadian Marine Search and Rescue Station 10 (Richmond)  
Cadet Mass Band

### 6<sup>th</sup> Annual Remembrance Day Reception

Judith Hutson, Organizer  
Remembrance Day Reception Volunteer Team  
Steveston Bakery  
Belle's Bake Shop  
The Diplomat Bakery  
Broadmoor Bakery  
The Butler Did It Catering Co.  
Richmond Youth Honour Choir

### Remembrance Day displays

Friends of the Richmond Archives

### Remembrance Day simulcast

Richmond Media Lab youth

### First aid

St. John Ambulance



2016 Remembrance Day

## London Heritage Farm

### Programs and Tours

The London Heritage Farm Society continued to attract new visitors of all ages in 2016. Fifteen school groups from Richmond and nearby districts attended tours of the heritage farm house and grounds. Many also participated in the Richmond Museum's Food for Thought program.

Other visiting groups included 33 senior groups, as well as private groups, including regular yoga practitioners on the South Lawn, and a group of 15 Syrian refugees.

The Society gave tours and hosted lunch for an all-day Professional Development workshop for teachers at the end of October.

### Tea Room

The Tea Room was open Wednesday through Sunday in July and August, and weekends-only for the remainder of the year. Tea Room decorations and themed teas enhanced the visitor experience, along with homemade baking, jam, sweets, and the site's signature London Lady Tea.



*St. Patrick's Day tea at London Heritage Farm*  
Photo Credit: Philip Lam

### Special Events

In 2016, 33 weddings and other outdoor celebrations—bridal showers, picnics and birthdays—took place on the South Lawn and gazebo area, drawing families and crowds from all over Canada and the globe. Smaller, more formal events were held in the Tea Room, including an 80th birthday party.

New staff, volunteers and students worked in the Tea Room during extended summer hours.

### Christmas Season

Volunteers decorated the farm house with Christmas trees and lights. London Farm also participated in the Festival of Trees at the Gulf of Georgia Cannery, with a "tea cup" themed tree.

### Classics and Collectibles Car Show

On the last weekend in June, 40 cars of different vintages were displayed on the South Lawn bringing 150 visitors to the farm, farm house and tea room.

### Doors Open and Culture Days

Doors Open Richmond attracted approximately 200 visitors. Culture Days was equally successful with many local and international visitors, who stayed for tea and participated in tours of the Farm House.

### London Family Farm Day

London Family Farm Day is the largest annual community event at London Heritage Farm. Live music, pony rides, a petting zoo, the Nylon Zoo, and small bird house and toy building activity animated the event. Entertainment included a musician who played on the London Family piano in the Tea Room.

A number of other community partners helped make the event a hit including the Richmond Pop-Up Library, Richmond Wood Carvers, the Vancouver Lace Club and the Richmond Spinners & Weavers. Well-known Vancouver historian, Ivan Sayers, set up a display of his vintage clothing collection in the parlour.



*Visitors paint garden signs at Family Farm Day.*  
Photo Credit: Philip Lam

### Richmond Food Bank and Food Security Program

The Richmond Food Security Program again harvested fruit from the site's apple, crabapple and pear trees. Despite a shortage of volunteers and an abundance of fruit, they picked a total of 678 pounds of pears to donate to the Richmond Food Bank. This program ensures that the fruit does not go to waste and helps to keep the site tidy.

### Honey and Eggs

The London Heritage's volunteer beekeeper harvested 50 pounds of honey from the Farm's bees in the fall. Some of the honey was blended with an Okanagan honey to create London Heritage Farm's special blend. This popular item was sold in the Gift Shop along with eggs laid by the Farm's chickens.

### Collections Management

London Farm is fortunate to have a dedicated volunteer who attends City-wide Artefacts Collection Committee meetings and oversees all collections work. This year a Young Canada Works in Heritage grant made it possible

to hire a summer student who catalogued all of the previously un-catalogued artefacts in each room of the house, worked on de-accessioning artefacts and assembled disaster response kits.

### Staff Changes

A new administrator was hired in October to replace the previous administrator, who retired after 4.5 years working for the London Heritage Farm Society. The retired administrator is looking forward to volunteering at the Farm.

### Farm House Kitchen Renovations

After closing for the Christmas Holidays, the London Heritage Farm Society brought in a team of hardy volunteers to pack up and clean the kitchen in preparation for renovations in January, 2017.

### Filming

London Heritage Farm was used in a variety of student films and featured in the *Supernatural* television series.



Colourful costume fun at Family Farm Day  
Photo Credit: Philip Lam

## Minoru Chapel

### Restoration

The second phase of the Minoru Chapel restoration project was completed in consultation with heritage architects. The work included installing new light fixtures, improving accessibility in the public washroom, assessing the original fir flooring, uncovering original wood wainscoting, designing a new accessible ramp and enhancing the landscaping.

The third and final phase of restoration work will begin in 2017. It will include planning for the installation of a sub-floor to ensure the ongoing preservation of the fir flooring, and assessing the doors and wood siding of the building for damage and rot.

### Weddings/Events

Minoru Chapel hosted 58 weddings and eight special occasion rentals.

### Filming

Minoru Chapel was once again a popular site for filming TV commercials and the sitcom *Impastor*.



*Filming at Minoru Chapel*

## Richmond Museum

### Exhibitions

#### *Leave Your Mark—Wang Duo: Calligrapher for the Ages*

**(December 1, 2016–May 8, 2017)**

The second phase of *Leave Your Mark—Wang Duo: Calligrapher for the Ages* took a bold step in a new direction. The development of this exhibition was built on strong new relationships with local partners and a Chinese museum.

The Richmond Museum was able to borrow unique works of art and artefacts from the Wang Duo Calligraphy Museum in Henan, China thanks to a new partnership with the Canada Multicultural and Arts Exchange Association. Many of the borrowed works of art have never been displayed outside China before. The loans, and the new exhibit, focus on the legacy left by Wang Duo, a famed Chinese calligrapher from Henan, China. He

lived from 1592-1652 during the fall of the Han Chinese-ruled Ming dynasty (1368-1644) and the founding of the Manchu-ruled Qing dynasty (1644-1911). Likely influenced by these difficult times, his calligraphy is revered for its unique, vigorous and emotional style.

Local partners included the Richmond Chinese Calligraphy and Painting Club, who generously provided their expertise and loaned prized objects. The calligraphy on the entry panel to the exhibition was created by Club member, King Li. These Chinese characters spell out Wang Duo's name in traditional Chinese characters.

The Calligraphy Club is not alone in its love for beautiful calligraphy. Walking through the exhibition, visitors are frequently treated to the ephemeral gifts left at the writing stations, where other visitors have written characters in water that slowly evaporates before their eyes.



*Leave Your Mark—Wang Duo: Calligrapher for the Ages is open until June 4, 2017.*

### *Leave Your Mark*

**(June 23–September 26, 2016)**

The Richmond Museum's *Leave Your Mark* exhibition revealed how people from the past have created the Richmond we know today, one legacy at a time.

The exhibition celebrated some of these profound and timeless legacies. In the 1990s, Richmond residents banded together to protest the development of the Terra Nova area. The result of this activism was the creation of Terra Nova Rural Park, a 63-acre nature area that includes heritage buildings, a community garden, a demonstration garden, and an excellent habitat for birds and other wildlife.

Thanks to visionary leaders and dedicated volunteers, our city also has an extraordinary collection of artefacts and cultural heritage sites, ranging from Britannia Shipyards National Historic Site to London Heritage Farm and Branscombe House.

Over time, evolving technologies have provided more opportunities to leave different types of legacies—shifting from calligraphy brushes to computers, and from player pianos to iPhones.

The Museum's many donors have left their legacies by donating Richmond-related objects to the City's collection. Wonderful, and sometimes unusual, objects left for posterity range from family portraits to *Richmond Review* printing plates, teacups and World War I medals, and even an egg painted with the City of Richmond's coat of arms.

Museum visitors took an opportunity to leave their marks using the Museum's interactive exhibits: they added favourite landmarks to the map of Richmond, scrawled messages on the graffiti wall and posted self-portraits on social media, using the Museum's hashtag.



*A visitor contemplates the workings of the Mergenthaler linotype typesetting machine.*



*A young visitor leaves her mark in the Discovery Area.*



## 2016 Heritage Update

### *Open for Business*

**(November 10, 2015 – May 29, 2016)**

The Richmond Museum's exhibition, *Open for Business*, explored how small businesses have built our community and, in turn, how we support small businesses.

The exhibit reached back in history to tell the stories of business owners who have dared to succeed, evolve and innovate. An excellent example at the turn of the 20<sup>th</sup> century is Hong Wo General Store owner Ling Chung Lam. He created a checklist for customers so they would not forget any necessities when heading out to sea. He also ensured that his business was easily accessible from both land and the Fraser River, so fishermen and landlubbers alike could conveniently purchase their supplies at his store.

Key artefacts were employed to inspire curiosity and promote inquiry. Museum visitors proved especially enthusiastic when exploring a Mad Men-style office from the 1950s and a powder-blue, mid-century dental chair owned by twin brother dentists who owned a practice on Gilbert Road.

The Museum worked with many community members, including Jada Bal, a nine year old who designs greeting cards and then donates half of her profits to the Children's Hospital. Other exhibition participants were just as remarkable. Young innovators Tony Yu and Mikaella Go had literally braved the Dragon's Den on CBC television with their new Nanotips product, which can be added to the fingertips of smartphone users' gloves, allowing them to use their equipment in freezing temperatures. Beekeeper Brian Campbell made a vital contribution to our community's environment, ensuring that healthy bees are here to pollinate our food crops.

The Discovery Area featured hands-on fun for our younger visitors with activities ranging from playing in an old-time general store to a huge Boom and Bust game modelled after Snakes and Ladders. Other visitors used vintage typewriters to leave their thoughts about current issues.



*The powder-blue dental chair in the Open for Business exhibition brought back memories for many visitors.*  
Photo credit: Lance Blomgren

## Outreach Exhibits

### **Spring Break Camp Exhibit: Richmond Cultural Centre**

March 17, 2016–August 23, 2016

### **Spring Break Camp Exhibit: City Hall**

March 24, 2016–August 17, 2016

### **Vic Sharman— Community Motormen: Steveston Interurban Tram Building**

April 8, 2016–September 15, 2016

### **Ages of Accessories: Steveston Museum**

May 19, 2016–December 3, 2016

### **Leave Your Mark: City Hall**

August 17, 2016–December 5, 2016

### **Scouts: Richmond Cultural Centre**

August 23, 2016–2017

### **Remembrance Day: City Hall**

November 8, 2016–November 16, 2016

### **Mayor's Gifts: City Hall**

November 16, 2016–2017

### **End of the Interurbans: Steveston Interurban Tram Building**

October 24, 2016–2017

### **Baking Memories: Steveston Museum**

December 3, 2015–September 30, 2016

### **Leave Your Mark—Wang Duo: Calligrapher for the Ages: City Hall**

December 6, 2016–2017



*An outreach exhibit about the Richmond Scouts was installed in the Richmond Cultural Centre.*

## Educational Programming

### School Programs

The Museum offered exciting and popular curriculum-based field trips and education kits that encouraged students to explore local history while developing inquiry skills. The Museum also hosted the annual Richmond Regional Heritage Fair and offers free school tours of its exhibitions. In 2016, 2,499 students engaged in these programs.

The Museum lead a collaborative effort to promote learning resources offered across Richmond's museums and heritage sites. At an annual professional development workshop for teachers, the Museum partnered with London Heritage Farm to feature programs and learning tools that tell Richmond's diverse stories of community-building.



*Teachers discover new ways to teach local history at the annual Professional Development Workshop coordinated by the Richmond Museum and hosted by a different Richmond museum or heritage site each year.*



*Students from Quilchena Elementary School use stop-motion animation to explore the history of transportation in Richmond and the historical significance of the Steveston Interurban Tram.*

### Children's Programs

Children and youth had fun at the Museum during Spring Break and summer vacation. Participants engaged with local history and museology through interactive activities and field trips. A creative group of students curated an exhibit, learning how to handle and care for artefacts.



*Children slipped on white gloves to curate an exhibit for public display at Richmond City Hall during the Richmond Museum's Junior Curators Spring Break Camp.*



*Children deciphered clues about a mystery from Richmond's past during the Richmond Museum's Time Travel Detectives Daycamp—a fun-filled way to learn about local history and explore Richmond's heritage.*

### Volunteers

The Museum is thankful for its team of enthusiastic volunteers who generously offered their time to help with exhibit installation, programs and special events. In 2016, 106 volunteers contributed 2,747 hours.



*Richmond Museum volunteer Emily Friesen helps catalogue artefacts during the installation of the Leave Your Mark exhibition.*

### Arts Internship Program

The Richmond Museum partnered with UBC Faculty of Arts to offer two internship positions, Curatorial Assistant and Museum Assistant, for post-secondary students interested in pursuing a career in museums or related fields. In return, interns had exceptional opportunities to work directly with artefacts in a community museum collection and alongside museum, cultural and education professionals. This was invaluable experience for those wishing to build relationships and pursue a career in the museum or heritage sector.



*Museum Assistant Intern Sheryl Lim demonstrates interactive features of the Richmond Museum website during the Richmond Museum's Website Launch in March 2016.*

### Community Field Experience

The Museum partnered with the UBC Faculty of Education to offer Community Field Experience placements, which provide teacher candidates with the opportunity to participate in educational settings in alternative contexts. Teacher candidates had the opportunity to expand their concept of potential learning sites and educational community connections. In 2016, the Museum hosted two elementary and two secondary teacher candidates.

## Public Programming

### Web Launch

**March 10, 2016**

Two online web platforms were launched to offer new ways of engaging with the Richmond Museum. The online collection offers searchable access to over 2,000 of the 20,000 artefacts in the City of Richmond collection, while the Richmond Museum Society website offers quick and easy access to essential information about Museum exhibitions, collections, school programs and special events.



*Visitors were given hands-on demonstrations of both the collections database and the new Richmond Museum website.*

### Eating Across Richmond

**July 9, 2016**

Participants discovered the city's rich history through stories about food on a bus tour through Ling Yen Mountain Temple, Britannia Shipyards, Gulf of Georgia Cannery and the Golden Village. This exclusive post-conference tour was offered to International Society for the Study of Chinese Overseas (ISSCO) Conference attendees in July 2016.



*The Eating Across Richmond tour ended with a sample of roast pork from the legendary Parker Place Meat & BBQ, where Program Facilitator Dominique Bautista shared the intriguing, and at times controversial, history behind Chinese BBQ meats in British Columbia.*

### Artist in Residence—Artefacts and Watercolours

**June 2016**

The Richmond Museum worked with artist-in-residence, Rhonda Wepler, to deliver a program that combined watercolour painting with artefacts from Richmond's past. Community members selected an artefact that they wanted to paint from the City's collection. These paintings were later displayed in the Richmond Cultural Centre.



*A community member chose a toy bug from the City of Richmond Artefact Collection to paint.*

Photo Credit: Rhonda Wepler

### Culture Days: Curious About Curators

**September 25, 2016**

The City's curatorial collections staff showed visitors the art and science of cataloguing and caring for artefacts.



*Assistant Curator Camille Owens carefully examines and catalogues a meccano set.*

### Antique Identification Program

**November 6, 2016**

Ever wonder where your antique heirlooms or vintage treasures come from and what they are worth? The Museum offered an opportunity for community members to ask experts about their treasures. Visitors brought in a variety of objects including ceramics, art and household objects.



*Appraiser, Jane Harris examines a beer stein.*



*Community members show their family treasures.*

### Map the City

**November 15, 2016**

This program explored Richmond's changing landscape with the goal of identifying our community's best-loved landmarks—and how they have changed over time.

### Exhibition Tours

Tours of current exhibitions were provided for ESL learners and new Canadians.

## Collections Management

### New Acquisitions

In 2016, the Richmond Museum accepted 140 artefacts, which were added to the Olympic Collection and 554 artefacts, which were added to the permanent collection.

Artefacts new to the Permanent Collection and Olympic Collection included Lulu Island Motors business cards, BC Electric car and bus passes from the 1940s, a series of Calgary '88 Olympic prints, a camp blanket and uniforms that span the history of the Girl Guides in Richmond, horse racing gear from a local family who raced horses at Lansdowne Track and mid-century modern furniture from a Richmond home.

Donations increased in 2016 as many residents in the community are downsizing their houses and have become aware of the need to preserve the City's history.



*Calgary Winter Olympics Print, 1988*



*Lulu Island Motors business card from the 1940s*

### City-Wide Artefact Collections Committee

City-owned museums and heritage sites—Britannia Heritage Shipyard Society, London Heritage Farm Society, Richmond Museum Society and Steveston Historical Society—meet every two months to coordinate the management of the City's artefact collections. The Gulf of Georgia Cannery's Collection's Manager also participates in these meetings.

In 2016, the Committee focused on discussions about de-accessioning, and the role of collection reviews and rationalizations in community museums and heritage sites.

The Committee organized a best practice trip to Burnaby Village Museum to learn how other cities and groups manage their artefacts, and what successes and challenges they faced during collection reviews.



*Members of the Collections Committee learn about best practices in collections care and management at Burnaby Village Museum.*

## Artefact Storage Warehouse Tours

Tours of the City's primary artefact storage warehouse on River Road were offered during 2016. These tours gave community members and Spring Break and Summer Camp participants access to the City's material culture and opportunities to learn about how the City cares for and manages its artefact collection.

## Publications

### Mouth of the Fraser

The biannual *Mouth of the Fraser* communicates a broad range of heritage stories to the community. Contributors write stories about a diverse set of heritage-related topics, events and happenings from tram restoration to oral history programs.

The Museum currently prints 300 copies of the newsletter and has made strides to go green by offering subscribers the option to switch to a digital version of the newsletter. The newsletter is also available online.

## Oral Histories

The Richmond Museum continues to document the history of our community through oral history interviews. Seven oral histories were conducted with a diverse group of individuals in 2016. The Richmond Museum will use excerpts in educational and interpretive programs and projects, from formal school programs to informal workshops and day camps, and from exhibitions to online interpretation.

## History of Richmond Video Project

The Richmond Museum is working to update a 1994 documentary film, *Richmond: A Connection from the Past, Window to the Future*. As part of this project, the history of Richmond will be told in a series of short videos that can be used in the Museum's programming, online and in exhibitions. When the multi-year project is complete, users will be able to watch a series of short video clips about their city's history. The Museum's goal is to complement temporary exhibits in the gallery and inspire a wider audience to learn more about our community and its history.

**Mouth of the Fraser**  
FALL 2016 | Published by the Richmond Heritage Commission and the Richmond Museum

**LEAVE YOUR MARK**  
Legacies for the Future

~ The Richmond Museum's Leave Your Mark exhibition opened June 23, 2016.

**LEAVE YOUR MARK**

**Sheila Hill**  
Do you have plans to leave a legacy for the future? What will your legacy be?

The Richmond Museum's new exhibition, *Leave Your Mark*, reveals the wonderful, and sometimes unusual, objects people have left for posterity from family portraits to letters, teacups and diaries, and even an egg painted with the City of Richmond's coat of arms.

Some of the most profound legacies are timeless. In the 1990s, Richmond residents banded together to protest the development of the Terra Nova area. The result of this activism was the creation of Terra Nova Rural Park, a 63-acre nature area that includes heritage buildings, a community garden, a demonstration garden, and an excellent habitat for birds and other wildlife.

Thanks to visionary leaders and dedicated volunteers, our city also has an extraordinary collection of artefacts and cultural heritage sites, ranging from Britannia Shipyards National Historic Site to London Heritage Farm and Branscombe House.

Museum donors have contributed by leaving their legacies to us when they donate Richmond-related objects to the City's collection. These vary from *Richmond Review* printing plates to World War I medals, and from a horse-hoof ink well to hand-stitched quilts and Valentine's Day cards. Over time, evolving technologies have provided a larger range of choices about what we leave – shifting from calligraphy brushes to computers, and from player pianos to iPhones.

Take a few moments to visit the exhibit and add your favourite landmark to the map of Richmond, scrawl your mark on the graffiti wall or post a self-portrait on social media, using the Museum's hashtag #LeaveYourMarkRM. We look forward to seeing you *Leave Your Mark* at the Richmond Museum.

~ A young visitor makes her mark in the Richmond Museum by sharing the legacy she plans to leave.

PAGE 1 | City of Richmond Heritage News

*Mouth of the Fraser*

## Steveston Interurban Tram Building

The Steveston Interurban Tram Building celebrated its third full year in operation. More than 34,000 people visited Interurban Tramcar 1220 in 2016. To date, almost 150,000 people have visited since its opening in May 2013.



*The Interurban Tram building*

### Public Programming

#### Doors Open Richmond

The Interurban Tram was one of the most popular sites during the Doors Open Richmond weekend. Almost 1,000 visitors explored Tramcar 1220, enjoying crafts and discussing the Tramcar's restoration with an expert.



*Youngsters and volunteers enjoy creating conductor hats at the Interurban Tram during Doors Open.*

Photo Credit: Grant McMillan

#### Canada Day

The Interurban Tram is near the centre of Steveston's famous Canada Day Salmon Festival. The Tram building welcomed 2,288 visitors on July 1; many participated in crafts and rail history provided by staff and volunteers.

#### All Aboard!

The third annual All Aboard! event on August 6 celebrated transportation in Richmond, past and present. Entertainment for a record 1,588 visitors included live music, vendors and vehicles. Vendors included the HUB cycling network, which provided information about different ways to travel around Richmond and the RCMP who offered free bike registration. The Fraser Valley Heritage Railway Society offered photo opportunities on a rail speeder (a small vehicle to inspect rail lines) and the Transit Museum parked a 1950s vintage bus nearby for visitors to climb aboard and enjoy a nostalgic journey back to the past.



*Visitors to All Aboard! climb on the Speeder, a small rail vehicle once used to inspect rail lines.*

#### Teddy Bears Picnic

The third annual Teddy Bears Picnic proved wildly popular with over 1,000 children, adults and their teddy bears converging on Steveston Park and the Interurban Tram Building on August 20. Staff and volunteers from the Tram and Steveston Community Centre offered a variety of teddy bear-related activities from games, crafts and face painting to fortune telling, first aid and best friend certificates. Jack and Rusty, a father and son clown team, were a huge hit with their balloon animals. Local shops donated prizes for a free raffle and the day ended with a long parade of children and their teddy bears around Steveston Park.

### Culture Days

Cold, rainy weather resulted in lower than expected Culture Days attendance at the Interurban Tram. The 59 visitors who braved inclement conditions on Sunday, October 1 enjoyed special tours and activities offered by staff and three volunteers.



*Culture Days visitors had a hands-on opportunity to explore Tram-related objects.*

### Winter Tram

Due to restoration work, the popular annual holiday tradition of the Winter Tram was on hiatus for 2016. It will be back in full force in December 2017.

### Volunteers

The Interurban Tram's special events could not take place without the hard work of volunteers. In 2016, 34 volunteers greatly contributed in making the Tram's events a success by donating a total of 166 hours of their time.

### School Programming

During 2016, all school programs at the Interurban Tram were suspended to accommodate restoration work. Staff plan to offer school programs again starting January 2018.

### Interurban Tram Conservation and Restoration

Restoration of the Tram Car began in 2016 with professional industrial movers lifting the Tram Car to relocate the trucks (undercarriages) to each end of the Tram Building. The bottom of the car and trucks were then carefully cleaned, and hazardous materials (lead paint and asbestos) were removed. An assessment of the truck parts was also completed, and replacement parts were acquired or built. The trucks were then painted.

While work on the trucks took place, the Restoration Team in partnership with City electricians and carpenters, created a plan to remove the interior ceiling of the car and restore the electrical system which enabled the interior lights, headlight and destination rolls to light up.

This restoration work will be followed by exterior restoration of the roof, car body and interior finishes. The restoration process will be guided by conservation procedures to ensure that character-defining elements of the Tram Car are preserved.



*Pro-Tech Industrial Movers slowly lifted the car.*



*The trucks were painted with marine quality paint to ensure that they do not rust or deteriorate.*



*A new wooden plate was installed to balance the car when it is moved back into the trucks.*



# Steveston Museum

## Nikkei Stories of Steveston

The *Nikkei Stories of Steveston* project was launched in 2016. This project brings to life the experiences of Steveston's Japanese Canadians through online videos, interpretive street signs, a walking tour brochure and the City of Richmond's App. Telling these stories ensures that history of Steveston's Japanese Canadians lives on, including their vital role in the fishing industry and the story of their internment.

The *Nikkei Stories of Steveston* were formally launched in February 2016. Ten short videos tell the stories of the people, places and events relevant to the social, economic and cultural life of the Japanese Canadian community in Steveston. Each video combines poignant storytelling with rarely seen archival photographs. These videos, the *Nikkei Stories of Steveston* videos are also available online at <http://nikkeistories.com/#videos>.

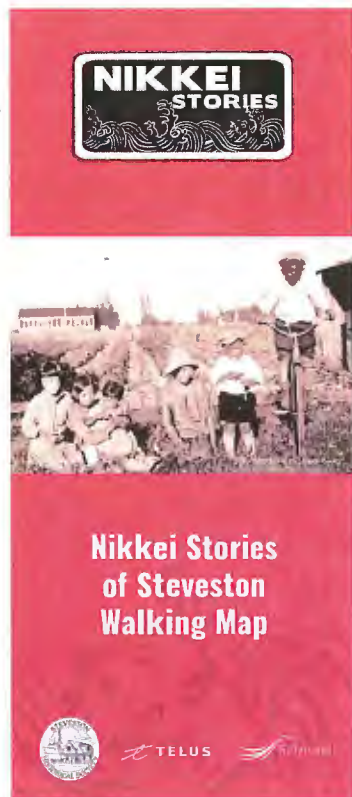
In February 2016, ten interpretive signs were installed on the streets of Steveston, showing where important stories in Japanese Canadian history took place. Each sign provides a link to the Internet for smartphone users, directing them to a video about that specific story.

These stories were also brought to life on the City of Richmond's App, with ten sites each of which includes a link to the videos and additional historical information about the story and the site.

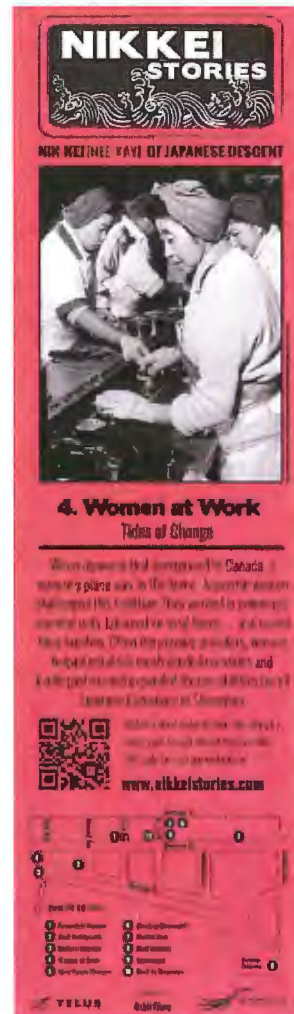
A self-guided walking tour brochure was also developed to provide additional information for visitors.

The *Nikkei Stories of Steveston* was produced by Orbit Films Inc., a Vancouver-based film and new media production company under the guidance of the Steveston Historical Society.

The *Nikkei Stories* received a Heritage Education and Awareness Honour Award from Heritage BC.



*This Nikkei Stories Walking Tour Brochure allows visitors to take a "guided" tour of the Japanese Canadian story in Steveston.*



*This Nikkei Stories of Steveston sign and nine others can now be seen on Steveston's streets.*

## Public Programming

### Town Square Park Opening

After more than a year of planning and upgrades by the Parks Department, Town Square Park adjacent to the Steveston Museum was opened on October 30. The Park has both English and Japanese-inspired elements, including a *suikinkutsu* water feature that produces a beautifully resonant sound. Mayor Malcolm Brodie presided over the opening, which was attended by dignitaries from Wakayama Prefecture. A cherry tree was planted in the park by the Mayor and members of the Japanese delegation.

Despite the Town Square Park being upgraded for the first half of 2016, a number of special events still took place in and around the Museum and Park.



*Mayor Malcolm Brodie welcomes dignitaries and guests to the opening of Town Square Park.*



*Illuminated by festive lights, Town Square Park glittered in the winter snowfall.*

### Doors Open Richmond 2016

Beneath sunny skies on June 4 and 5, 14 volunteers and staff welcomed 506 visitors to the Steveston Museum and Town Square Park. Visitors enjoyed Japanese crafts and took home a small biodegradable plant pot with a marigold seed to plant in their gardens.



*Visitors during Doors Open explore one of the Museum's exhibitions.*

Photo Credit: Tharaka Mapalagama

### Canada Day

Steveston Museum's Canada Day festivities proved very popular during the Steveston Salmon Festival parade. Hundreds of Canadian flag tattoos were applied to the willing arms, legs and even faces of 802 visitors to Town Square Park. Over 100 Japanese-style fish prints were produced by people seeking a fun and creative activity in the shade of the Museum's newly upgraded park.

### Culture Days

A record 44 visitors turned up for the guided historical tours of Steveston Village offered for free on September 30 and October 1. Participants were the first to experience the Steveston Museum's updated *Murder, Mayhem and Morality in Old Steveston*, and *Steveston Stories* tours.

The Steveston Museum also delivered walking tour programs to 75 students during the year, plus provided two information-filled walking tours to 32 adults.



*Visitors begin their exploration of Steveston during a Culture Days *Murder, Mayhem and Morality* walking tour.*

## 2016 Heritage Update

### Colouring Competitions

In 2016, the Steveston Museum partnered with the Splash Toy Shop and the Candy Dish to present three colouring competitions. These competitions attracted 135 vibrant entries from children aged one to 13.

### Volunteers

Steveston Museum's special events were successful thanks in a large part to 20 dedicated volunteers who contributed 247 hours in 2016.

### Educational Programming

The Museum unveiled a new school program, The Nikkei Return, aimed at Grades 4 to 6. Designed to meet the history inquiry learning outcomes of the new BC school curriculum, this new program explores the real life experiences of local Steveston Japanese Canadian residents during and after internment. Three pilot program classes provided invaluable feedback and the program had its first booking in November.



*Students investigate historical text and objects in the Nikkei Return school program.*



*A kaleidoscope of colourful drawings was entered in the spring colouring contest.*

## Olympic Experience at the Richmond Olympic Oval

The Olympic Experience (ROX), located at the Richmond Olympic Oval, completed its first full year of operations. The ROX is an inspirational and highly interactive experience with an impressive and vast display of Olympic, Paralympic and sport exhibits and artefacts. Exhibits showcase Richmond's Olympic journey and contribution to making the 2010 Olympic Winter Games successful, rekindle memories of the 2010 Games, celebrate Olympism and the Olympic and Movement by looking back over the 120 years of the Modern Olympic Games and highlight the rich sporting history of Richmond.

The ROX attracted over 19,000 visitors in 2016, which exceeded business plan projections, and 105 volunteers contributed over 10,100 hours of service.

Exhibit highlights include a set of Olympic Torches dating back to 1936, a collection of Olympic medals which include a rare wrestling medal from the 1924 Paris Games, a collection of Olympic sporting equipment through the ages, a collection of artefacts from the 2010 Games Opening Ceremonies and celebrations, and numerous other Olympic, Paralympic and sport artefacts that each tell a unique story.

### Richmond Sports Wall of Fame

In November 2016, a special celebration took place to induct the newest members of the Richmond Sports Wall of Fame located at the Richmond Olympic Oval. Each inductee had a significant Richmond contribution or achievement in sport. Added members included inductees to the following categories: (3) Pioneer category; (6) Builder category; (2) Special Achievement category; (3) Athlete category; (2) Masters Athlete category; and (1) Team category.

### History of Sport in Richmond

A History of Sport in Richmond exhibit highlighting Richmond's rich sporting history includes artefacts from the City of Richmond Collection and others borrowed from members of the community. The exhibit focusses on some of the sports that helped shape Richmond's development.



*Young visitors enjoy the Evolution of Equipment exhibit.*

## City of Richmond Archives – City Clerk’s Office

The City of Richmond Archives is the official repository for the records of the City of Richmond’s municipal government. The Archives also acquires records through donation from individuals, families, organizations and private companies.

### Users of the Archives

There were 1,748 reference requests and visitors to the Archives in 2016. Approximately 30% of research requests originated from City staff. The remainder represented a wide variety of research interests and needs, including local businesses, community groups, environmental and property researchers, public artists, writers, filmmakers, university and high school students, and family historians.



Richmond Museum Spring Break Camp participants visit the Archives, March 16, 2016.

### Holdings of the Archives

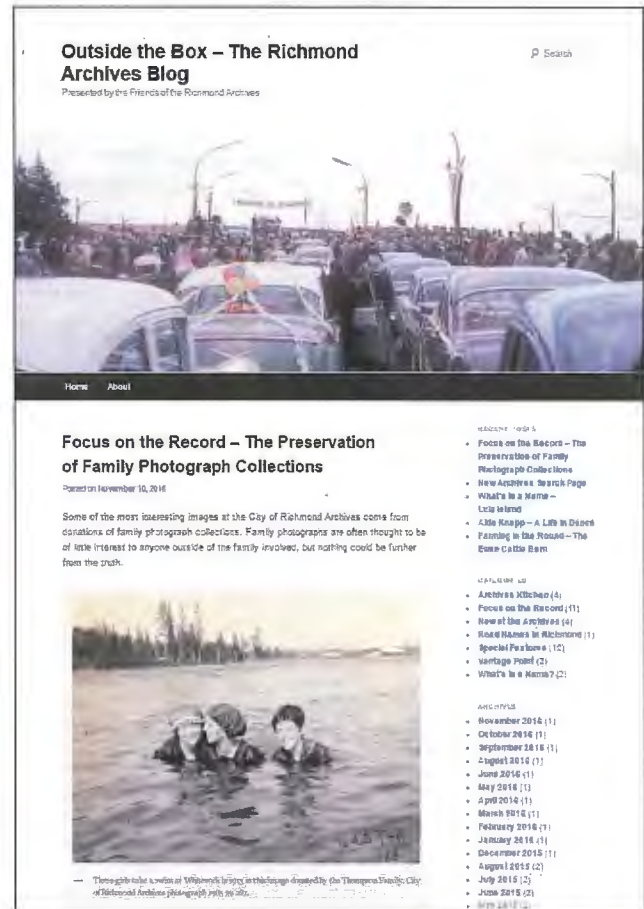
The Archives’ holdings include approximately one kilometre of textual records, 170,000 photographs, 20,000 maps and plans and over 500 sound and moving image recordings. In 2016 the Archives acquired 47 new donations of records from City departments, individuals, companies and community organizations.



Unidentified men having a picnic.  
Photo Credit: City of Richmond Archives, accession # 2016 22, Okano family fonds, acquired in 2016.

### Social Media Program

The Archives’ social media channels on Facebook, YouTube, Historypin and the Blog *Outside the Box* garnered over 20,000 views in 2016. The Archives’ web pages and online search system on the City of Richmond website also had a large number of users.



Friends of the Richmond Archives blog “Outside the Box.”

## Special Projects and Programs in 2016

- Digitization program: over 5,000 images scanned
- Completion of the Database and Web Search Upgrade
- Began the Records Legacy Bylaws Disbinding Conservation Project
- Educational programs: 10 group visits (204 participants)
- Volunteer program with over 2,057 hours of service provided



*Contractor Caitlin Lindsay works on the Records Legacy Bylaws Disbinding Conservation Project, January 11, 2017.*

## The Friends of the Richmond Archives

The Friends of the Richmond Archives is a non-profit society established to promote and support the activities of the City of Richmond Archives. At the end of 2016, the Society had 275 members. During the year, the Friends provided funding and volunteers for projects and programs at the Archives, organized the annual Archives Tea, and carried out a Community Exhibit program. They participated in various community events, including the Steveston Salmon Festival and the Remembrance Day reception at City Hall.



*Friends of the Richmond Archives President Barbara Williams is shown with Gilmore Elementary School student Graham Jiang at the Remembrance Day exhibit at City Hall reception.*

## Heritage Program – Policy Planning Department

### Heritage Program – Policy Planning and Development Applications

The Heritage Program in the Policy Planning Department (PPD) is responsible for heritage policy in the *Official Community Plan* and neighbourhood plans, as well as processing applications within Steveston Village Heritage Conservation Area (HCA) including exterior changes to heritage properties and new development.

Council approved several rezoning applications in Steveston Village in 2016, including two relatively large residential commercial mixed-use infill developments on the former “Rod’s Building Supplies” site and the properties to the east of the 1890s Methodist/United Church.

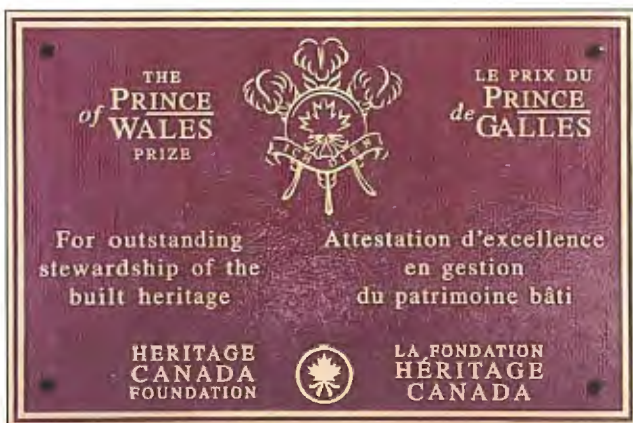
Policy Planning is reviewing heritage- and design-related policies and guidelines in the Steveston Area Plan to make improvements in response to community comments, and PPD is continuing to collaborate with cultural planning on the *Steveston Public Art Plan*.

The heritage planner was honoured to attend the National Trust for Canada conference in Hamilton, Ontario, in October, including the awards gala, where the City was awarded the prestigious Prince of Wales Prize for Municipal Leadership in Heritage Conservation. At the conference, staff co-led the National Forum on Heritage Planning and gave a presentation on Burkeville as a cultural landscape in a session on “Historic Districts.”

### Richmond Heritage Commission

Policy Planning is the department that provides a staff liaison, the heritage planner, to the Richmond Heritage Commission. The Heritage Commission is an official advisory committee to Council with the mandate to provide advice on heritage-related matters, including plans, policies, and applications. Also the Commission provides leadership for the annual Richmond Heritage Awards, and partners with and supports community groups and non-profit societies, such as the Richmond Museum Society, Heritage Fairs and Doors Open.

In 2016 the Commission was pleased to present two awards. Christine Wong, a teacher, was recognized for her long-standing volunteer commitment to Heritage Fairs and Orbit Films for *Nikkei Stories* was recognized for a documentary series which includes ten short films on Japanese Canadians in Steveston. The Heritage Commission also sponsored the Richmond Regional Heritage Fair and Doors Open, and, for the first time, had a booth at the opening night of Doors Open. Finally, RHC continues to contribute to each issue of the *Mouth of the Fraser* newsletter.



*The City of Richmond was awarded the Prince of Wales Prize for Municipal Heritage Leadership in 2016.*

## Heritage in Parks

Richmond is home to more than 120 parks with a wide variety of unique settings that celebrate the City's rich natural and cultural heritage. As Richmond continues to grow and become an increasingly urban community, the preservation of our agricultural, maritime and natural history in parks becomes increasingly important.

Ships to Shore is a signature annual event that celebrates our maritime history. In 2016, this annual three-day event attracted an estimated 45,000 visitors to the shores of Imperial Landing.

Sixteen boats were at the docks of Imperial Landing and Britannia Shipyards including the *Adventuress*, the *Thane*, the Royal Canadian Navy, the *Oriole* and the *Martha*, to name a few. A water shuttle transported visitors to and from Britannia Shipyards National Historic Site and Imperial Landing where kayak, rowing and dragon boat demonstrations took place. A dock side area highlighted wooden boats and a fi reworks sail also proved very popular. The entire boardwalk was animated with entertainment including a Chalk the Boardwalk, main stage performances, food trucks, Speaker Series, Children's Cove activity area and a community booth area, which provided a lively connection between the Salmon Festival grounds, Imperial Landing and the Village.

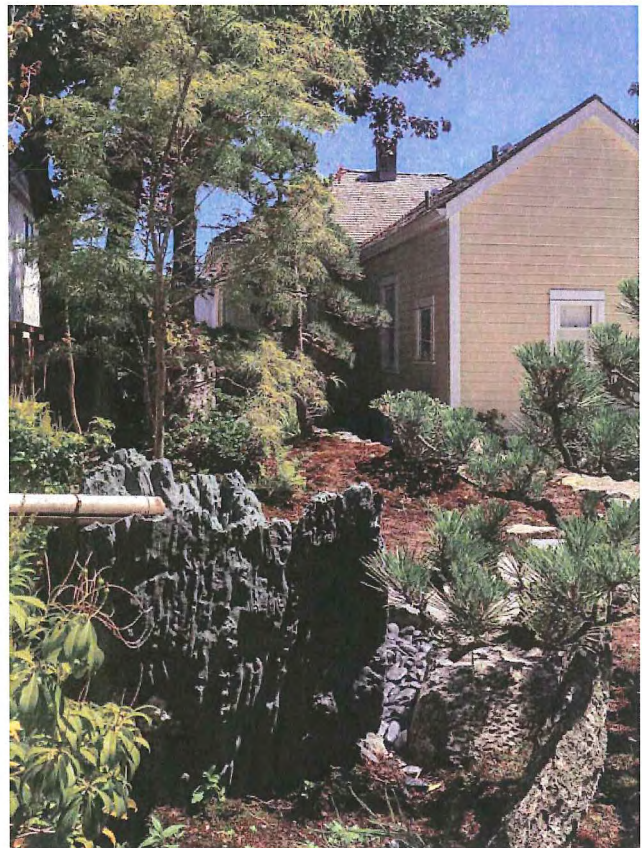
Community partners included the Steveston Community Society, Britannia Heritage Shipyards Society, Dragon Boat BC and the Steveston Harbour Authority.

### Steveston Town Square Park

The newly renovated Steveston Town Square Park, located in the heart of Steveston Village at First Avenue and Moncton Street, opened to the public in May 2016 and has already become a well-used outdoor gathering space for local residents and visitors.

Redevelopment of the park was initiated by the desire to tie together the existing Steveston Museum, which operates out of the converted Northern Bank building, with its new addition, the recently relocated Japanese Fishermen's Benevolent Society Building. With the co-location of these important heritage buildings, there was also an opportunity to provide outdoor programming space in the Town Square. The redesigned park includes a series of adaptable spaces that can accommodate year-round activities and events such as school field trips, a scenic location for taking wedding photos and community gatherings.

Perhaps the most striking feature of the Town Square is the *suikinkutsu*, made from a stone basin sourced from Wakayama City, Richmond's sister city in Japan and the home of Steveston's first Japanese settlers. This feature can be found in the secluded north edge of the park. The *suikinkutsu*, a Japanese-style feature that amplifies the sound of water drops falling on it, speaks to the sacred nature of a secluded garden corner and provides a punctuation point for this quiet contemplative spot in the square garden.



*The suikinkutsu stone basin in the new Town Square in Steveston was sourced from Wakayama City.*



## Gulf of Georgia Cannery National Historic Site

Owned by Parks Canada and operated by the Gulf of Georgia Cannery Society, the Gulf of Georgia Cannery National Historic Site is a highlight attraction in Steveston that provides a rich interpretation of Canada's West Coast fishing industry.

The Cannery had another great year in 2016, with over 55,000 visitors attending. Included among these visitors are community groups and schools that wish to learn more about West Coast fishing. In 2016, the Cannery broke its own record with 325 groups from around the Lower Mainland attending. Of these groups, 68 schools and organizations came from Richmond. Elementary schools make up the largest portion with programs about the multicultural aspect of BC's fishing and First Nations fishing methods being among the most popular. The Cannery also offers programming for pre-schools, girl guides, seniors groups and English learner classes.

In 2016, the Society produced the feature exhibit *Women on the Homefront: Women's Contributions During WWII*. On display until Spring 2017, this exhibit highlights the contributions of the women of Canada who harvested crops, kept factories running, looked after the children, and raised money for the war. Using newspaper articles, propaganda posters and magazine advertisements,

*Women on the Homefront* specially examines women's roles at the Gulf of Georgia Cannery and the creative ways local women saved resources for the war effort inside their homes.

In addition to producing programming and exhibits, the Society maintains a large collection of fishing-related artefacts and archival materials. In 2016, this collection got a boost when the Society renewed its efforts to actively collect stories from people who played a role in BC's industry. With support from the Government of Canada's New Horizons for Seniors Program, the Society trained a team of volunteer interviewers to speak to seniors who fished commercially, worked in a cannery, or otherwise played a role in the fishing industry. These interviews will be digitally recorded and made available to the public through a new online database in Spring 2017. This project is the start of an ongoing oral history collection with interviews added to the online database regularly going forward.

The Gulf of Georgia Cannery National Historic Site is open every day from 10 am to 5 pm throughout the year. For more information on events and activities, visit [www.gulfofgeorgiacannery.org](http://www.gulfofgeorgiacannery.org) or call 604-664-9009.



*Children learn about the locations of BC's canneries in the Fishy Business program.*  
Photo Credit: Sandra Steie

## Statistics

### Attendance

#### Signature Events

##### Doors Open Richmond

- 12,840 site visits

##### Maritime Festival

- 40,000 site visits

##### World Festival

- 35,000 site visits

### Facilities

#### Britannia Shipyards National Historic Site

- 124,500 total visitation for 2016 (62,200 for programs and 62,300 for signature events: 1,000 Doors Open, 20,000 Ships to Shore, 40,000 Richmond Maritime Festival and 1,300 Culture Days)

#### London Heritage Farm

- 8,778 visitors

#### Richmond Museum

- 34,633 visitors

#### Steveston Interurban Tram Building

- 5,942 visitors

#### Steveston Museum and Tourism Richmond's Visitor Centre

- 37,307 visitors

### Volunteers

#### Signature Events

##### Doors Open Richmond

- 172 volunteers contributed 995 volunteer hours

##### Maritime Festival

- 128 volunteers contributed 1,359 hours

##### Richmond World Festival

- 118 volunteers contributed 1,106.5 volunteer hours

### Facilities

#### Britannia Shipyards National Historic Site

- 7,853 hours were logged during special events, programs and regular operational hours

#### London Heritage Farm

- 75 volunteers contributed 750 volunteer hours

#### Richmond Museum

- 106 volunteers and interns contributed 2,747 hours

#### Steveston Interurban Tram Building

- 34 volunteers contributed 166 volunteer hours

#### Steveston Museum

- 20 volunteers contributed 247 volunteer hours

### Weddings/Special Occasion Rentals

#### Britannia Shipyards National Historic Site

- 114 total rentals (12 weddings, 5 celebrations of life, 2 fundraisers, 2 birthdays, 93 meetings)

#### London Heritage Farm

- 13 weddings, 33 special occasion rentals, 50 film shoots

#### Minoru Chapel

- 58 weddings, 8 special occasion rentals



## City of Richmond

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

Telephone: 604-276-4000

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

**CNCL - 139**



# City of Richmond

## Report to Committee

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

**Date:** March 7, 2017

**From:** Serena Lusk  
Senior Manager, Recreation and Sport Services

**File:** 06-2052-55-01/Vol 01

**Re:** Naming of New Facility – 7191 Granville Avenue

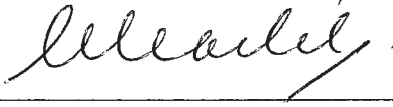
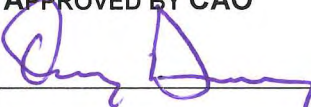
### Staff Recommendation

That the facility at 7191 Granville Avenue, currently under construction, be named Minoru Centre for Active Living.

*FL*  
*Fcd*

Serena Lusk  
Senior Manager, Recreation and Sport Services  
(604-233-3344)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Parks Services	<input checked="" type="checkbox"/>	
Project Development	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>
	<i>SL</i>	

## Staff Report

### Origin

On October 27, 2014, Council approved the Minoru Facility Floor Plan and Preliminary Form/Character for the new innovative multi-purpose facility that will house aquatic and fitness services, senior's services and amenities to support Minoru Park's outdoor sports facilities.

On November 14, 2016, Council approved the Minoru Facility Service Levels, which includes the development of a comprehensive branding strategy and marketing plan in 2017. In order to develop this plan, the name of the facility needs to be confirmed.

The purpose of this report is to recommend the adoption of a name for the facility.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

*6.2. Infrastructure is reflective of and keeping pace with community need.*

### Analysis

#### Background

The facility is under construction and expected to be complete in spring 2018. Located in the heart of Richmond's Minoru Park, the facility includes an array of services, including aquatics, fitness, seniors, food, physiotherapy and sport hosting. The facility will be "A Centre of Excellence for Active Living and Wellness." A branding strategy and marketing plan will be developed early in 2017 and in order to move forward with this plan a name for the facility is required.

#### Policy

Council Policy 2016, Naming of Public Buildings – Parks or Places (Attachment 1) permits the naming of public buildings to include:

*A proposal for naming a public building, park or place, other than in honour of an individual, will be considered if: ...an event or date is significant in the City's history.*

*A proposal for naming "parks and open spaces" may consider the name of the abutting road. Similarly, a public building accommodated on a park, the park name, or the building should relate to each other.*

### Naming Considerations

Prior to identifying potential names for the facility, consideration was given to:

- The guiding principles established for the facility and endorsed by Council on July 28, 2014 (Attachment 2);
- The facility's location within Minoru Park;
- Fit with the names of other facilities within the park and the City;
- Flexibility in relation to the variety of activities that will take place within the facility; and
- Compliance with the Council Policy 2016.

### Naming Options

To address the above naming considerations, the following are options for consideration:

- Minoru Centre for Active Living;
- Richmond Centre for Active Living; and
- Centennial Centre for Active Living.

#### Option 1 – Minoru Centre for Active Living – Recommended Option

Staff recommend that the facility be named, Minoru Centre for Active Living.

The recommended name responds to the naming considerations and is in keeping with the guiding principles established for the facility. Continuing with “Minoru” in the name retains a connection to all of the facilities that this facility replaces, Minoru Place Activity Centre, the Minoru Aquatic Centre and the Minoru Pavilion.

Facilities in Richmond are often named for the activities that one finds within the facility, i.e., the Richmond Ice Centre and the Minoru Aquatic Centre. This new facility offers a variety of activities and Active Living is a term that is inclusive of all of them.

#### Option 2 – Richmond Centre for Active Living

This option responds to the naming considerations and is in keeping with the guiding principles for the facility. Facilities that offer programs and services to serve residents at a city-wide level often have Richmond in the title to signify the level of service provided, i.e., Richmond Ice Centre, the Richmond Library and Cultural Centre. This new facility offers programs and services intended to serve residents from across the City and therefore, Richmond could be an appropriate choice.

The disadvantage with this name and the reason it is not recommended is there may be confusion with the Richmond Centre (shopping mall) which already has a strong identity within the City.

#### Option 3 – Centennial Centre for Active Living

This option responds to the naming considerations and is in keeping with the guiding principles for the facility. The original Centennial Outdoor Pool was built in 1958 and named in recognition of British Columbia's Centennial. This name would provide a connection to the original pool and recognize the history of aquatics in Richmond. However, as this new facility

combines services from three significant facilities in Richmond, a name that provides a connection to all three is felt to be more appropriate.

**Financial Impact**

None.

**Conclusion**

Staff are recommending that the facility at 7191 Granville Avenue be named Minoru Centre for Active Living.



Elizabeth Ayers  
Manager, Community Services Planning and Projects  
(604-247-4669)

- Att. 1: Policy 2016 - Naming Public Buildings – Parks or Places
- 2: Guiding Principles



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: May 12/97

POLICY 2016

File Ref: 2000-00

## NAMING PUBLIC BUILDINGS – PARKS OR PLACES

### POLICY 2016:

It is Council policy that:

The naming of public buildings, parks or places within the City shall be undertaken to:

1. Honour or memorialize individuals, corporations, events, and places that have attained achievements of extraordinary and lasting distinction and contribution to the City, or
2. Pay tribute to an association with an activity or program which is specific to the use of the public building, park, or place.

In all cases, staff will review the proposals/submissions based on the following "Guidelines for Naming", prior to making a recommendation to City Council. The final decision rests with City Council by means of a resolution adopted by majority vote of Council. In the absence of a clear direction or decision from staff, the final decision will be made by Council.

After the final decision on the naming of public facilities, parks and spaces has been made, the City Clerk shall notify all parties affected by, or interested in, such new public buildings, parks or places.





## GUIDELINES FOR NAMING

1. Proposals/submissions for naming a public building, park or place may be received from the public (including residents, community associations and organizations), staff, and corporations.
2. A proposal for naming a public building, park or place in honour of a person who has rendered outstanding service to the City, will be considered. Names of living individuals may be considered, but the use of individual names should be minimized.
3. A proposal for naming a public building, park or place, other than in honour of an individual, will be considered if:
  - an organization has had historical and exceptional ties to the City.
  - an event or date is significant in the City's history.
  - a place has significant meaning for, or ties to, the City.
  - a program, activity, or symbol is pertinent to the life of the City specific to the location and may be used to effectively promote and market the program or activity both within and outside the community.
4. In a proposal for naming "joint sites" between the City and School District, the park and school names should coincide through consultation between the two organizations.
5. A proposal for naming "parks and open spaces" may consider the name of the abutting road. Similarly, a public building accommodated on a park, the park name, or the building, should relate to each other.
6. A proposal for naming a "character area" such as a neighbourhood and/or open space should be designated by names linking persons, events, places or activities with appropriate references to location and activities to be conducted on the site or land form.
7. A proposal for naming a public building or park in recognition of a corporation which has made a significant gift or contribution to the City may be considered.
8. A named facility will retain that name as long as it exists. However, if a name is designated for a facility associated with a specific program or activity and that activity is subsequently changed, the name may be applied to a similarly-used facility, if possible, and if not, to another facility.

(Community Services Division)

# Minoru Recreation Complex

## Guiding Principles:

### 1. BE EXCEPTIONAL



Design and build an extraordinary, innovative and well-functioning centre for aquatics, older adults and community sport development that creates a sense of place and speaks to its surroundings.

### 2. BE SUSTAINABLE

Reflect sustainability principles through all stages of the project:



- **FINANCIAL** - Deliver the project on time and on budget



- **SOCIAL** - Ensure decisions are transparent, responsive to community input and contribute to community development through public engagement



- **ENVIRONMENTAL** - consider options for construction and operations that deliver exceptional energy management and improve and respect the natural environment.

### 3. BE ACCESSIBLE



Prioritize cultural and physical accessibility and ensure spaces/ places are designed with all aspects of accessibility in mind.

### 4. BE "A CENTRE OF EXCELLENCE FOR ACTIVE LIVING AND WELLNESS"



Demonstrate that Richmond is the best place for residents to play, live a long and healthy active life, raise their family and achieve their highest potential by reflecting a 'Sport for Life' model.

### 5. BE SYNERGISTIC



Take advantage of the opportunity to create synergy among users and uses while being sensitive to unique needs. Ensure multi-purpose spaces facilitate excellence and ensure appropriate, dedicated spaces are available where needed.

### 6. BE CONNECTED



Improve the urban realm and respect the history and uses in Minoru Park while integrating public art, transportation, circulation improvements and connections to the outdoors and nature to benefit all visitors to the Civic Precinct.



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee      **Date:** March 14, 2017

**From:** Jane Fernyhough, Director, Arts, Culture and Heritage Services      **File:** 11-7000-09-20-226/Vol 01

Mike Redpath  
Senior Manager, Parks

**Re:** **West Cambie Neighbourhood Park Integrated Landscape Public Art Project Call to Artists**

### Staff Recommendation

1. That the staff report titled, "West Cambie Neighbourhood Park Integrated Landscape Public Art Project Call to Artists," dated March 14, 2017, from the Director of Arts, Culture and Heritage Services and the Senior Manager of Parks, to issue the Artist Call for an artist to work with the Landscape Team for the West Cambie Neighbourhood Park Integrated Landscape Public Art Project be endorsed; and
2. That the General Manager, Community Services, be authorized to enter into a design services contract with the selected artist as part of the West Cambie Neighbourhood Park planning process.

Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)  
Att. 4

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

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

**CNCL - 147**

## Staff Report

### Origin

On November 12, 2013, Council adopted the Alexandra Neighbourhood Public Art Plan in keeping with the goal of the Public Art Program Policy for public art to complement and develop the character of Richmond's diverse neighbourhoods to create distinctive public spaces, which enhance the sense of community, place and civic pride.

In support of the Alexandra Neighborhood Public Art Plan, this report presents, for Council's consideration, the West Cambie Neighbourhood Park Integrated Landscape Public Art Project Call to Artists to select and contract an artist or artist team as part of the West Cambie Neighbourhood Park planning process.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

2.1. *Strong neighbourhoods.*

2.3. *Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

2.4. *Vibrant arts, culture and heritage opportunities.*

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

3.2. *A strong emphasis on physical and urban design.*

### Analysis

#### Alexandra Neighbourhood Public Art Plan

The Alexandra Neighbourhood Public Art Plan, adopted by Council on November 12, 2013, builds on the history and ecology of the Alexandra Neighbourhood of West Cambie. The Public Art Plan identifies themes and opportunities for public art to play a role in achieving a connected community.

#### West Cambie Neighbourhood Park

On December 14, 2015, Council approved the West Cambie Neighbourhood Park Capital Project. This phase of the park development focused on work that includes installation of storm

drainage and underground utilities, completion of a pathway system, first phase implementation of the play environment, landscape planting and installation of site furniture.

West Cambie Neighbourhood Park is a new addition to the open space system that is being developed in the rapidly growing Alexandra neighbourhood of the West Cambie Area adjacent to Richmond's City Centre. The new park complements the existing Talmey, Odlin and Odlinwood Neighbourhood Parks in the adjacent West Cambie areas (Attachments 1 and 2).

Located at 9540 to 9700 Odlin Road, this newly assembled park is approximately six acres of formerly large single-family properties. Remnants of those landscapes remain including ornamental and naturalized plant material. In particular, one property was used as a commercial garden nursery and many trees, including a Sequoiadendron "Redwood" Grove, still exist on the site. The adjacent north and south greenways also retain a combination of introduced and naturalized tree, shrub and grass areas.

The West Cambie Neighbourhood Park will serve as the local green space for surrounding residents and, with the greenways, will play an important role in connecting north to Tomsett Elementary School Park and south to the Garden City Lands, a destination open space being developed for community wellness, agricultural, ecological conservation and connectivity purposes.

#### Design Considerations, Constraints and Opportunities

Artwork designed for the West Cambie Neighbourhood Park will need to consider the use and programming for the new park. As per the 2022 Parks and Open Space Strategy, West Cambie Neighbourhood Park is classified as a neighbourhood park. It is envisioned that this neighbourhood park will be used year-round primarily by local residents for leisure and recreational purposes and by pedestrians/cyclists using the greenway network.

The open area on the eastern side of the park contains a geothermal field which connects to the Alexandra District Energy Utility building located on the northern perimeter. Any art work contemplated must not impact the operation or maintenance of the existing or planned Alexandra District Energy geothermal system.

The site is of significance for Richmond's ecological network as it contains a variety of mature trees, scrub and grassland. These currently form important ecological corridors and foraging grounds for a variety of raptors including barn owls, as well as habitat for other wildlife species.

A landscape team will be retained by the City by late March 2017 to provide expert park design services including:

- site analysis;
- community engagement;
- development of an overall vision and objectives that reflect the site analysis and public engagement results; and
- preparation of a Park Detailed Concept Design for Council approval.

Public consultation on the park design will begin in 2017. Questions about the appropriate types of public art for integration in the park will be included in the public engagement process. The selected artist will work with the landscape team in developing the artwork concept through an innovative collaborative approach.

By involving artists and landscape architects on the design team, there is an opportunity to develop a unique “made in Richmond” project. In particular, the team would need to consider local plant species, soils and drainage conditions, programming for the park, maintenance costs and concerns, and a design that would be of interest to the local community.

The Artist Call seeks an artist or artist team to work with the landscape design team to develop a site-responsive integrated landscape artwork. Examples of integrated landscape art are illustrated in Attachment 3.

### Selection Process for Artists and Artworks

The selection of an artist for this project will follow the Richmond Public Art Program Policy guidelines as outlined in the Public Art Program Administrative Procedures Manual. One representative from the Alexandra West Cambie neighbourhood will be included in the selection panel.

The Artist Call is open to professional artists and artist teams residing in Canada.

The Public Art Advisory Committee has contributed to and endorsed the Call to Artists. If approved by Council, the project will move into the selection of the artist through an arm’s length selection process under the terms of the Public Art Policy Administrative Procedures.

The draft West Cambie Neighbourhood Integrated Landscape Art Project Call to Artists is provided in Attachment 4.

### **Financial Impact**

The project budget for the West Cambie Neighbourhood Park integrated landscape public art project community engagement and concept development phases is \$40,000 CAD. All associated administration and coordination costs associated with the selection process will be incorporated within existing budget. The design cost of \$40,000 is based on an estimated implementation budget of \$400,000 for detailed design and construction of the integrated landscape artwork. For projects of this scope and scale, the City will manage the implementation of the artwork, including the tendering and award of construction contracts.

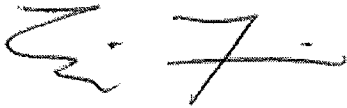
The resulting concept proposal, including the proposed implementation budget, will be presented for Council approval.

Funding for the concept design phase of the public artwork was approved in the 2012 Public Art Capital budget from the private developer contributions. The artist selection process was delayed in order to coincide with the start-up of the Park design work in 2017. Additional funding to support the implementation phases of the integrated landscape art will be requested through the City process for the 2018 Capital Budget and funded through developer contributions that have been deposited to the Public Art Reserve for projects in the Alexandra Neighbourhood.

## Conclusion

Adopted by Council in November 2013, the Alexandra Neighbourhood Public Art Plan provides a framework for including art in creating a culturally rich environment in a vibrant, healthy and sustainable city. The West Cambie Neighbourhood Park Integrated Landscape Public Art Project Call to Artists supports the Plan to include an integrated landscape artwork in the new West Cambie Neighbourhood Park.

The selected artist will enter into a Design Services contract to meet with stakeholders, develop concept design options with the design team for public stakeholder feedback and prepare a preferred concept proposal. The preferred concept proposal, with an implementation budget and schedule, will be brought forward to Council for endorsement in late 2017, in order to proceed with the detailed design and installation phase of the artwork by late 2018.



Eric Fiss, Architect AIBC, MCIP, LEED AP  
Public Art Planner  
(604-247-4612)



Mark Synan  
Park Planner  
(604-233-3311)

- Att. 1: West Cambie Neighbourhood Map  
2: West Cambie Neighbourhood Park  
3: Examples of Integrated Landscape Art  
4: Draft West Cambie Neighbourhood Park Integrated  
Landscape Public Art Project Call to Artists

# West Cambie Neighbourhood Map



Excerpted from the West Cambie Area Plan, Adopted by Council July 24, 200



# West Cambie Neighbourhood Park



West Cambie Neighbourhood Park, 9540 to 9700 Odlin Road

## Examples of Integrated Landscape Art



Toronto Music Garden, Yo-Yo Ma and Julie Moir Messervy, Toronto, 2005



Governor Island The Hills, New York, West 8, 2016



The Red Ribbon, Tanghe River Park, Kongjian Yu, China, 2006



Alara, Konstantin Dimopoulos, Grand Rapids, Michigan, 2011

# call to artists



Figure 1 – West Cambie Neighbourhood Park in the Alexandra Neighbourhood

## West Cambie Neighbourhood Park Integrated Landscape Public Art Project

### Request for Qualifications, (RFQ)

March 2017

#### OPPORTUNITY

The Richmond Public Art Program, in partnership with the Parks Department, is seeking an artist or artist team to develop a site-responsive integrated landscape artwork for the new six-acre West Cambie Neighbourhood Park in the rapidly developing Alexandra neighbourhood, at 9540-9700 Odlin Road, Richmond, B.C.

This is a two-stage open artist call. Following review by the selection panel of the submitted artists' statements of interest and qualifications, up to five artists will be shortlisted and invited to attend a site orientation and make a presentation of their qualifications at an interview. A fee of \$1,000 CAD + GST will be paid to each of the shortlisted artists or artist teams plus travel expenses to a maximum of \$1,000 per artist team.

**Budget:** The total concept phase project budget is \$40,000 CAD, for all design, consultants, presentation materials including models and all associated costs. The selected artist will enter into a Design Services contract to develop a concept proposal in consultation with the City.

**Eligibility Requirements:** Open to professional artists and artist teams residing in Canada.

**Deadline for Submissions:** Thursday, April 27, 2017, 4:00 p.m. PDT

**Installation:** Summer 2018

**CNCL - 156**

# call to artists

## INTRODUCTION

The City of Richmond is seeking an artist to create a signature integrated landscape artwork, to address the themes identified below. Integrated landscape artworks are site-specific environmentally low-impact artworks using earth, water and plants in combination with man-made materials. The selected artist will work with the City appointed Park design team (landscape architects, engineers, biologists) and consult with area residents to develop a concept proposal to be implemented in 2018.

## ARTWORK THEMES

For this Call to Artists, artists are to consider the theme of "*Connectivity: Ecology, Infrastructure, and History*" in relationship to:

- **Connecting Ecology**  
The ecology of Richmond's landscape has been formed by the Fraser River delta and its wildlife.
- **Connecting Infrastructure**  
Richmond is building a sustainable city through innovative infrastructure initiatives such as the Alexandra District Energy Utility that provides geothermal energy to heat and cool homes in the neighbourhood.
- **Connecting History**  
Referencing the area's agricultural heritage, geological history and the story of human settlement connects new residents with the area's past.

## BACKGROUND

With traces of Alexandra's agricultural past and habitat supporting numerous species and other wildlife, there are abundant opportunities for artworks to connect with the ecology and history of the area. Artwork in the park and greenway has the opportunity to assist in promoting and communicating the initiatives underway for renewable and sustainable energy systems for the community, which include the Alexandra District Energy Utility, based in the park (Figures 4 and 5).

For thousands of years, the lands on the Fraser delta were the home of the Musqueam people. The Middle Arm of the Fraser River was a favoured location for fish traps and valued for its indigenous flora and fauna. Farmers started arriving in the mid-1800s to grow grain crops and raise cattle, building a system of canals for drainage and irrigation. Fishermen gained access from the river to work the coastal waters. Later, mixed-use industry occupied the area, which is now bordered by walking and cycling trails along the river's edge. Today, pan-Asian immigrants are making Richmond their home. Dense urban villages are planned throughout the city, which will bring further diversity and vibrancy to the mosaic of cultures that are thriving in Richmond.

# call to artists

PUBLIC ART  
RICHMOND

## LOCATION

The West Cambie Neighbourhood Park and Greenway span the new Alexandra neighbourhood and connect the residential neighbourhood north of Cambie Road to the Garden City Lands south of Alderbridge Way (Figure 2).

The artwork will be located within the West Cambie Neighbourhood Park, located at 9540–9700 Odlin Road, and adjacent greenways in the rapidly developing Alexandra neighbourhood of Richmond, B.C. (Figures 3 and 4).

## BUDGET

The total budget for this project is \$40,000 CAD. The budget includes (but is not limited to) artist fees, design, consultant and engineering fees, presentation materials including models, photography, insurance and all taxes. Travel to Richmond and/or accommodation is at the artist's expense.

Following the selection process, the recommended selected artist will enter into a Design Services contract to participate in community engagement to be organized by the City and to develop concept proposals working with the City design team leading to a preferred design concept for public feedback and City Council endorsement.

## ARTIST ELIGIBILITY

This opportunity is open to artists and artist teams residing in Canada. Qualified artists will have proven experience producing artworks for civic projects. City of Richmond staff and its Public Art Advisory Committee members, selection panel members, project personnel and immediate family members are not eligible to apply.

## SELECTION PROCESS

The selection panel will recommend the artist/artist team for City approval through a two-stage open call process.

A five-person selection panel comprised of three art or design professionals, one representative from the Alexandra West Cambie neighbourhood, and one representative from the Landscape Design Team will review the applicants' materials. Representatives from the City Parks and Recreation Department and Engineering Department will serve as advisors to the panel. Based on the selection criteria listed below, the panel will select up to five finalists to attend a site orientation and interview.

A fee of \$1,000 will be paid to each of the shortlisted artists or artist teams.

Out-of-town finalists will be reimbursed for travel and lodging expenses to a maximum of \$1,000 per artist team to attend the orientation and interview in Richmond. If applying as a team, the allowance for travel may not fully reimburse all team members.

CNCL - 158

# call to artists

## ARTIST SELECTION

The following criteria will inform the Selection Panel deliberation process as part of the artist selection process in Stage One and Stage Two:

### Stage One

- Artists submit a written Statement of Interest, Qualifications, References and examples of previous work in the format outlined in the Submission Requirements below.
- Selection Panel to shortlist up to five artist or artist teams.

### Stage Two

- Shortlisted artists invited to Richmond for a site visit and project orientation with City staff and design team to discuss opportunity and constraints.
- Shortlisted artists will be invited to an interview with the Selection Panel. Artists will be asked share their initial thoughts about the project and to indicate their approach to the art opportunity.
- Artists to be selected on the merits of their work, including creativity and quality of past production, preliminary ideas and approach.
- Selection Panel to recommend one artist or artist team to City Council for endorsement. Panel reserves the right to make no recommendations from the submitted applications and artist interviews.

## ARTIST SELECTION CRITERIA

Submissions to the call will be reviewed and decisions made based on the following:

- Qualifications demonstrated by creativity, quality and skill of previous work.
- Artistic merit of artist Statement of Interest.
- Appropriateness of initial approach to the site and viability of preliminary ideas.
- Ability of the approach to respond to the existing character of the site by taking into account scale, colour, material, texture, content and the physical characteristics of the location.
- Potential for making engaging artwork, suitable for multiple audiences.
- Sensitivity to environmental concerns.
- Understanding of the relevance of the site and its histories.
- Ability to handle complex detail and communications.
- Experience with projects in the public environment.
- Capacity to work with other design professionals and stakeholders.
- Appropriateness of the approach to the City of Richmond Public Art Program goals: [www.richmond.ca/culture/publicart/plans/policy](http://www.richmond.ca/culture/publicart/plans/policy)

# call to artists

PUBLIC ART  
RICHMOND

## SUBMISSION REQUIREMENTS

E-mail 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.
- STATEMENT OF INTEREST – (300 words or less) why the artist/team is interested in this opportunity and how their practice relates to this project and the posted selection criteria. If applying as a team, please address how team members work together in the statement of interest. Please include this clearly on a separate line at the beginning of your Statement of Interest.
- ARTIST CV – (2 pages maximum) current professional resume. Teams should include two-page resumes for all members as one document. PDF format is preferred; Tex (.txt) files will also be accepted.
- DIGITAL IMAGE WORK SAMPLES – Applicants must submit up to 12 samples of past work that best illustrate their qualifications for this project. If applying as a team, the team submits no more than 12 images.
- REFERENCES – three (3) references who can speak to your abilities, skills and accomplishments. Please provide name, title and contact telephone number and/or email.

## PROJECT TIMELINE

**Submission Deadline:** Thursday, April 27, 2017, 4:00 p.m.

**Shortlisted Artist  
Notifications and Site  
Orientation:** Mid May 2017

**Shortlisted Artist  
Interviews:** Tuesday, May 30, 2017\*

**Concept Design Phase:** Summer 2017

**Installation:** Summer 2018

\*All applicants are asked to reserve this date in their calendars.



# call to artists

PUBLIC ART  
RICHMOND

## SOURCES FOR ADDITIONAL INFORMATION

[Richmond Public Art Program](#)

[Alexandra Neighbourhood Public Art Plan](#)

[2022 Parks And Open Space Strategy](#)

[West Cambie Area Plan](#)

## SUBMISSION GUIDELINES

1. All supporting documents must be complete and adhere to these guidelines and submission requirements (above) or risk not being considered.
2. Submissions must be formatted to 8.5 x 11 inch pages. Portfolio images and concept sketches are 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 e-mail to: [publicart@richmond.ca](mailto:publicart@richmond.ca)

## ADDITIONAL INFORMATION

1. The selected artist will be required to show proof of WCB coverage and \$2,000,000 general liability insurance.
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.
4. Submissions must be received by Thursday, April 28, 2017, 4:00 p.m. Extensions to this deadline will not be granted. Submissions received after the deadline and those that are found to be incomplete will not be reviewed.

## QUESTIONS

Please contact the Richmond Public Art Program:

Eric Fiss

Tel: 604-247-4612

E-mail: [publicart@richmond.ca](mailto:publicart@richmond.ca)

# call to artists



Figure 2 – West Cambie Alexandra Neighbourhood



Figure 3 – West Cambie Neighbourhood Park

# call to artists

PUBLIC ART  
RICHMOND



Figure 4 – North Alexandra Greenway, facing north



Figure 5 – Alexandra District Energy Utility Building in the north portion of the West Cambie Neighbourhood Park

Attach one (1) copy of this form as the first page of the submission.

**Name:** \_\_\_\_\_

**Team Name:** (if applicable) \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Primary Phone:** \_\_\_\_\_ **Secondary Phone:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_ **Website:** \_\_\_\_\_  
(One website or blog only)

**Incomplete submissions will not be accepted. E-mailed submissions over 5 MB will not be accepted. Information beyond what is listed in the checklist will not be reviewed.**

**List Team Member Names:** (Team Lead complete above portion)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please let us know how you found out about this opportunity:**

\_\_\_\_\_  
\_\_\_\_\_

**Would you like to receive direct e-mails from the Richmond Public Art Program?**  Yes  No

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Submit applications by e-mail to: [publicart@richmond.ca](mailto:publicart@richmond.ca)

**Additional Information**

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the RFQ as required. All submissions to this RFQ become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**From:** Carli Edwards, P.Eng.  
Manager, Customer Services and Licencing

**Re:** **Business Licence Bylaw No. 7360**  
**Amendment Bylaw No. 9696**

**Date:** March 2, 2017

**File:** 12-8275-02/2017-Vol  
01

### Staff Recommendation

That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696, which increases the maximum number of Class A Taxicabs to 114, be introduced and given first, second and third readings.

Carli Edwards, P.Eng.  
Manager, Customer Services and Licencing  
(604-276-4136)

Att. 2

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

## Staff Report

### Origin

Business Licence Bylaw No. 7360 establishes the maximum number of taxicabs permitted to be operated and licenced by Richmond based companies within the jurisdiction of the City, excluding the Vancouver International Airport (YVR). This report deals with an application submitted to the Passenger Transportation Board (PTB) by Kimber Cabs Ltd., (KCL) to add six new additional vehicles to their fleet.

On February 24, 2017 the PTB made the following decision on the application:

*Granting 2 additional conventional vehicles*

In light of the decision made by the PTB and at the request of KCL, staff propose Amendment Bylaw 9696, to increase the number of taxicabs permitted under Business Licence Bylaw No. 7360. This will allow the two additional vehicles approved by the PTB to be licenced by the City of Richmond.

The Community Charter and Council Policy 9311, requires that the public are provided an opportunity to provide written or oral submissions by those persons who consider themselves affected by the proposed bylaw. Notification requirements are reasonably satisfied if the adoption of the proposed bylaw is advertised once each week for two consecutive weeks in a newspaper that is distributed in Richmond. A time period of at least two weeks is provided from the date of the second required advertising for persons to make submissions before the bylaw may be adopted.

### Analysis

Taxicabs are licenced by the PTB and provincially regulated under the Passenger Transportation Act. The City looks to the review and diligence carried out by the PTB in the determination of the demand for additional PTB taxicab licences.

On January 4, 2017, KCL submitted an application to the PTB for an additional six conventional taxicabs vehicles. In their review of the application the PTB takes into consideration, among other criteria, that:

- a) *There is a public need for the service the applicant proposed to provide under any special authorization;*
- b) *The applicant is fit and proper to provide the service and is able to provide the service;*  
*and*
- c) *The application, if granted would promote sound economic conditions in the passenger transportation business in British Columbia.*

The PTB also reviewed one submission on the application from the following organization:

- Garden City Cabs of Richmond Ltd. (GCCRL)

In order to support their application, KCL submitted a rationale that a population increase of approximately 1.7% a year requires increase in service to improve customer service.

The PTB also reviewed information that reflected:

- 72 certificates of support by customers were submitted in support of public need;
- Questionnaire responses indicate support for faster response times;
- KCL is seeking increase in fleet size of 27% based mostly on form letter/questionnaire support for the proposed expansion.

On February 24, 2017, the PTB determined that KCL had provided sufficient information and evidence to demonstrate a need for an additional two Class A conventional taxicabs, rather than the six that were requested. The PTB determined that KCL to be fit and proper and capable of providing the proposed service with the addition of two conventional vehicles.

The applicant forwarded the decision to City of Richmond Licence Department on February 28, 2017, requesting approval and licencing of the two additional cabs. (Attachment 1). As the City is generally supportive of increasing the number of taxis to meet growing demand of the community and noting no recent public complaints were received by the City regarding the services of KCL, staff have no objection to granting the approved additional licenses.

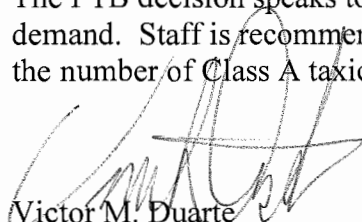
If approved by Council, KCL would be licensed to operate 24 taxicabs with 20 accessible and four conventional taxicabs. The addition of two new taxicabs should enhance service to passengers and clients of KCL and the community of Richmond. In their decision, the PTB notes, "that approving the addition of 2 conventional vehicles will contribute to the sound economic conditions within the transportation industry." The full decision is attached to this report (Attachment 2).

### **Financial Impact**

The Business Licence Fee for KCL will be reassessed to accommodate the additional two Vehicles for Hire, which will result in a Business Licence fee increase of \$252.00.

### **Conclusion**

The PTB decision speaks to the increasing population of Richmond and an increase in taxi demand. Staff is recommending an amendment to Business Licence Bylaw No. 7360 to increase the number of Class A taxicabs by two vehicles, consistent with the PTB decision.



Victor M. Duarte  
Supervisor, Business Licence  
(604-276-4389)

March 2, 2017

- 4 -

VMD:vmd

- Att. 1: Applicants email requesting bylaw amendment
- 2: PTB Licence Application Decision





# City of Richmond

## Bylaw 9696

### Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696

The Council of the City of Richmond enacts as follows:

1. Business Licence Bylaw No. 7360, as amended, is further amended by deleting subsection 2.1.27.3 (a) and substituting the following;
  - (a) For use as Class A taxicabs is 114; and
2. This Bylaw is cited as "**Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696**".

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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

Attachment 1

**Duarte,Victor**

---

**From:** Kimber Cab <kimbercabsltd@yahoo.com>  
**Sent:** February 28, 2017 09:58  
**To:** Edwards,Carli; Duarte,Victor  
**Subject:** RE: KIMBER CABS APPROVED 2 TAXIS BY PTB  
**Attachments:** PTB DECISION AV389-16 APPROVED 2 VEHICLES.pdf

Good Morning Carli

With reference to our application AS389-16 to ptb of additional 6 taxis in Richmond and we would like to request City of Richmond to amend the bylaw accordingly. Please find enclosed herewith the letter from ptb that they have partially approved our application with 2 SEDAN taxis. Our approved application will be posted on the weekly bulletin on this coming wednesday March 1st, 2017

Thank you for your support

Regards,

*Paramjit*

**KIMBER CABS LTD.**

248 - 2633 Viking Way | Richmond, BC V6V 3B6

Off: 604-278-2155 | Fax: 604-207-9232

Attachment 2

**PASSENGER**

TRANSPORTATION BOARD 202-940 BLANSHARD STREET • PO BOX 9850 STN PROV GOVT • VICTORIA BC V8W 9T5

February 24, 2017

Kimber Cabs Ltd.  
248 - 2633 Viking Way  
Richmond BC V6V 3B6

via email: [admin@kimbercabs.com](mailto:admin@kimbercabs.com)

Dear Sirs:

**Re: Decision on Passenger Transportation Licence Application #AV389-16**

The Passenger Transportation Board has made a decision on your license application.

The Board has approved the application in part. Attached is the Board's decision. Please read it carefully. The decision sets out your terms and conditions of licence. You must follow with these when operating your vehicles.

The Passenger Transportation Branch issues licences and identifiers. It may contact you regarding any additional requirements. You must obtain identifiers for any additional vehicles within 6 months of the date of the Board's decision. Attached is an instruction sheet of requirements to activate your identifiers.

You may also wish to contact the municipalities in which you will be operating. Municipalities may have by-laws relating to passenger carriers.

Yours sincerely,



Jan Broocké  
Director

pc: Kristin Vanderkuip  
Registrar, Passenger Transportation

Attachments



TRANSPORTATION BOARD 202- 940 BLANSHARD STREET • PO BOX 9850 STN PROV GOVT • VICTORIA BC V8W 9T5

February 24, 2017

Kimber Cabs Ltd.  
248 - 2633 Viking Way  
Richmond BC V6V 3B6

via email: [admin@kimbercabs.com](mailto:admin@kimbercabs.com)

Dear Sirs:

**Re: Decision on Passenger Transportation Licence Application #AV389-16**

The Passenger Transportation Board has made a decision on your license application.

The Board has approved the application in part. Attached is the Board's decision. Please read it carefully. The decision sets out your terms and conditions of licence. You must follow with these when operating your vehicles.

The Passenger Transportation Branch issues licences and identifiers. It may contact you regarding any additional requirements. You must obtain identifiers for any additional vehicles within 6 months of the date of the Board's decision. Attached is an instruction sheet of requirements to activate your identifiers.

You may also wish to contact the municipalities in which you will be operating. Municipalities may have by-laws relating to passenger carriers.

Yours sincerely,

Jan Broocke  
Director

pc: Kristin Vanderkuip  
Registrar, Passenger Transportation

Attachments

# Licence Application Decision

## Taxi – Additional Vehicles

<b>Application #</b>	AV389-16	<b>Applicant</b>	Kimber Cabs Ltd.
<b>Trade Name (s)</b>	Kimber Cabs		
<b>Principals</b>	BUTTAR, Swaran Singh LALLY, Harjit STAMM, Peter	DHALIWAL, Amrit Raj Bhupinder Singh SUMAL, Avtar Singh	
<b>Address</b>	248-2633 Viking Way, Richmond, BC V6V 3B6		
<b>Current Licence</b>	Special Authorization for passenger directed vehicles PT licence #70458		
<b>Application Summary</b>	<b>Additional Vehicles – Taxi</b>  Add 6 vehicles. This will increase the maximum fleet size to 28 vehicles (8 conventional and 20 accessible).		
<b>Date Published in Weekly Bulletin</b>	January 4, 2017		
<b>Submitters (and representatives)</b>	Garden City Cabs of Richmond Ltd.		
<b>Decision</b>	<b>2 additional vehicles are approved.</b>		
<b>Decision Date</b>	February 24, 2017		
<b>Panel Chair</b>	Mary Sjostrom		

### I. Introduction

This is an application from Kimber Cabs Ltd. to amend the current Special Authorization license #70458 to add authority to operate 6 additional vehicles to the fleet. The current fleet is 22 vehicles of which 2 may be conventional and 12 equipped with flip seats; all others must be accessible taxis. The new maximum fleet size would be 28 vehicles (8 conventional and 20 accessible taxis).

The applicant has a service area in which passengers may only originate from any point in the City of Richmond which includes the Vancouver International Airport (YVR). The applicant has had a Passenger Transportation licence since 2004 and before that a Motor Carrier licence. It has operated since 1991.

---

The table below summarizes the recent application history of Kimber Cabs Ltd.

<u>APP.#</u>	<u>TYPE OF APPLICATION</u>	<u>DECISION DATE</u>	<u>OUTCOME</u>
07-14	flip seats in 18 vehicles	09-Apr-2014	APPROVED in part (6)
AV19-15	add 4 vehicles (2 conventional)	06-May-2015	APPROVED in whole
101-16	flip seats in 12 vehicles	01-Jun-2016	APPROVED in whole

In support of this application, Kimber Cabs Ltd. provided the following documents:

PDV vehicle proposal	Business plan
Service Area	Financial information
Public Explanation	Public need indicators
Disclosure of Unlawful Activity and Bankruptcy	Municipal notice
Declaration	Taxi data

I note that data required by the Board was provided on custom spreadsheets. They were accepted and considered in this case. I note here that the Board Application Guide 3 and Reference Sheet 16 direct applicants to complete Board spreadsheets. These materials also note that custom spreadsheets may be used to present additional data.

## II. Relevant Legislation

Division 3 of the *Passenger Transportation Act* (the "Act") applies to this application. The Act requires the Registrar of Passenger Transportation to forward applications for Special Authorization licences to the Passenger Transportation Board (Board). Section 28(1) of the Act says that the Board may approve the application, if the Board considers that:

- (a) there is a public need for the service the applicant proposed to provide under any special authorization.
- (b) the applicant is a fit and proper person to provide that service and is capable of providing that service, and
- (c) the application, if granted, would promote sound economic conditions in the passenger transportation business in British Columbia.

I will consider each of these points in making my decision.

---

### III. Rationale and Submissions

#### *(a) Applicant's Rationale*

The applicant states its business has grown significantly over the last year and it wants to improve customer service to the highest level possible in a highly attractive business municipality. Richmond's population is growing by 1.7% each year. The commitment of Kimber cabs is to support and provide transportation service in Richmond including wheelchair accessibility, while meeting the contractual obligations to the Vancouver International Airport Authority.

The application for additional vehicles will have a minimal effect on the transportation industry as it represents less than 4% of the total taxi fleets operating in Richmond.

#### *(b) Submissions & Applicant's Response*

The one submitter to the application was Garden City Cabs of Richmond Ltd. which operates 32 vehicles, 12 of which are accessible, in the City of Richmond, excluding YVR.

The main concerns noted by the submitter were as follows:

- Lack of availability of accessible cabs in Richmond with current services of Kimber Cabs being provided to YVR.
- The questionable dispatch system and methodology of data compiled for trip and shift spreadsheet

Kimber Cabs acknowledges that a large portion of its fleet (18) operates under contract to YVR while maintaining a strong commitment to serve at the airport and south terminal. The applicant has submitted information which separates flag trips by airport pickups from Richmond city pickups. As the airport is geographically within in the City of Richmond, the company's airport cabs frequently serve trips in Richmond. Kimber Cabs remain committed to the best accessible service within the City of Richmond even when wheelchair vans are occupied at YVR. Of the dispatched trips for wheelchair accessible service, 40% are served by the YVR taxis (WATs).

The goal of Kimber Cabs is to remain a leader in taxi transportation while maintaining a high level of safe and reliable customer service. The additional 6 vehicles will operate in the

---

Municipality of Richmond which the applicant states will assist the 20 accessible vehicles to serve the community.

Kimber Cabs is currently using the computerized dispatch system "Piccolo" which is the same system used by Garden City Cabs. The applicant signed a contract to commence use of the "Zoro" mobile app shortly. It is also operating a manual dispatch system as back up preventing any disruption.

The Board gives more weight to submissions that back up claims with facts or details. I have considered the submission and the applicant's response in my review of this application.

#### **IV. Reasons**

- (a) *Is there a public need for the service that the applicant proposes to provide under special authorization?*

Taxi companies who want more vehicles are expected to show that there is a public need for more taxis. Companies are expected to show why their current fleet is not large enough to handle more trips and why they need a specific number and type of vehicles for which they have applied. The Board wants to be satisfied that there is a reasonable connection between the number and type of vehicles requested and public need. Applicants should explain why other taxis in the area are not meeting the public need.

In support of public need, the applicant provided 72 certificates of support from customers, business personnel and individuals from within the Richmond Community. These were form letters with handwritten comments. The responses focused on the need for a faster service, less wait times and better customer service. A small portion of responses were testimonials of the company's service and preference of accessible cars over vans for people with disabilities.

The business plan states that the applicant is monitoring response time performance and taking steps to improve customer service. This includes the installation of GPS equipment in taxicabs that, in particular, improves dispatch services.

In the business plan the applicant identified increased budget to expand advertising services and increase commercial business to meet demand by clients.



---

The applicant identified the three taxi cab companies with originating areas exclusively in Richmond. Garden City Cabs has a fleet of 32 of which 12 are accessible, Richmond Cabs has 98 vehicles with 11 accessible and Kimber Cabs has 22 vehicles with 20 accessible. All vehicles are activated according to Passenger Transportation Branch records for January 2017.

The population growth estimates between 2006 and 2014 indicate city wide population growth averaged at approximately 1.7% per year.

Since Kimber Cabs was approved to operate four additional vehicles in 2015, it has, it says, improved its business relationships and community memberships within Richmond. As a result, the business plan states, it has become more aware of needs that are not being met in the City. Further, the applicant indicated that its data supports the addition of 6 taxi cabs (an increase of 27%) in order to meet demand volumes and customer service expectations, and also to reduce wait times.

#### Board Analysis and Findings

Kimber pointed out that its trip volumes increased 18.8 % from 2015 to 2016 (January to October). I note, however, that the maximum fleet size increased 22% in May 2015 and vehicles on shift increased about 13%. That is, some of the increase in trip volumes can be explained by increases in the number of vehicles being used.

On average, only 86% of vehicle capacity was used in the first ten months of 2016. To some extent, it appears that Kimber has unused capacity in its fleet despite increases in trip volumes. Application materials point out that full usage was not achieved because drivers are sick and some vehicles are down for repairs. The applicant's data show that it has achieved fuller utilization in the past and it seems reasonable to think it could achieve fuller utilization in the future.

Kimber provided data relating to flag and dispatch trips in Richmond to show recent increases. For example, the monthly average of trips originating from the City of Richmond (both flag and dispatch trips) has increased by 97% from 2015 to 2016. This is obviously a large increase. However, only 13% to 21% of Kimber's trips are in the city (i.e. non-airport trips). Also, since 2013, the number of trips in the city show big swings:

---

doubling one year and falling by half the next. Given that these trips are small as a percentage, and also historically volatile, the large, short-term upswing in city trip volumes serves as some support for more taxis, although not at the levels the applicant seeks.

The questionnaire responses indicate support for faster response times and reduced wait times. This material is accorded moderate weight.

The applicant states that additional vehicles will help it decrease wait times for trips in the city. Its data shows that response times within 10 minutes improved steadily from a very low rate of 9% in 2013 to 44% in the most recent months of 2016.

The data shows that response time improvements are significant. However, response times remain below its somewhat unambitious target of 50% within 10 minutes. That is, there is room to improve response time to levels achieved in the Lower Mainland.

Overall, Kimber Cabs seeks a large increase in its fleet size (27%) based mostly on large, short-term increases in trip volume, and also based on a form letter/questionnaire with support for its proposed expansion.

This, in light of other data and information in the application, indicates a need for some fleet increase. In summary, I note the following. Prior additional vehicles appear to be largely absorbed and some capacity exists to improve fleet usage. Response times are improving but room for improvement remains. The market appears to be growing both at YVR (5.1% in the first ten months of 2016) and in Richmond (trips as well as population). Although the applicant claims that hotels have indicated that wait times are a customer service problem, no documentation from hotels was received. Rather, the questionnaires corroborate evidence received regarding response times (response time data) and its efforts to make improvements.

I find that the applicant has presented relevant evidence to support public need to add 2 conventional vehicles.

*(b) Is the applicant a fit and proper person to provide that service and is the applicant capable of providing that service?*

The Board looks at fitness in two parts:

- 
- (i) is the applicant a "fit and proper person" to provide the proposed service; and  
(ii) is the applicant capable of providing that service?

The company has 5 directors: BUTTAR, Swaran Singh, LALLY, Harjit, STAMM, Peter, DHALIWAL, AMRIT RAJ Bhupinder Singh, SUMAL, Avtar Singh.

The applicant has been operating a well-established business with five directors, in the Richmond area since 1991 with an office location that is owned by Kimber Cabs Ltd. The company's manager has 10 years' experience in the transportation industry with experience in handling large fleets of taxis. His responsibilities include dealing with corporate clients, managing marketing initiatives, hiring new drivers as well as upholding the professional standards of the Kimber drivers and vehicles.

Currently Kimber Cabs has a pool of 65 drivers who have completed training on proper vehicle operation, safety procedures, and training related to safely securing passengers with mobility aids and wheelchairs. The business plan included an executive summary, a public need for service and a current marketing plan. Kimber Cabs Ltd. attracts two main business types: a direct consumer and commercial corporate accounts.

The financial information included a statement of income and loss and a cash flow forecast for a 36 month period. The unaudited financial statements in the application were for 2014 and 2015. A purchasing plan for the 6 vehicles, 2016-2017 model Toyota Prius sedans, was included in the application.

The disclosure forms of Unlawful Activity and Bankruptcy completed by all Directors indicated no discrepancies.

I find the applicant to be fit, proper and capable of managing and providing the proposed service.

- (c) *Would the application, if granted, promote sound economic conditions in the passenger transportation business in British Columbia?*

The Board looks at the "economic conditions" issue from a wide-ranging view. The economic conditions of the "transportation business in British Columbia" are considered ahead of the economic and financial interests of an individual applicant or operator. The

Board supports healthy competition. The Board discourages competition that could unduly harm existing service providers.

The applicant provides a unique taxi service with specialty vehicles. The applicant's proposed additional vehicles are aimed at providing an expanded conventional service in the City of Richmond while complimenting the existing accessible service in the City of Richmond. The tourism sector is a growing market and Kimber has been a member of Tourism Richmond since 2009 and supporting the growing demand. I note the applicant states that these additional taxis will serve the City of Richmond only. These 2 taxis will be added to the 4 currently dedicated to the city. I am satisfied the growing taxi marketplace can absorb these additional vehicles.

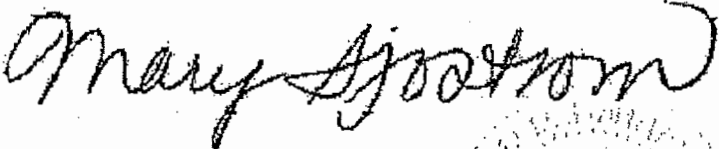
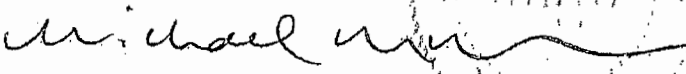
I find that approving the addition of 2 conventional vehicles will contribute to sound economic conditions within the transportation industry.

Terms & Conditions of Licence

I note that the "Specialty Vehicles" term and condition states that "All vehicles must be operated as an accessible taxi..." [emphasis added]. This contradicts the Board's approval of conventional taxis and I am amending the term and condition accordingly.

**V. Conclusion**

For the reasons above, this application is approved in part. I establish the activation requirements and the terms and conditions of licence that are attached to this decision as Appendix I. These form an integral part of the decision.

Signature of Panel Chair	
Date	February 24, 2017
Entered & Sealed by the Director	 A/Director

Appendix I  
 Kimber Cabs Ltd.  
 dba Kimber Cabs

<p><b>Approval of application may expire</b></p>	<ol style="list-style-type: none"> <li>1. The licensee must activate the additional vehicles approved in this decision within <b>6 months</b> of the date of this decision.</li> <li>2. Any additional vehicles that have not been activated within <b>6 months</b> of the date of this decision are no longer approved and the maximum fleet size of the licensee is reduced accordingly.</li> <li>3. The Passenger Transportation Board may vary the requirements set out in 1 above, if circumstances warrant it.</li> <li>4. If an applicant needs more time to activate its vehicles, then the applicant must make a request to the Board <u>before</u> the end of the 6 month activation period.</li> </ol> <p>(Note: "activate" means that the applicant has submitted the documents required to obtain a Special Authorization Vehicle Identifier to the Registrar of Passenger Transportation.)</p>
<p><b>Notice to Registrar</b></p>	<p>The Registrar must not, without direction from the Board, issue the applicant any additional special authorization vehicle identifiers if the applicant has not activated the vehicles within <b>6 months</b> of the date of this decision.</p> <p>(Note: activated means that the applicant has submitted to the Registrar of Passenger Transportation the documents required to obtain a Special Authorization Vehicle Identifier.)</p>

<p><b>Special Authorization</b></p>	<p><b>Passenger Directed Vehicle (PDV)</b></p>
<p style="text-align: center;"><b>Terms &amp; Conditions:</b></p>	
<p><b>Vehicles:</b></p>	
<p>Maximum Fleet Size:</p>	<p>24 vehicles of which:</p> <ul style="list-style-type: none"> <li>• 6 may be conventional taxis</li> <li>• all others must be accessible taxis</li> <li>• only 12 may be equipped with flip seats</li> </ul>
<p>Specialty Vehicles:</p>	<p>The <b>accessible taxis</b> must be operated in accordance with the <i>Motor Vehicle Act Regulations</i> including Division 10 (<i>motor carriers</i>) and Division 44 (<i>mobility aid accessible taxi standards</i>), as amended from time to time, and in accordance with any other applicable equipment regulations and standards.</p>
<p>Vehicle Capacity:</p>	<p>A driver and not less than 2 and not more than 7 passengers.</p>
<p>Flip Seat Authorization:</p>	<p>Passengers may be seated in moveable "flip seats" or "let down seats"</p>

	that are installed behind the driver in accordance with Division 10.07(5) of the Motor Vehicle Act Regulations.
Service Priority Requirement:	Persons with mobility aids who require an accessible taxi for transportation purposes are priority clients for the dispatch of accessible taxis. The licensee must at all times use a dispatch and reservation system that dispatches accessible taxis on a priority basis to clients who have a need for accessible vehicles.
<b>Service 1:</b>	<i>The following terms and conditions apply to Service 1</i>
Originating Area:	Transportation of passengers may only originate from any point in the City of Richmond.
Destination Area:	Transportation of passengers may terminate at any point in British Columbia and beyond the British Columbia / United States border when engaged in an extra-provincial undertaking.
Return Trips:	The same passengers may only be returned from where their trip terminates in the <i>destination area</i> to any point in the <i>originating area</i> if the return trip is arranged by the time the originating trip terminates.
Reverse Trips:	Transportation of passengers may only originate in the <i>destination area</i> if the transportation terminates in the <i>originating area</i> and the cost of the trip is billed to an active account held by the licence holder that was established before the trip was arranged.
<b>Service 2:</b>	<i>The following terms and conditions apply to Service 2: Peak Period Weekend Taxis</i>
Originating Area:	Transportation of passengers may only originate from the Downtown Vancouver Entertainment District, i.e. the area that is bounded by the west property line of Main Street from Burrard Inlet to National Avenue; the projection westward of the north property line of National Avenue from Main Street to False Creek; the north shoreline of False Creek from National Avenue to the extension southward of the west property line of Burrard Street; the west property line of Burrard Street from False Creek to Robson Street, the south property line of Robson Street from Burrard Street to Denman Street, the west property line of Denman Street from Robson Street to Georgia Street; the south property line of Georgia Street from Denman Street to Chilco Street, the east property line of Chilco Street and its extension north from Georgia Street to Burrard Inlet; Burrard Inlet from Chilco Street to Main Street. (See attached map.)
Destination Area:	Transportation of passengers may terminate at any point in British Columbia.
Vehicle Identification	Any vehicle operating under this Service must have a "yellow weekend" plate securely fastened in a conspicuous place at the front of the commercial vehicle and in a horizontal position.
<b>Maximum number Vehicles</b>	<b>A maximum of 3 vehicles may operate under this Service</b>
<b>Maximum Operating</b>	<b>Vehicles may only operate in the Downtown Vancouver</b>

FEB 24 2017

<b>Requirement:</b>	<b>Entertainment District on Friday/Saturday and Saturday/Sunday from 10:00 p.m. to 5:00 a.m.</b>
	<i>The following apply to all vehicles in the fleet.</i>
<b>Express Authorizations:</b>	(i) Vehicles <i>must</i> be equipped with a meter that calculates fares on a time and distance basis. (ii) Vehicles may be equipped with a top light. (iii) Vehicles may, from within the originating area only, pick up passengers who hail or flag the motor vehicle from the street.
<b>Taxi Cameras &amp; Meters:</b>	Licensees must install taxi camera equipment and taxi meters, including taxi soft meters, in compliance with applicable rules, standards and orders of the Passenger Transportation Board.
<b>Taxi Bill of Rights:</b>	a) A Taxi Bill of Rights issued by the Ministry of Transportation ("Taxi Bill of Rights") must be affixed to an interior rear-seat, side window of each taxicab operated under the licence. b) The Taxi Bill of Rights must at all times be displayed in an upright position with the complete text intact and visible to passengers. c) Licensees may only display a current Taxi Bill of Rights.
<b>Taxi Identification Code:</b>	Each vehicle operated by the licensee must have a unique taxi identification code (TIC) affixed to the inside and outside of the vehicles in a manner that complies with applicable rules, specifications and orders of the Passenger Transportation Board.
<b>Transfer of a licence:</b>	<b>This special authorization may not be assigned or transferred except with the approval of the Board pursuant to section 30 of the Passenger Transportation Act.</b>

*M*  
FEB 24 2017



**Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696**

The Council of the City of Richmond enacts as follows:

1. Business Licence Bylaw No. 7360, as amended, is further amended by deleting subsection 2.1.27.3 (a) and substituting the following;
  - (a) For use as Class A taxicabs is 114; and
2. This Bylaw is cited as **“Business Licence Bylaw No. 7360, Amendment Bylaw No. 9696”**.

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_  
MAYOR

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





**To:** General Purposes Committee

**Date:** March 14, 2017

**From:** Jerry Chong  
Director, Finance

**File:** 02-0775-50-5366/Vol  
01

**Re:** Award of Contract 5366P – Supply of Vacuum Truck Services

**Staff Recommendation**

1. That the renewal periods for the contract 5366P – Supply of Vacuum Truck Services with McRae’s Environmental Services Ltd. be approved and that staff be authorized to extend the contract renewal periods in one-year increments up to five years in total.
2. That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute the above contract.

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

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

## Staff Report

### Origin

In February 2015, Contract 5366P (*Supply of Vacuum Truck Services*) was competitively bid to the marketplace through a public Request for Proposal process. Of the two proposals received, McRae’s Environmental Services Ltd. (McRae’s) presented the best value proposal to the City and was selected through this process to provide vacuum truck services for a period of up to five years.

### Analysis

#### Use of Vacuum Truck Services and the RFP Selection Process

The City uses contracted vacuum truck services for hydro excavation, flushing, catch basin cleaning, hydraulic root cutting and pumping services on an “as required” basis.

Accordingly, the City issued a Request for Proposal for a five-year contract for Vacuum Truck Services in February 2015 and received the following proposals:

Table 1: Summary of Offers

Company	Offer	Partnership Option
1. McRae’s Environmental Services Ltd.	\$177 per hour, plus a 1.5% increase in year 2, 3, 4 and final year.	\$177 per hour, plus a 4% increase in year, 2, 3, 4 and final year <b>plus a 2.5% rebate to the City in support of community-based programs.</b>
2. Superior City Services Ltd.	\$239.64 per hour, plus an increase based on the consumer price index in the last two years of the contract.	\$239.64 per hour, plus an increase based on the consumer price index in the last two years of the contract <b>plus a 1% rebate to the City in support of community-based programs.</b>

The City accepted McRae’s original partnership offer, however there have since been discussions between the City and McRae’s to provide the City with better value. As such, the City and McRae’s have now agreed to lower the annual rate increase to 1.5% for services and remove other requirements.

### Financial Impact

The contract would be funded from multiple budgets already approved by Council. The work would be performed on an “as required” basis based on the operating funds and annual capital programs approved by Council. The current and estimated value of the contract is shown in Table 2.

The total estimated maximum value of the contract for the renewal periods is not a fixed number as the work will be done on an “as required” basis as noted above. Staff would ensure that the actual work done would not exceed the approved budget values.

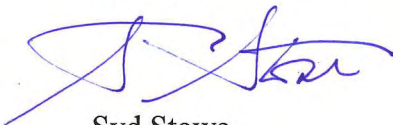
Table 2: Current and Estimated Value of Contract by Year

Year	Value	%
2015 – 2016	\$1,111,951.81	N/A
2016 – 2017	\$2,029,979.50	N/A
2017 – 2018	\$2,060,429.19 (est.)	1.5
2018 – 2019	\$2,091,335.63 (est.)	1.5
2019 – 2020	\$2,122,705.67 (est.)	1.5
<b>Total</b>	<b>\$9,416,401.80 (est.)</b>	

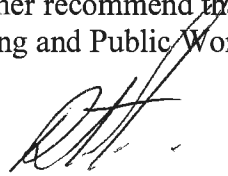
**Conclusion**

The most qualified contractor, McRae’s Environmental Services Limited, has provided the City quality and cost-effective services. Of the two proposals received, McRae’s represents the best value and has the required experience and resources to meet the City’s needs.

Staff therefore recommend that Contract 5366P be awarded to McRae’s and that staff be authorized to extend the contract in one-year increments for the remaining three renewal terms for a contract term of up to five years in total. Staff further recommend that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute the above contract.



Syd Stowe  
Manager, Purchasing  
(604-276-4061)



Tom Stewart  
Director, Public Works  
(604- 233-3301)

SS:kg



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** March 6, 2017  
**From:** Jane Fernyhough **File:** 11-7400-20-  
 Director, Arts, Culture and Heritage Services MFES1/2017-Vol 01  
 Mike Redpath  
 Senior Manager, Parks  
**Re:** **2017 Richmond Maritime Festival – Collaboration with the Britannia Heritage Shipyard Society**

### Staff Recommendation

That the staff report titled “2017 Richmond Maritime Festival – Collaboration with the Britannia Heritage Shipyard Society, dated March 6, 2017 ” from the Director of Arts, Culture and Heritage Services and the Senior Manager, Parks be received for information.

Jane Fernyhough  
 Director, Arts, Culture and Heritage Services  
 (604-276-4288)

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

Att. 2

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

## Staff Report

### Origin

At the January 3, 2017 General Purposes Committee meeting the following referral was made:

*That staff:*

- 1) *Review the proposal from the Britannia Heritage Shipyard Society to produce the wooden boat event in 2017, including the formation of a business plan for a one year trial period; and*
- 2) *Consult with the Canada 150 Steering Committee with regard to the proposal from the Britannia Heritage Shipyard Society and report back.*

This report is in response to this referral.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

*2.4. Vibrant arts, culture and heritage opportunities.*

### Analysis

#### Background

The Richmond Maritime Festival is an annual major event that takes place at the Britannia Shipyard National Historic Site. The festival started in 2003 and attracts an estimated 40,000 visitors each year. The festival is a collaboration between the City of Richmond, the Richmond Arts Coalition (RAC), Britannia Heritage Shipyard Society (BHSS), and many community arts, cultural and heritage organizations.

The Maritime Festival programming varies each year, but maintains a core focus of celebrating the historical and cultural significance of Steveston's waterfront and our maritime heritage. In 2016, per Council recommendation, the scope of the Richmond Maritime Festival was expanded to showcase the wooden boat industry as a more prominent theme of the festival. Britannia Heritage Shipyard Society was instrumental in creating and developing a program that included wooden boat displays, wooden boat educational opportunities, model wooden boat building, ship recruitment of wooden boats at the dock, and partnered with shipwrights and boat builders to animate the wooden boat zone.

As part of the Richmond Canada 150 program in 2017, Council approved \$180,000 to be allocated towards showcasing wooden boats and the wooden boat industry.

As a key partner of the Richmond Maritime Festival, Britannia Heritage Shipyard Society has played an important role in previous festivals providing expertise on heritage wooden boats and other nautical programming.

The Britannia Heritage Shipyard Society has written a letter to Council and the Canada 150 Committee (Attachment 1) requesting that Britannia Heritage Shipyard Society be appointed as the producer of the

wooden boat activities for 2017. Staff acknowledge the expertise of the Britannia Heritage Shipyard Society and the valuable input they may have regarding the wooden boat component of the festival. Accordingly, staff have met with representatives of the Britannia Heritage Shipyard Society and support working with them to animate the wooden boat program for 2017.

City staff will work with the Society in an enhanced capacity for this year's event and anticipate that the combination of additional resources and Britannia Heritage Shipyard Society expertise will result in an even more exciting festival that showcases wooden boat heritage.

During discussions with representatives of the Society and endorsement from the board of directors, a framework for the festival was established. Staff presented this framework for the operational plan to the Canada 150 Steering Committee at their meeting on February 21, 2017. The Steering Committee endorsed this framework and working relationship for the 2017 festival outlined in detail below:

#### *Richmond Maritime Festival Organizing Committee*

This Committee will be chaired by the project manager (City staff) and include team leads and/or representatives from Britannia Heritage Shipyard Society, Richmond Arts Coalition and production staff. This Committee has been established and will meet monthly, or as needed, to discuss high level programming concepts, provide area specific updates, collaborate on festival infrastructure requirements and other "big picture" issues related to the festival.

#### *2017 Wooden Boat Coordinator*

To ensure strong coordination with Britannia Heritage Shipyard Society, the wooden boat owners attending the event and the festival organizing team, a central point of contact is necessary to ensure strong relationship development and attention to detail. This duty will be assigned to a Britannia Shipyard (City) staff member who will work closely with Britannia Heritage Shipyard Society on the wooden boat component including boat recruitment, liaising with boat owners and activity programming.

#### *Organization of the Richmond Maritime Festival 2017*

The following section discusses the structure, functions and relationships of the specific programming elements required to organize and manage the festival.

##### **Project Manager**

The event manager oversees all aspects of the event to ensure coordination and efficient operations. This individual will act as coordinator for all areas, chair the Richmond Maritime Festival Committee, be the main point of contact for any City resources and be responsible for budget oversight. The project manager will arrange payment on behalf of the City for all components.

##### **Wooden Boat Programming - Britannia Heritage Shipyard Society**

The Wooden Boat Zone will be coordinated by the Britannia Heritage Shipyard Society with responsibility for the key wooden boat elements of the festival. Specifically, the Society will be responsible for the following:

- Ship recruitment;
- Liaising with boat owners;
- Children's wooden boat building activities;

- Waterside programming;
- Landside wooden boat programming;
- Shipwright and boat building educational opportunities;
- Animation of the Richmond Boatbuilders Building;
- Liaising with other members of the team responsible for marketing, promotion, sponsorship and site logistics;
- Working with Corporate Partnerships on any new potential sponsors for the festival;
- Any other wooden boat related programming opportunities or partnerships to support animation of the festival; and
- Play a key role on the festival organizing committee.

The Britannia Heritage Shipyard Society is a prime partner in this festival and a key member of the organizing committee.

See Attachment 2 for the draft budget of the wooden boat component of the Maritime Festival.

#### **Stage and Arts Programming – Richmond Arts Coalition**

The Maritime Festival has developed strong arts components which have proved very popular with festival participants and showcase local artists, artisans, performers and arts and heritage organizations. The Maritime Festival activates a main stage throughout all hours of the event. The Richmond Arts Coalition and the production team will be responsible for:

- Securing local arts and heritage organizations to showcase their activities;
- Organize land side participatory activities;
- Site décor;
- Work with the Project Manager to assist sponsors to activate their presence on site;
- Selecting performers appropriate for the festival with emphasis on performers that are local (emphasis on Richmond based but which will also include those from Metro Vancouver), maritime themed, culturally connected to Steveston and appropriate for all ages; and,
- Play a key role on the festival organizing committee.

The Richmond Arts Coalition is a prime partner in this festival and a key member of the organizing committee.

#### **Site Production**

The site production team will be responsible for coordinating all festival logistics. Working under the direction of the Project Manager, this area will ensure all other team needs are met on event days. Some of the core duties of this area are:

- Procurement of set elements such as fencing, portable toilets, staging, tents and security;
- Coordination of food trucks;
- Safety and security;
- Site set up and take down;
- Site maps and signage; and,

- Traffic and parking plans.

### **Marketing and Media**

This area will be responsible for marketing components of the festival. Working with the City's Corporate Communications department, this team will purchase ad space, arrange for media interviews and coverage as well as implementation of a social media plan. Marketing and media content will be provided through the Project Manager.

### **Sponsorship**

Sponsorship for the festival will be led by the Manager, Corporate Partnerships. All external (non-grant) funding for the event will come through this team in a coordinated approach that balances the needs of all sponsors and ensures consistency in recognition.

### **Financial Impact**

Council has previously approved one time funding in the amount of \$180,000 towards a Wooden Boat Festival in 2017.

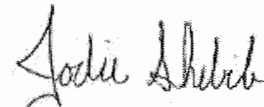
### **Conclusion**

The expertise and volunteers at the Britannia Heritage Shipyard Society are assets to the Richmond Maritime Festival. The City will partner with the Society in an expanded role to coordinate the wooden boat component of the Festival. The Richmond Maritime Festival has also partnered with the Richmond Arts Coalition since 2011. The Arts Coalition's focus is the involvement and showcasing of local artists, crafts people, heritage interpreters and arts organizations. The work of both non-profit organizations are recognized as significant elements of the festival's success.

The Canada 150 Steering Committee has endorsed this structure to manage the 2017 Richmond Maritime Festival.



Dee Bowley-Cowan  
Britannia Site Supervisor  
(604-238-8044)



Jodie Shebib  
Film and Major Event Liaison  
(604-247-4689)

- Att. 1: Letter from the Britannia Heritage Shipyard Society, dated December 5, 2016  
2: Draft Budget: Wooden Boat Component of the Richmond Maritime Festival



Richmond 150 Committee  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1

December 5, 2016

Dear Councillor McPhail, Councillor McNulty, and Councilor Steves,

**Re: Maritime Festival**

It is our understanding that there has been \$180,000 earmarked for wooden boat activities in 2017. More specifically we refer to the staff recommendation dated January 19, 2016, file 11-7400-01 / 2016, that states the following:

**Richmond Maritime Festival**

- a) *Expand the festival to incorporate a wooden boat display as a core component of the festival;*
- b) *Change the name of the event to the "Richmond Maritime & Wooden Boat Festival";*
- c) *Heritage Shipyard Society (BHSS) to coordinate a wooden boat feature zone on the Britannia docks;*
- d) *In partnership with BHSS, staff would recruit and coordinate maritime theme demonstrations;*
- e) *In recognition for their involvement, BHSS would be recognized as a presenting partner for the wooden boat zone, and*
- f) *Explore the feasibility of creating a stand-alone wooden boat festival as part of the Canada 150 program.*

As the local expert on wooden boats we propose that rather than hiring a for-profit event company for 2017, the Committee appoint Britannia Heritage Shipyard Society as the producer of the wooden boat activities for Richmond 150, and award the \$180,000.00 to the Society as well. We believe that appointing our non-profit society and charity would ensure the above goals were met, and would further strategic directions as set in the approved new strategic plan for Britannia Heritage Shipyard, dated June 2014.

According to the Strategic Plan, City Leaders included the following as key components in planning for the use of any City public asset:

- Encourage the development of community volunteer programs and strategies that build a broad, knowledgeable and keen volunteer base, and provide positive and meaningful opportunities for volunteers to utilize their talents while helping to provide important services to the community.
- Work with other levels of government and community organizations including community centres and non-profits to promote and increase cultural activities and programs.
- Promote existing cultural resources and activities to increase public awareness, enhance

The Board of Directors of Britannia Heritage Shipyard Society is committed to building capacity, encouraging volunteerism within our membership and the greater community, expanding public activities, and becoming a valuable community partner to the City of Richmond and its inhabitants. As the presenter of the Wooden Boat Festival, BHSS would build capacity beyond present levels, and become an important partner in future arts and culture events in Richmond.

We hope you will give serious consideration to our proposal.

Yours truly,



pe Loren Siye  
Chair  
Britannia Heritage Shipyard Society

**Draft Budget - Wooden Boat Component of the Richmond Maritime Festival 2017**  
**Presented by the Britannia Heritage Shipyard Society**

<b>Revenue</b>	
Council Approved Canada 150 Event Funding for Wooden Boats	\$180,000
<b><i>Total Revenue</i></b>	<b>\$180,000</b>
<b>Expenses</b>	
Production, Support and Program Staff/Volunteer	\$ 27,200
Programming (Ship wright, Children's Boat Building, First Nations Animation, Wooden Boat Building, etc.)	\$110,800
Ship Recruitment	\$ 15,000
FF&E (Signage, Supplies and Equipment)	\$ 12,400
Safety and Security	\$ 1,500
Marketing (Enhancement for the Wooden Boat area)	\$ 4,100
Contingency (5%)	\$ 9,000
<b><i>Total Expenses</i></b>	<b>\$180,000</b>
<b>Final</b>	<b>\$ 0</b>



# City of Richmond

## Report to Committee

**To:** Finance Committee **Date:** March 13, 2017  
**From:** Andrew Nazareth **File:** 08-4150-01/2017-Vol  
 General Manager, Finance and Corporate 01  
 Services  
**Re:** **Resilient Economy Strategy (2014-2019) – Mid-Term Report and Proposed Initiatives**

### Staff Recommendation

- 1) That the proposed additional work program for 2017-2018 towards fulfillment of the City's Resilient Economy Strategy, as described in the staff report dated March 13, 2017, from the General Manager, Finance and Corporate Services, be endorsed; and
- 2) That staff be directed to further develop new initiatives specifically related to industrial and new office development, and report back to Council.

Andrew Nazareth  
 General Manager, Finance and Corporate Services  
 (604-276-4095)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Business Licenses	<input checked="" type="checkbox"/>	
Major Events & Filming	<input checked="" type="checkbox"/>	
Intergovernmental Relations & Protocol	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Real Estate	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

In 2014, the City of Richmond adopted the Resilient Economy Strategy 2014-2019 (the Strategy), an action plan developed under the framework of Chapter 6.0 – Resilient Economy of the City of Richmond Official Community Plan 2041. The Strategy further supports multiple near-term City priorities and objectives, including:

- a) Direct support of Council’s 2014-2018 Term Goal #8 Supportive Economic Development Environment:

*Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.*

*8.2. Opportunities for economic growth and development are enhanced.*

- b) Indirect support of Council’s 2014-2018 Term Goals #4 Leadership in Sustainability and # 5 Partnerships and Collaboration:

*4.1. Continued implementation of the sustainability framework – a resilient local economy is one of the pillars of the City’s sustainability framework.*

*5.2. Strengthened strategic partnerships that help advance City priorities – a number of economic development initiatives are implemented through partnerships with senior governments, business organizations and other partners.*

The Strategy was developed through a participative process, under the stewardship of Council’s Economic Advisory Committee (EAC) and with engagement of a broad spectrum of business stakeholders and the broader Richmond community. Strategy implementation has been managed through departmental work plans with periodic Council updates, such as Council Term Goals annual reporting and the City’s annual report, or as action items are completed.

This report provides:

- I. Resilient Economy Strategy Implementation Update  
A mid-term update on implementation of the Strategy, including initiatives and accomplishments over the 2014-2016 period.
- II. Current Economic Trends  
Brief analysis of trends associated with business and the Richmond economy.
- III. Proposed 2017-2018 Work Plan and Priorities  
Proposed ongoing and new initiatives for the 2017-2018 period.

Further, the report provides input from the Richmond Economic Advisory and a discussion on recommended project priorities for the 2017-2018 period.

## **Analysis**

### **Resilient Economy Strategy Background**

The overarching purpose of the Strategy is to retain fundamental sectors of the Richmond economy and grow sectors well suited to Richmond's infrastructure, workforce and other labour assets. It was developed with emphasis on actions that: can be undertaken by the City (with appropriate partnerships); enable a diversified economy while focusing on Richmond's growth potential industries, such as goods movement, transportation, tourism and technology; and concentrate on implementing a few high priority initiatives.

A fundamental characteristic of the Strategy is that it defines Richmond as a "resilient" economy that is capable of withstanding economic shocks. Acknowledging Richmond's role as the gateway for global trade within a growing Metro Vancouver region, the Strategy identifies the following three aspects to maintaining the community's economic resilience:

1. Retention and growth of existing employers, as represented by the City's commercial and industrial tax base and jobs, which enable the City to provide residents with services and amenities;
2. A steady share of regional employment in the sectors in which Richmond has a regional competitive advantage; and
3. A diversified economy which reduces Richmond's exposure to volatility in economic or environmental conditions.

### **Economic Goals**

There are two overarching Strategy goals that guide economic development initiatives for the City:

1. Increase Richmond's attractiveness for businesses across a diversified range of sectors and strengthen sectors of strategic importance to Richmond's local economy that have substantial potential for growth in employment and tax base.
2. Continue to grow the employment base to maintain Richmond's share of total regional employment at its historic level of 10%, targeting a larger share of regional employment (10%) than regional population (8%).

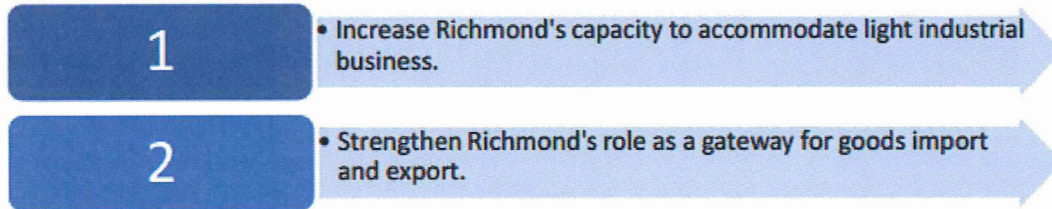
Major Strategies

The City is currently actioning nine main strategies to achieve the Resilient Economy Strategy goals. These are:

- 1 • Increase Richmond's capacity to accommodate light industrial business.
- 2 • Strengthen Richmond's role as a gateway for goods import and export.
- 3 • Increase the tourism sector in Richmond.
- 4 • Retain and support existing businesses.
- 5 • Increase Richmond's appeal as a Regional office centre.
- 6 • Support economic diversity, small business opportunities, and localization.
- 7 • Invest in stronger relationships with senior governments.
- 8 • Cooperate with the rest of the Region.
- 9 • Maintain a high quality of environment, life, and public services.

I. Resilient Economy Strategy Implementation Update

A number of programs and projects have been initiated to action the nine core focus areas of the Resilient Economy Strategy. This section of the report provides a summary of projects and accomplishments under each of the nine strategies launched since the Resilient Economy Strategy was adopted in 2014, including key deliverables and outcomes to date.



A. Industrial Land Inventory Completed

Richmond collaborated with Metro Vancouver to produce the Industrial Land Inventory 2015 report. Key findings include:

- Richmond has a total of 1765 hectares of industrial land (Metro Vancouver definitions include mixed employment with industrial components).
- 1458 hectares or 80% of Richmond’s industrial land is developed .
- 307 hectares of industrial land are “vacant” (includes 170 hectares under management and/or ownership of the Vancouver Airport Authority, the Port of Vancouver, the City of Richmond).

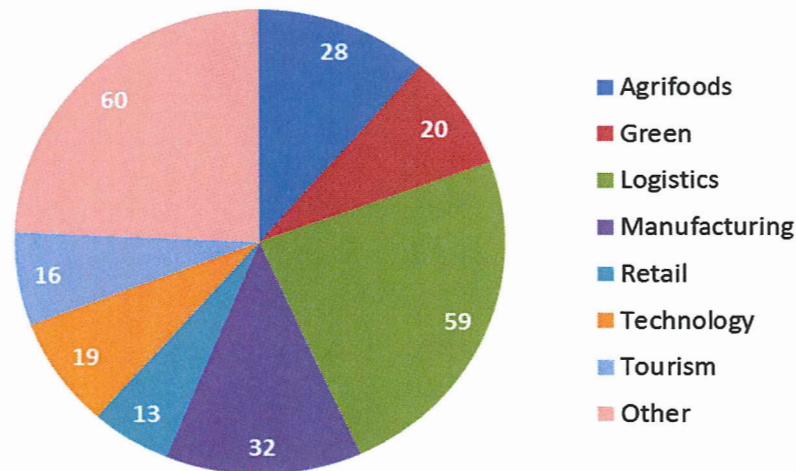
B. Riverside Employee Transportation Initiative

- Staff engaged Riverside area businesses to explore near term solutions to address their top business concern – employee access to work.
- A pricing/cost share model for a shuttle pilot was developed by a private operator with input from a champion group of four major Riverside businesses; shuttle pilot implementation has been stalled due to business concerns over cost.
- A major outcome of this initiative was increased awareness of Richmond businesses’ transportation challenges by TransLink, the Province of B.C., Metro Vancouver and other stakeholders. Medium and longer term solutions continue to be developed by the City and TransLink and include potential transit enhancements via the current work of the Southwest Area Transport Plan, as well as improvements to sidewalks, lighting, shelters and hard landing surfaces at bus stops via the City’s Transportation Department capital improvement programs.

C. One-on-one Business Development Services

Approximately 2/3 of clients of the City’s Business Development Program, administered by Economic Development, are in sectors utilizing industrial land, including Agrifoods, Green, Logistics, Manufacturing and Other sectors, as illustrated below.

**Clients of the Richmond Business Development Program by Sector**



**3** • Increase the tourism sector in Richmond.

A. New Tourism Partnership Model Implemented

- Established new governance model and City representation at the Richmond Tourism Association (Tourism Richmond) Board of Directors.
- Developed partnership with the Richmond Hotel Association.

B. Municipal and Regional District Tax Increased to 3%

- Secured an estimated \$21 million investment in Richmond’s tourism sector over the 2017-2022 period from the 3% MRDT.
- \$5.1 million of MRDT revenue to be invested in City-led initiatives and programs, such as Sport Hosting, the Richmond Olympic Experience and the Britannia Shipyards National Historic Site.



### C. Ongoing Investment in Tourism Growth

Richmond hotel revenues were at an all-time high \$190 million, and hotel occupancy was the highest in Canada at 83%, as of November 2016. City investments in tourism product development contributed significantly to local tourism growth. Key projects to date include:

- Implementation of the City's Sport Hosting Program

Housed at the Richmond Olympic Oval, the Sport Hosting Program continues to deliver results for tourism and the community, generating 16,333 room nights in 2016, including 465 room nights secured through Sport Hosting Incentive Grant sponsored events.

- Launch of the Richmond Olympic Experience (ROX)

2015 marked the launch of ROX, the most interactive sports attraction in North America and the first North American member of the International Olympic Committee's global Olympic Museums Network. In only one year of operation, ROX attracted 19,000 visitors from 40+ countries, 58 corporate events, 117 educational program bookings and over 7,000 student visits and 21 public programs. The ROX greatly enhanced the tourism offerings of the Richmond Olympic Oval, which placed as the 4<sup>th</sup> highest ranking attraction in Metro Vancouver in 2016, ahead of such local icons as Science World and the PNE.

4

- Retain and support existing businesses.

### A. Business Development Program

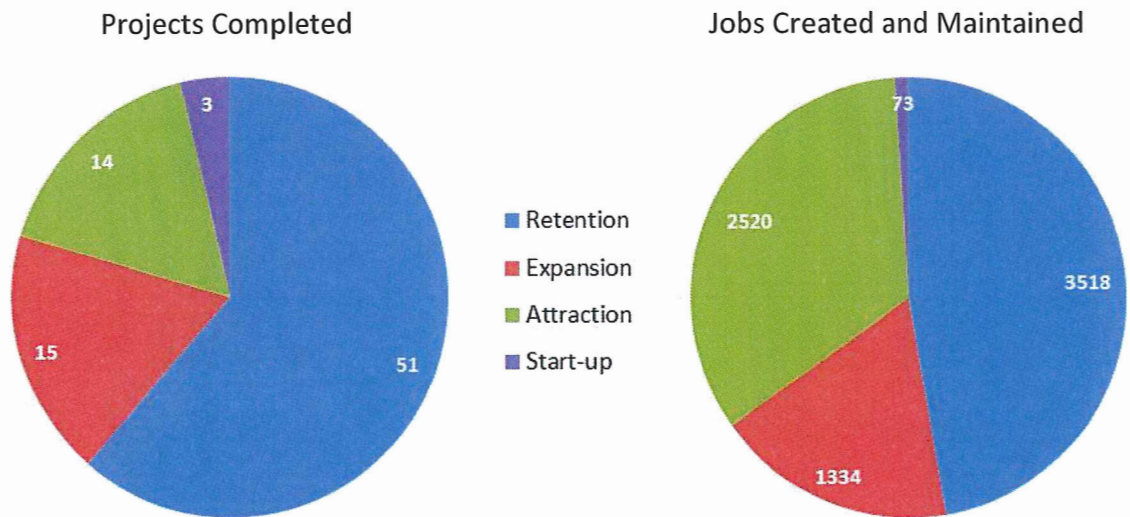
Launched in 2013, the City's Business Development Program builds business relationships and provides custom business trouble-shooting for Richmond businesses in key sectors. The program helps businesses:

- ✓ Navigate municipal processes, permits and licenses
- ✓ Hire and retain talent
- ✓ Find a business location
- ✓ Conduct market research
- ✓ Access funding and incentives
- ✓ Expand locally and internationally
- ✓ Commercialize a new product

- ✓ Get involved in the community
- ✓ Promote successes

Since its launch in 2013 to date, the program has engaged 240 unique clients on 270 business retention, expansion, attraction and start-up projects. 83 of the 270 Business Development Program projects have been completed to date, directly impacting the retention and creation of 6,775 jobs.

**Richmond Business Development Program**



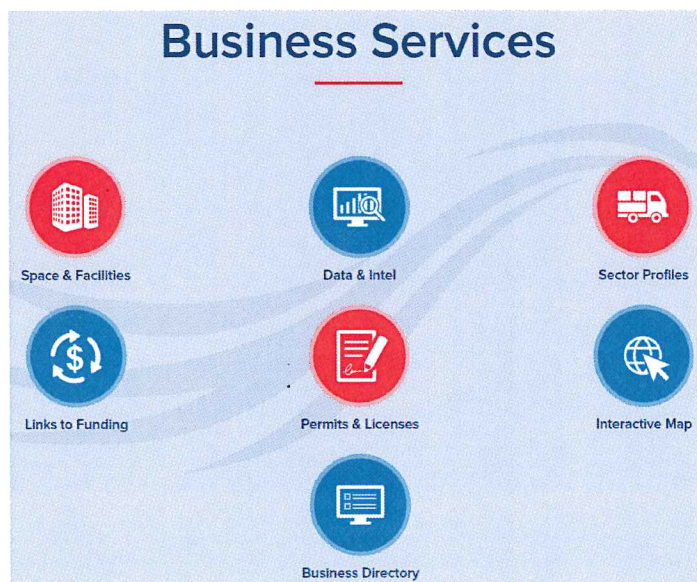
**B. Business Engagement Portal**

The City’s Business Engagement Portal is an online platform that delivers content and services to businesses, as well as engagement with business clients through a robust social media platform. Key components include:

- [www.businessinrichmond.ca](http://www.businessinrichmond.ca) – the City’s business services and information portal was re-designed, updated to include a mobile version and re-launched in 2016. In the first 6 months, it generated the following results:
  - ✓ Increased new users (+33%)
  - ✓ Increased visitors (+47%)
  - ✓ 8,100+ pages accessed (+25% increase)
  - ✓ Bounce rate (-10% decrease) – visitors stay on the website after landing
  - ✓ Mobile more than doubling from 7% to 15% of total sessions
- Social media engagement – the City maintains active Economic Development social media channels, with a targeted audience of businesses and partners, including:

- ✓ 1969 followers of the @RichmondEDO account on Twitter
- ✓ 218 page likes of the RichmondEconomicDevelopment page on Facebook (launched in 2016 and growing)
- ✓ 700 subscribers of the Business in Richmond monthly e-newsletter (#RichmondBiz)
- Online self-serve tools for businesses – allow businesses to:
  - ✓ Search for facility space
  - ✓ Locate funding sources
  - ✓ View comprehensive profiles of Richmond’s key industries
  - ✓ Determine permitting and licensing requirements
  - ✓ Gather research and data
  - ✓ Directly access the City’s current online business directory
  - ✓ Directly access the City’s GIS search tool

#### Businessinrichmond.ca Online Tools



#### C. Sustainability Programs – energy programs for existing Richmond businesses:

- Building Energy Challenge – a friendly competition that reduced greenhouse gas emissions by 12% from 95 buildings comprising 7 million square feet of space
- ClimateSmart for Business Program – 13 businesses participated in 2016 to receive training and supportive tools

- Efficient Water Fixtures Program – delivered in 2016 that will save small food service businesses \$220,000 in utility costs each year.

**5** • Increase Richmond's appeal as a Regional office centre.

A. Focus on City Centre

Development in Richmond’s City Centre is centered around the concept of complete communities where people can live, work and play. Rapid transit accessibility and multitude of public and private amenities designate City Centre as the logical place to establish a regional office center in Richmond. To that effect, staff continue to:

- Facilitate ongoing, grass roots introductions between companies and developers in the City Centre, with a goal to stimulate introduction of job-generating office space
- Implement the City Centre Area Plan (CCAP) Village Centre Bonus and other CCAP tools to encourage office as part of mixed-use development proposals

B. Enhancements in Richmond’s Office Parks

- Implemented accessibility and amenity improvements in business parks, including sidewalk and bus stop improvements and addition of food retailers
- Ongoing one-on-one support to business park managers, tenants and prospects through the Business Development Program

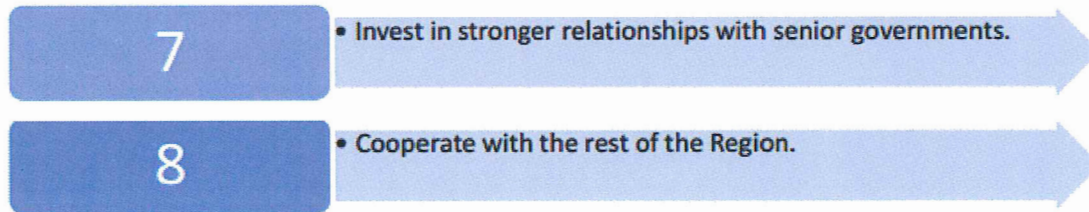
**6** • Support economic diversity, small business opportunities, and localization.

A. Ongoing Small Business Support

- The City’s Business Development Program – 3/4 of clients are classified as small business, with 50 employees or less
- Linkage of local business to City opportunities in traffic management services and products, information technology and other areas of City business

B. Richmond Film Office – consistent record years:

- One-stop service and localization through location filming
- Record 276 filming days in Richmond in 2016
- Record local spend and nearly \$28 million in wages for 2016
- \$500,000 generated in service fees and location charges in 2016

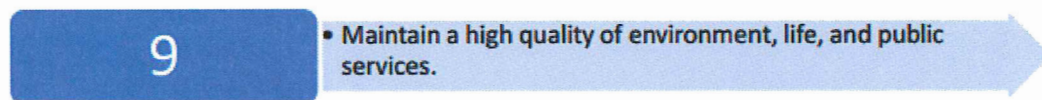


A. Intensified Senior Government Partnerships

- ✓ Joint business development visits with Global Affairs Canada
- ✓ Export development with B.C. Ministry of International Trade

B. Increased Regional Cooperation

- ✓ Implementation of the Metro West Inter-Municipal Mobile Business License
- ✓ Participation in the Metro Vancouver Regional Prosperity Initiative
- ✓ Hosting of joint regional partner events, such as the China Export Forum in partnership with the Canadian Manufacturers and Exporters (2014), the regional CleanTech Expo in partnership with the City of Surrey, and the Smart Regions and Airports conference, in support of YVR and Tourism Richmond.



A. Economic Research/Expertise to Internal and External Stakeholders

- Publication of quarterly economic indicators and reports
- Council Term Goals and City budget process economic forecasting
- Ongoing business engagement in public consultations

B. Integrated Business Perspective in Community Life

- Industrial/commercial development applications input
- Mobile vendors and night markets administration
- Business linkages for sponsorships and City events

**II. Current Trends**

This section of the report provides a high-level summary of both global and local trends that impact local businesses and highlight opportunities for future implementation of the Resilient Economy Strategy.

1) Global Trends

Overall economic trends that will be impacting the global economic and business climate over the next few years include:

- Ongoing downside risks to global growth
- Uncertainty in global trade due to trade policies
- Improved growth outlook for advanced economies
- Continued slowdown in China and emerging economies
- Canadian interest rate to remain low (currently at 0.5%)
- US/EUR interest rates continue gradual upward movement
- Commodity prices continue gradual recovery
- Canadian dollar around 75 US cents

2) Regional/Local Trends

Regional/local long term trends that will be impacting the local economy and Richmond businesses over the next few years include:

A. Population, Housing and Jobs

- Ongoing population, housing and jobs growth, at a slowing pace since 1996
- Slower jobs than population and housing growth since 1996

**Richmond Population, Housing and Job Growth 1996 to 2016\***

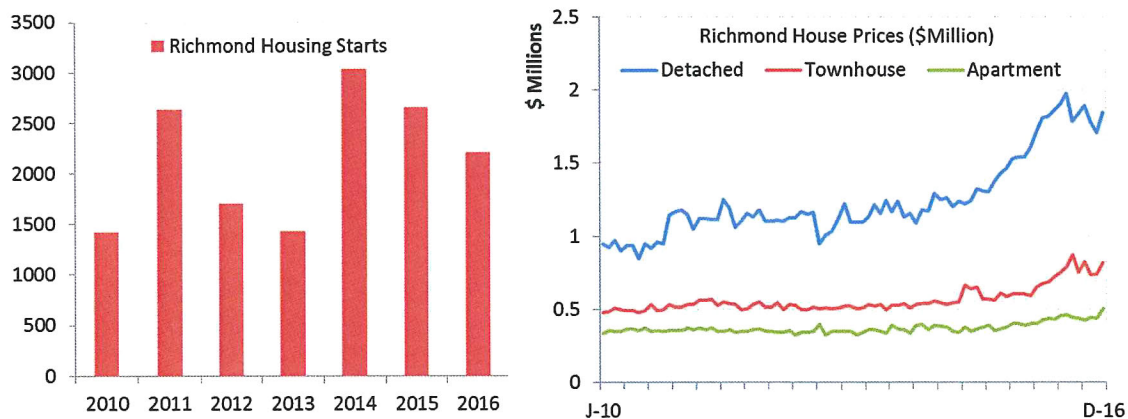
<b>Indicator</b>	<b>1996</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>
Population	148,867	164,345	174,461	190,473	198,309
Total Private Dwellings	50,925	58,272	64,367	71,170	77,478
Jobs	89,955	104,530	108,095	109,945	n/a
<b>% Change</b>	<b>1996-2001</b>	<b>2001-2006</b>	<b>2006-2011</b>	<b>2011-2016</b>	<b>All periods</b>
Population	10.4%	6.2%	9.2%	4.1%	33.2%
Total Private Dwellings	14.4%	10.5%	10.6%	8.9%	52.1%
Job Growth	16.2%	3.4%	1.7%	n/a	22.2%

\* Job figures from 2016 National Household Survey available in November 2017

B. Development Activity

- A mild correction and slowing of housing starts and prices
- Opportunity for investment in commercial development

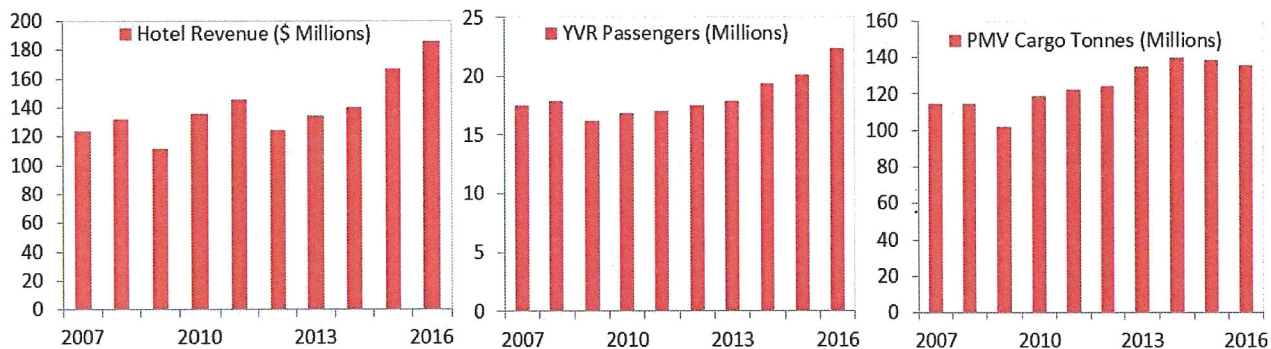
**Richmond Housing Starts and House Prices 2010 to 2016**



C. Tourism and Trade

- Lower Canadian dollar will prolong record-setting years for the tourism sector
- Global trade will maintain levels, preventing drastic trade policy changes in the United States

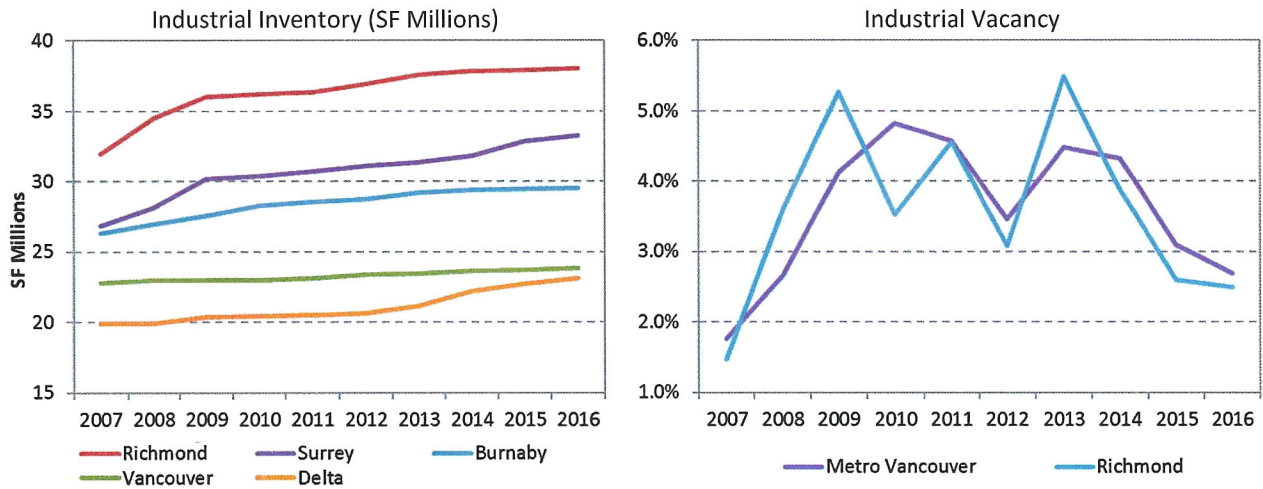
**Regional/Local Tourism and Trade Indicators 2007-2016**



D. Richmond Industrial Market

- Richmond’s industrial land is built up, with few inventory additions in the last 5 years.
- Richmond and regional industrial space vacancies are at critical lows.
- Multi-level warehousing, automated storage and retrieval systems, the Internet of Things and non-traditional business models, such as e-commerce and localized manufacturing and distribution, are key trends affecting industrial development.

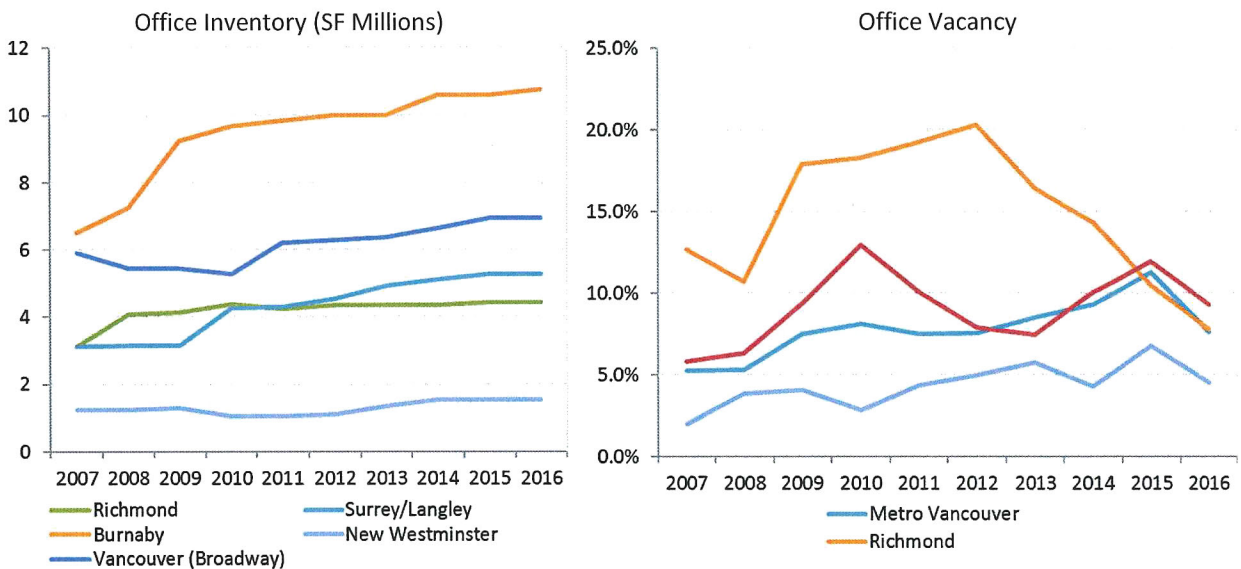
**Industrial Market – Richmond and the Region 2007-2016**



**E. Richmond Office Market**

- Limited new inventory has been added in Richmond in the last 10 years
- Richmond-wide office vacancy down to regional levels
- Current high demand, little availability and low vacancy at 2.3% in the City Centre. Investment in strata is the predominant product currently being added creating an obstacle to long-term skilled jobs in the City Centre
- Highly “amenitized” spaces for the next-gen office worker; mixed-use, walkability, social spaces and retail/dining options; shared collaborative spaces and declining square feet per employee are key trends influencing the office development sector

**Office Market – Richmond and the Region 2007-2016**





### III. 2017-2018 Opportunities and Proposed Initiatives

Based on 2014-2016 achievements and in light of the key economic trends and opportunities over the 2017-2018 period, it is proposed that a number of economic development programs are continued and a set of new initiatives are undertaken to fulfill the Resilient Economy Strategy mandate. The proposed ongoing and new initiatives are listed below, under the corresponding focus areas of the Strategy:

**1** • Increase Richmond's capacity to accommodate light industrial business.

**2** • Strengthen Richmond's role as a gateway for goods import and export.

Ongoing Projects/Programs	New Initiatives
Industrial Land Protection through OCP Implementation	Zoning and Development Policies Review and Update – Industrial Land Intensification

**3** • Increase the tourism sector in Richmond.

Ongoing Projects/Programs	New Initiatives
Sport Hosting Program	Destination Development Strategy
Destination Enhancements	Private Short-Term Rentals and the 3% Municipal and Regional District Tax – Provincial Engagement
Tourism Partnership Model Implementation	

**4** • Retain and support existing businesses.

Ongoing Projects/Programs	New Initiatives
Business Development Program and One-on-One Business Support	Online Marketing Campaign
Businessinrichmond.ca	
Social Media/E-News	

**5** • Increase Richmond's appeal as a Regional office centre.

Ongoing Projects/Programs	New Initiatives
Linking Businesses to Developers in City Centre	City Centre Office Development Policies Review
Business Park Support	City Centre Technology Hub Feasibility Study

**6** • Support economic diversity, small business opportunities, and localization.

Ongoing Projects/Programs	New Initiatives
One-on-one Small Business Support	Richmond Public Library Small Business Series Support
Richmond Film Office	SmallBusinessBC MyBizDay in Richmond
	Agrifoods Sector Development

**7** • Invest in stronger relationships with senior governments.

**8** • Cooperate with the rest of the Region.

Ongoing Projects/Programs	New Initiatives
CleanTech Expo	Regional Mobile Business License (with Metro Vancouver)
Partner Referral Network	Regional Film Permit (with Metro Vancouver)

**9** • Maintain a high quality of environment, life, and public services.

Ongoing Projects/Programs	New Initiatives
Economic Data and Reports	No new initiatives proposed.
Night Markets and Mobile Vendors	
Sponsorship/Event Support	
Business Engagement	

Economic Advisory Committee Input

At its meeting on March 9, 2017, the Richmond Economic Advisory Committee (EAC) received a presentation from staff on the implementation of the Resilient Economy Strategy to date, current trends and proposed initiatives for the next two years to fulfill the mandate of the Strategy. An ensuing EAC discussion notably focused on industrial and commercial lands (minutes from the EAC meeting are enclosed in Attachment 1), indicating a need for further work to be done in regards to Richmond’s industrial and commercial lands and policies. Consequently, the EAC passed unanimously the following motion:

***It was moved and seconded that the EAC receive the Resilient Economy Strategy status update and support the (proposed) 2017/2018 economic development work plan.***

Discussion on Recommended Project Priorities

A key aspect of Richmond’s OCP 2041 is that it maintains Richmond’s existing urban footprint, with future growth to be accommodated through densification. This statement applies not only to population and housing but also to businesses, with future business growth to be accommodated within the City’s existing employment lands. The Employment Lands Strategy, adopted by

Council in 2010 and integrated in the OCP, recognizes that Richmond's lands are limited and that trade-offs will likely be made to balance community priorities. The Resilient Economy Strategy follows the OCP directives and proposes to achieve future business growth through densification in industrial areas and introduction of commercial and office space through redevelopment of key areas of Richmond, such as City Centre.

#### *Focus on Industrial Land*

The industrial market trends highlighted in Section II above indicate that Richmond's industrial land have peaked in greenfield development potential, while demand for industrial space continues to grow. The only notable development proposal of recent history has been the proposed re-development of the landfill at Ecowaste in East Richmond.

To accommodate current and future growth of Richmond's industrial business base, which is integrated with Richmond's global gateway infrastructure assets (YVR and the Port of Vancouver), the City's priorities need to shift away from availability of industrial land to use of industrial land. Furthermore, the recent EAC discussion on industrial land highlighted the need for urgent action, an urgency that is also reinforced by the consistent lack of industrial land and low industrial vacancies in Richmond and the region. Staff worked closely with Metro Vancouver to complete the Industrial Land Inventory 2015 project. However, a recent meeting with Metro Vancouver staff indicated that further work on industrial land intensification will not be initiated in the near future due to varying priorities and resources. As a result of these developments, staff propose that Richmond initiate its own industrial land intensification policy review and commence this project over the 2017-2018 period.

#### *Focus on Office Development*

Similar to the industrial market, the office market in Richmond indicates undersupply of office space due to virtually no new job-generating product added over the majority of the last decade. Historically high vacancy rates have been eradicated and Richmond's business parks are achieving high levels of occupancy. Meanwhile, Richmond technology businesses are growing and in need of space that is accessible and close to amenities.

There are a number of projects at various stages of the development approval process that include an office component (such as iFortune, Yuanheng and others). However, at this stage, none of these proposals have indicated building non-strata office space. Small-size strata, often held as an investment and leased out at retail rates, is the type of product recently introduced in the City Centre (Aberdeen Square in 2012 and the upcoming pre-sold stratified International Trade Centre are two recent projects). This type of product does not correspond to the demand generated by technology firms and other employers creating high skilled jobs. At just over 2%, office vacancy along the Canada Line is virtually non-existent and well below the regional 7% rapid transit corridor vacancy in Metro Vancouver. Businesses that are growing in Richmond's business parks and businesses that are looking to locate near transit and amenities are choosing other jurisdictions due to lack of product along Richmond's own rapid transit corridor – the Canada Line. As a result of these developments, staff propose that a City Centre office development policy review be initiated over the 2017-2018 period.

**Financial Impact**

Should any of the proposed new initiatives require further funding, staff will bring such funding requirements forward to Council for approval.

**Conclusion**

Implementation of the 2014-2019 Resilient Economy Strategy is well under way. There has been substantial progress made towards implementation of Council's current economic development agenda, with over 6,700 jobs created or maintained to date and a number of programs and projects implemented under the nine focus areas of the Strategy. Current trends and input from the City's Economic Advisory Committee indicate that opportunities exist in a number of areas for both ongoing programs and new initiatives to fulfill the mandate of the Strategy. The City's ongoing Business Development Program, industrial development policies, office development in the City Centre and the tourism sector are a few of the key initiatives seeking Council endorsement for implementation over the 2017-2018 period. Furthermore, current trends and the Economic Advisory Committee indicate a need to focus on industrial land intensification and introduction of office in the City Centre as major priorities for the 2017-2018 period. Specific project details will be brought forward to Council as initiatives are developed and implemented.



Neonila Lilova  
Manager, Economic Development  
(604-247-4934)

Att.1 Economic Advisory Committee – Draft Minutes from Meeting Held on March 9, 2017



**RICHMOND ECONOMIC ADVISORY COMMITTEE**

Regular Meeting  
Held Thursday, March 9, 2017  
6911 No. 3 Road  
Meeting Room M.2.002  
Richmond City Hall  
18:00-20:00

**In Attendance:**

Kristina Bradley  
Nick Chopra  
Tom Corsie  
Nigel Evans  
Tom Land  
Michael Priest  
Parm Sandhu – Chair  
Ray Segat  
Paul Schaap  
Paul Tilbury  
Michael Yeung  
Katie Ferland  
Neonila Lilova

**Regrets:**

Bruce Rozenhart  
Ray Segat  
Murray Wilks  
Cllr. Derek Dang  
Cllr. Chak Au

- 1) The Chair called the meeting to order at 6:00 pm and went over the agenda
- 2) Roundtable introductions and welcome to new members
- 3) Resilient Economy Strategy – mid-term update
  - a) The Manager, Economic Development provided an update on implementation of the Resilient Economy Strategy to date, current trends and proposed initiatives for the 2017-2018 period (a copy of the presentation is attached).

b) The following discussion ensued:

- A question was asked as to whether the City's transportation portfolio fits under the resilient economy agenda to which staff answered that transportation supports economic development objectives but fits under a different department and under the City's broader transportation portfolio, as part of community-wide transportation, not economic development only
- A question was asked as to whether the proposed industrial land policy work is the same work as the employment lands study done for the OCP. Comments regarding industrial land conversion pressures and Metro Vancouver's work in the area. Staff answered that the goal with this proposed new initiative is to get more granular than the OCP and prior industrial land work.
- A discussion ensued on the pressures on industrial land and the City's outdated policies of addressing such pressures, e.g.:
  - proliferation of spot rezonings due to high specificity of permitted uses
  - pressure on existing stock (such as car dealerships)
  - new business models (e.g. e-commerce)
  - non-traditional uses, such as the movie business which do not leave anything open for long-term employers
  - other non-traditional uses, such as recreation which are allowed as the community strives to have livability yet operators migrate to the least expensive industrial stock, not being able to afford commercially zoned
  - projects that have to sell some off as strata to make it work financially – these parts of industrial are becoming “mancaves” for personal storage and not employment generators
- A discussion regarding the City's ability to attract high paying jobs in the City Centre ensued. It was suggested that a rapid transit link connecting City Centre to 22<sup>nd</sup> Street would be beneficial and solve transportation challenges in the future. It was suggested that City Centre projects need to include fibre optic connectivity to attract technology uses, office, the internet of things. It was suggested that City Centre provides the connectivity and amenity for office based businesses, unlike the remote business parks in Richmond.

c) The Chair commented that the discussion demonstrates a lot of passion for the industrial policy project and that the EAC supports the 2017-2018 proposed initiatives . To that effect, the following motion was considered and unanimously passed:

***It was moved and seconded that the EAC receive the Resilient Economy Strategy status update and support the (proposed) 2017/2018 economic development work plan.***

#### 4) City Updates

Staff provided the following high-level status updates to EAC members:

- Regional Prosperity Initiative:
  - an initiative of Metro Vancouver which began in 2015
  - it has had a series of regional stakeholder roundtables
  - governed by a steering committee of Metro Vancouver Directors
  - has a working group of various business/academia organization
  - no corporate structure yet
  - currently looking at “quick win” projects and engaging municipal staff on mobile business licenses and film permits
  
- Municipal and Regional District Tax (MRDT)
  - Staff provided background on the MRDT and advised that the City has successfully increased the rate from 2% to 3% on the price of accommodation
  - This will result in an estimated \$21 million towards tourism initiatives in Richmond for the July 1, 2017 to June 30, 2022 period, including destination marketing, sport hosting, and tourism product development
  
- Business Regulations
  - Council has voted to prohibit marijuana retail operations in City zones
  - Council is considering regulating short terms, under the Bed & Breakfast provisions of the City’s business licensing regulations and associated bylaws
  - Ride sharing – staff advised EAC of recent Provincial announcements on deregulating the taxi industry in preparation for the potential future entry of ride-sharing platforms
  
- Provincial Tax Deferment Program
  - In response to large increases of property assessed values for 2017 due to lag in the BC Assessment process, the Province has expanded the tax deferment program to families with children (previously restricted to 55+ property owners)
  - Under the program, the province pays the 2017 property tax for eligible owners, essentially providing a very low interest rate loan until the following year when it is expected assessments will adjust down
  
- George Massey Tunnel Replacement Project
  - The Ministry of Environment issued an environmental approval certificate for the project on February 14, 2017. DFO, FLNRO permits are next prior to start of construction

- The Agricultural Land Commission also approved the GMTR project on February 27, 2017
- Staff continue to work on technical implementation aspects related to the project through bi-weekly working group meetings
- 2017 City Budget Approved
  - \$103 million capital budget
  - \$376 million operating budget, 2.95% increase:
    - 1.89% tax increase at same levels of service
    - additional level increase at net impact of 0.56% (including 0.48% for 11 additional RCMP and 3 support staff)
    - additional 1% transfer to reserves per Council's long term financial management strategy
    - 0.5% reduction due to use of stabilization rate
- Canada 150 Community Celebrations
  - The Canada 150 celebration in Richmond is a multi-faceted year-long initiative with over 60 events
  - A full program can be found at <http://www.richmondcanada150.com/>
- City Grants
  - Council approved approximately \$800,000 in health, social, cultural, recreational and child care community grants
- Major Facility Priorities
  - Council considered the next phase of facility projects, after Minoru and the Brighthouse Fire Hall. Top candidates are the City Centre Community Centre North (which was recently secured through the Yuanheng development project), the Steveston Community Centre and Library project, the Lawn Bowling Clubhouse, the Britannia Shipyards National Historic Site Completion project and a new animal shelter.
  - Council has approved \$2 million towards feasibility studies for these projects.

#### 5) Other Business

- An EAC member requested more global trends, best practices and comparatives to other jurisdictions



- It was suggested that it would be beneficial for EAC members to have a sense of the desired outcome before meeting and more time allocated for discussion/contribution
- It was suggested that EAC members should add “burning issues” and topics of interest for discussion to the meeting agenda when it is sent out prior to the meetings

Meeting adjourned at 19:55

*Chair:*

*Recorder:*

---

*Parm Sandhu*

---

*Neonila Lilova/Katie Ferland*

Attachment 1: Resilient Economy Strategy – Mid-Term Report, Trends and 2017/18 Priorities



---

**To:** Mayor and Councillors  
**From:** Wayne Craig,  
Director of Development  
**Re:** Application by Zhao XD Architect Ltd. for Rezoning at 7000, 7002, 7020 Williams Road & 10060 Gilbert Road

**Date:** April 6, 2017  
**File:** RZ 16-743741

---

### **Background**

This memorandum provides Mayor and Councillors with an update on the above-noted rezoning application for a 15-unit townhouse development as directed by Planning Committee at the April 4, 2017 meeting. The Committee directed staff to enter into discussions with the applicant, Zhao XD Architect Ltd., to determine if there was an ability to provide one or more secondary suites as part of the proposed development.

Staff had focused discussions with the applicant regarding the provision of secondary suite units within the development. An agreement has been reached whereby the developer would be willing to provide two (2) secondary suites.

### **Revised Proposal**

The applicant has revised the site and architectural plans to accommodate two secondary suites as shown in Attachment 1. The proposed suite in unit J is approximately 29 m<sup>2</sup> (312 ft<sup>2</sup>), while the proposed suite in unit G is approximately 39 m<sup>2</sup> (420 ft<sup>2</sup>).

To accommodate these suites, the applicant is requesting:

- An increase in density from 0.65 FAR to 0.68 FAR to allow a development with a total floor area of 1,727 m<sup>2</sup> (18,590 ft<sup>2</sup>);
- An additional setback variance along Gilbert Road (4.5 m from property line) to allow for the required secondary suite parking. The proposed variance would move Building 5 to the west to provide a parking stall between Buildings 5 and 6; and
- Additional revisions to the landscape plans and architectural plans to be considered through the Development Permit process.

### **Analysis**

Staff and the architect have worked to include two secondary suites within the proposed development as requested at Planning Committee, however, accommodating these suites has necessitated changes to the original plans and density considered by Planning Committee. Incorporating significant changes to a project design at this stage in the rezoning process creates a

April 6, 2017

- 2 -

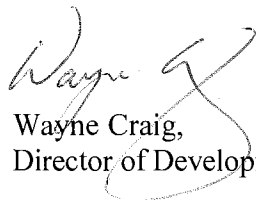
difficult situation and may lead to a compromised form of development. Should Council wish to see secondary suites included in future townhouse rezoning applications, a formal policy on this matter should be developed and adopted by Council. A formal policy would ensure that consistent direction on the inclusion of secondary suites is provided and that secondary suites and associated parking can be considered from the onset of a project's design. Adoption of a policy will also make the development industry aware of the City's expectations regarding the inclusion of secondary suites in townhouse projects.

To provide two secondary suites in this development, the applicant proposes to rezone the site to the "Medium Density Townhouse Development (RTM3)" zone, which allows up to 0.70 FAR instead of the "Medium Density Townhouse (RTM2)" zone, which only allows up to 0.65 FAR. To accommodate the proposed changes, a new Rezoning Bylaw is provided (Bylaw No. 9713) in Attachment 2.

New rezoning considerations are also required for Bylaw No. 9713. The revised rezoning considerations are provided in Attachment 3 and secure the following:

- Registration of a legal agreement on Title to ensure two (2) secondary suites are constructed on the proposed future lot;
- Increased contributions to the City's public art fund and to the City's affordable housing fund in response to the additional density requested.

Should Council wish to proceed with the revised proposal that includes the two secondary suites, Bylaw No. 9713 should be introduced and given first reading. Prior to Final Adoption of Bylaw No. 9713, the developer would be required to fulfill all rezoning considerations as noted in Attachment 3.



Wayne Craig,  
Director of Development

cc: Joe Erceg, General Manager, Planning and Development  
Cathryn Carlile, General Manager, Community Services  
Ada Chan Russell, Planner 1  
Kim Somerville, Manager, Community Social Develop  
Joyce Rautenberg, Affordable Housing Coordinator

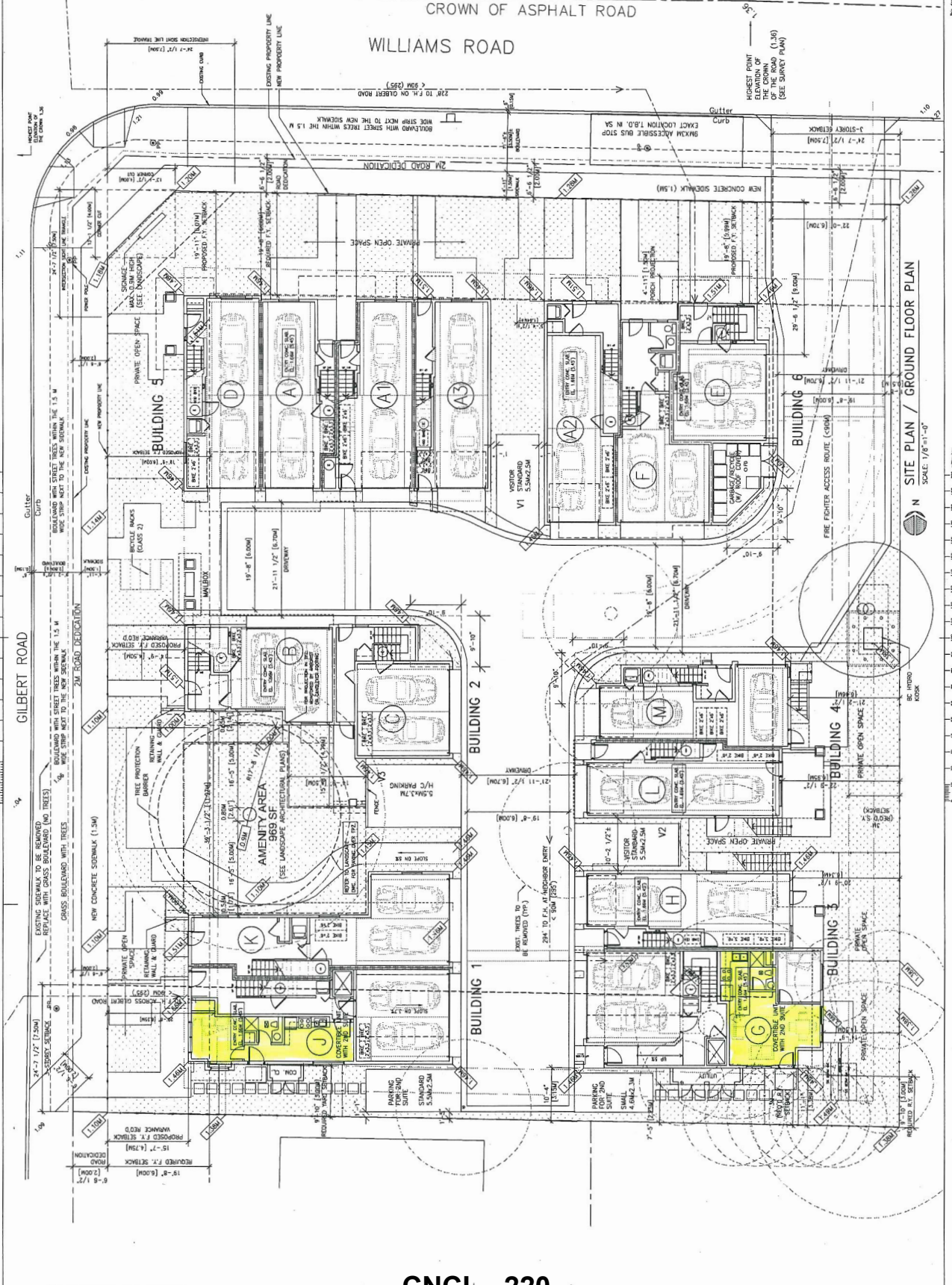
Attachment 1 Revised Site and Architectural Plans  
Attachment 2 Zoning Amendment Bylaw No. 9713  
Attachment 3 Rezoning Considerations for Bylaw No. 9713

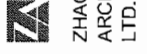
WC/acr



ZHAO XD ARCHITECT LTD.  
2225-1114 Victoria Hwy.  
Richmond, BC V6X 3A9  
Tel: (604) 275-8822  
Fax: (604) 939-1752  
Email: info@zhaxd.com  
Web: zhaxd.com

DATE: 2024.07.17  
PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.  
DRAWING TITLE: SITE PLAN, DATA & CONTEXT PLAN  
DRAWING NO.: A1  
SCALE: 1/8" = 1'-0"





ZHAO XD  
ARCHITECT  
LTD.

1105-1115, Victoria Ave.  
Richmond, BC V6E 3A9  
Tel: (604) 276-5892  
Fax: (604) 276-1721  
Email: info@zhaoxd.com  
Web: zhaoxd.com

DATE: 2020-03-10  
PROJECT: TOWNHOUSE DEVELOPMENT ALONG WILLIAMS RD. & GILBERT RD.  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: [Number]  
DRAWING NO.: [Number]

NO.	REV.	DESCRIPTION

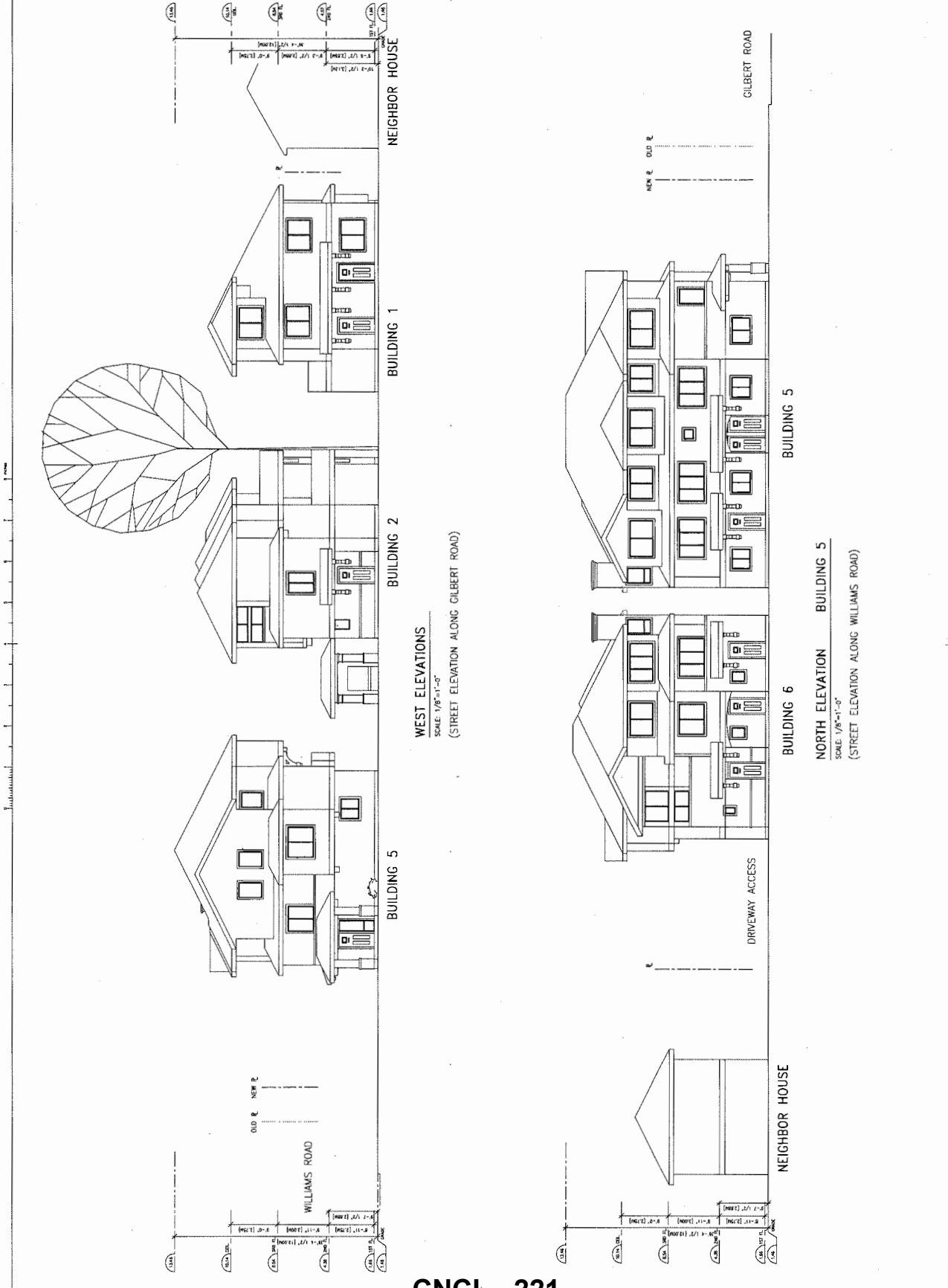
**A** 1. DESIGN AND CONSTRUCTION  
**B** LOCATION SHEET  
**C** DETAIL SHEET

THIS DRAWING IS A PART OF A PROJECT AND IS NOT TO BE USED SEPARATELY FROM THE OTHER PARTS OF THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING.

Project: TOWNHOUSE DEVELOPMENT ALONG WILLIAMS RD. & GILBERT RD.  
2020-20, Williams - 10560 GREAT RICHMOND, BC  
Drawing Title: ELEVATIONS

Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
Drawing No.: \_\_\_\_\_

A4





**ZHAO XD  
ARCHITECT  
LTD.**

2200-11415 Woodcroft Rd.  
Burlington, ON L7R 1K6  
Tel: (905) 775-6802  
Fax: (905) 946-1738  
Email: info@zhaoxd.com  
Web: zhaoxd.com

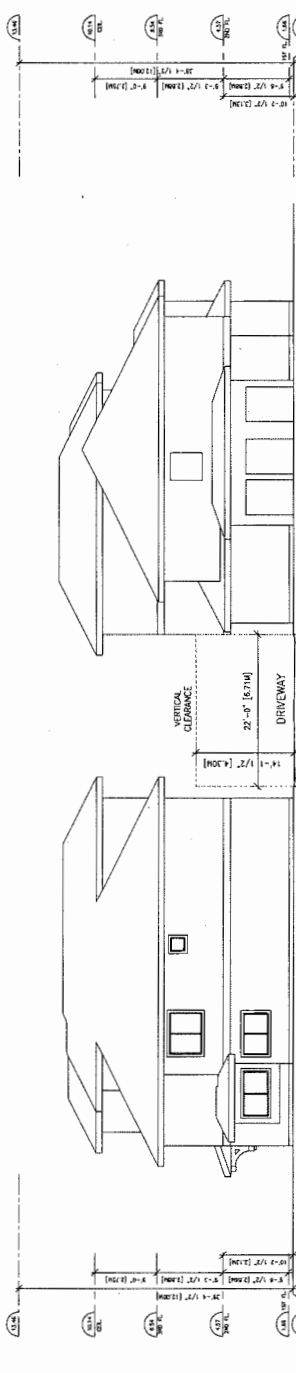
DATE	REVISION / COMMENTS

A	DETAIL NUMBER
B	PROJECT SHEET
C	GENERAL SHEET

Project:  
**TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.**  
7900-20 Williams - 0050 SHEET  
REMARKS, BC

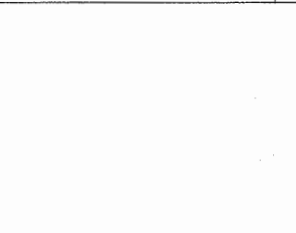
Drawing Title:  
**ELEVATIONS**

Date:  
Scale:  
Drawn By:  
Checked By:  
Project No.:  
Drawing No.: **A5**



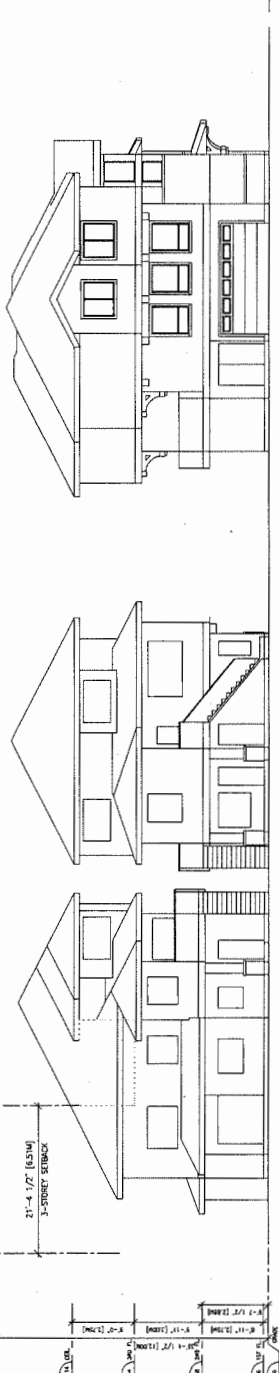
**BUILDING 1**

**SOUTH ELEVATIONS**  
SCALE: 1/8"=1'-0"



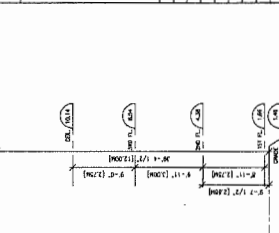
**BUILDING 3**

**SOUTH ELEVATIONS**  
SCALE: 1/8"=1'-0"



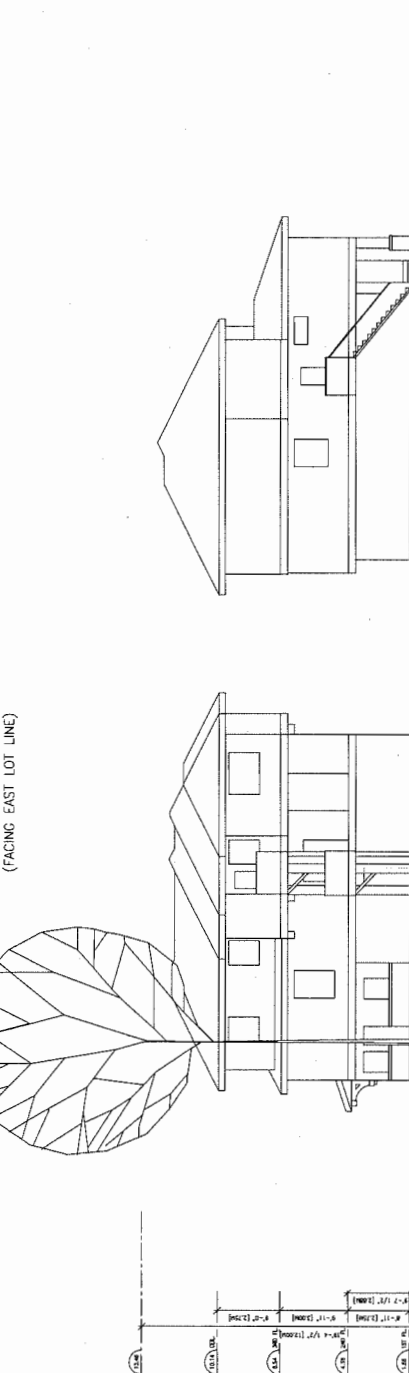
**BUILDING 3**

**EAST ELEVATIONS**  
SCALE: 1/8"=1'-0"  
(FACING EAST LOT LINE)



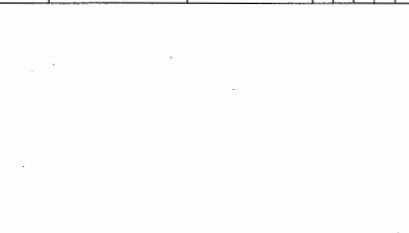
**BUILDING 4**

**SOUTH ELEVATIONS**  
SCALE: 1/8"=1'-0"



**BUILDING 2**

**SOUTH ELEVATIONS**  
SCALE: 1/8"=1'-0"



**BUILDING 4**

**SOUTH ELEVATIONS**  
SCALE: 1/8"=1'-0"

All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Zhao Xd Architect Ltd.



**ZHAO XD  
ARCHITECT  
LTD.**

2200-1118 Commerce Way,  
Richmond, BC V6V 2K6  
Tel: (604) 275-4822  
Fax: (604) 998-1726  
Email: info@zhaoxd.com  
Web: zhaoxd.com

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

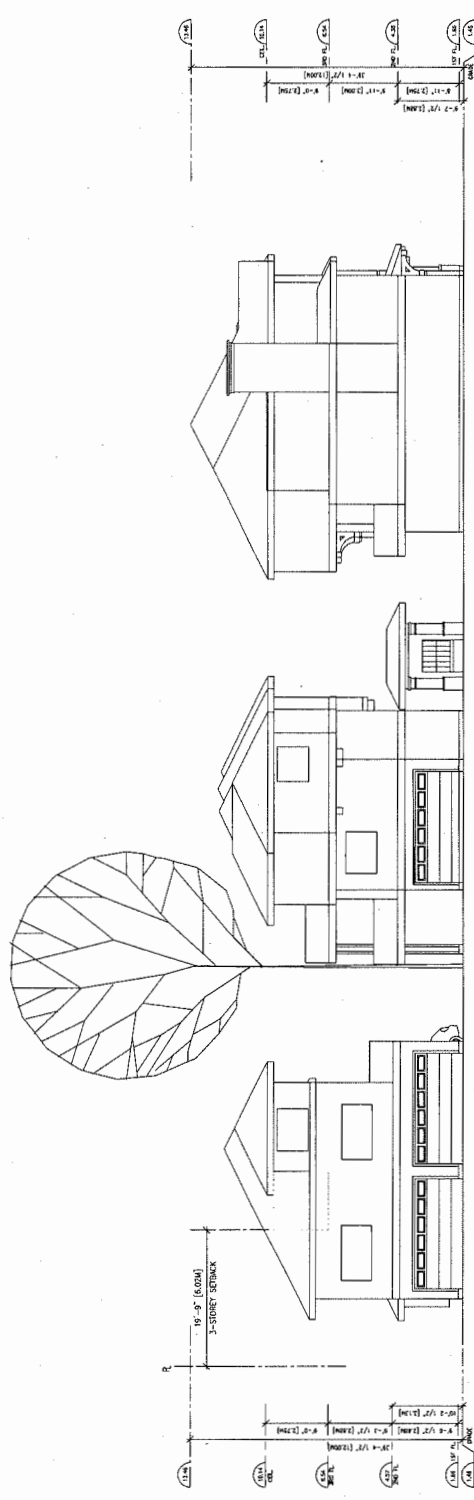
DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

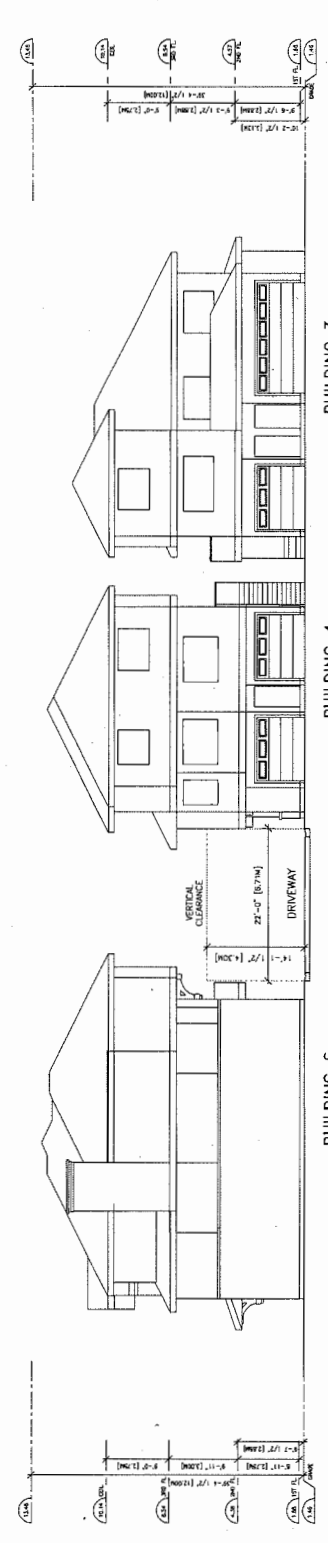


BUILDING 5

BUILDING 2

BUILDING 1

**EAST ELEVATIONS**  
SCALE: 1/8"=1'-0"



BUILDING 3

BUILDING 4

BUILDING 6

**WEST ELEVATIONS**  
SCALE: 1/8"=1'-0"

Project:  
**TOWNHOUSE  
DEVELOPMENT  
AT WILLIAMS RD. &  
GILBERT RD.**

7000-20 Williams-10000 COURT  
RICHMOND, BC

Drawing Title:  
**ELEVATIONS**

Date:	
Scale:	
Drawn By:	
Checked By:	
Project No.:	
Drawing No.:	

A6



**ZHAO XD  
ARCHITECT  
LTD.**

225-1145, Virginia Hwy,  
Richmond, VA 23234-3400  
Tel: (804) 275-8802  
Fax: (804) 888-1125  
Email: info@zhaoxd.com  
Web: zhaoxd.com

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

TOTAL SHEETS: [Redacted]

DATE: 11/11/11

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DRAWN BY: [Redacted]

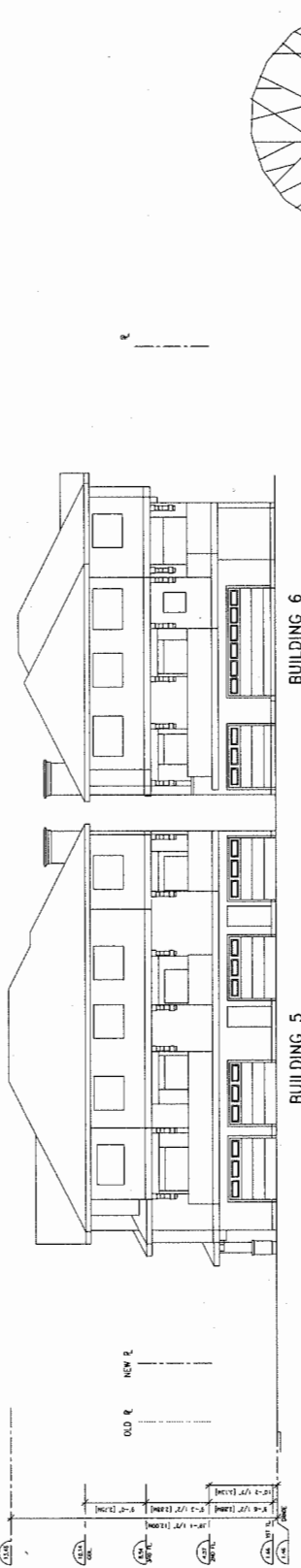
CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]

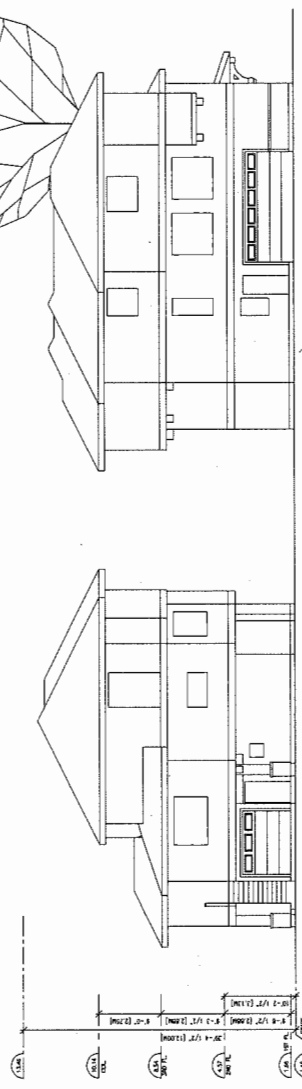
DRAWING NO.: [Redacted]

SHEET NO.: [Redacted]

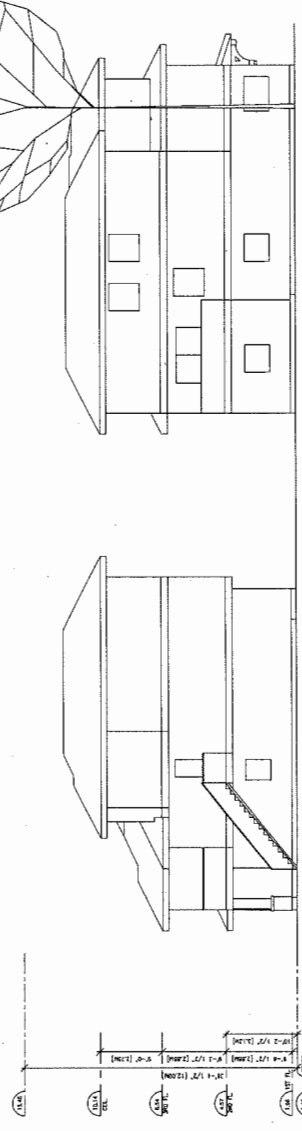
TOTAL SHEETS: [Redacted]



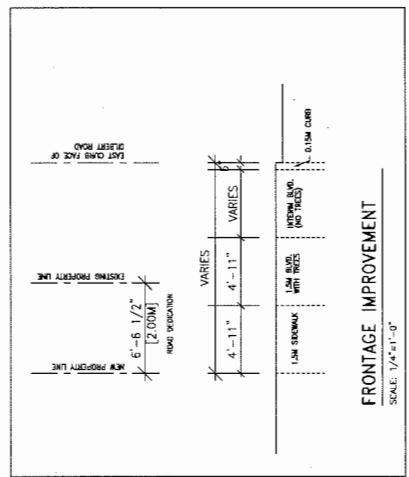
**BUILDING 5**  
**BUILDING 6**  
**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 2**  
**BUILDING 4**  
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**BUILDING 1**  
**BUILDING 3**  
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**FRONTAGE IMPROVEMENT**  
SCALE: 1/4"=1'-0"





# City of Richmond

## Bylaw 9713

### Richmond Zoning Bylaw 8500 Amendment Bylaw 9713 (RZ 16-743741) 7000/7002/7020 Williams Road & 10060 Gilbert Road

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

- The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“MEDIUM DENSITY TOWNHOUSES (RTM3)”**.

P.I.D. 004-514-572

Lot 84 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 000-896-748

Lot 85 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 003-986-055

Lot 87 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

- This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9713”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by <i>JUR</i>
APPROVED by Director or Solicitor <i>il</i>

\_\_\_\_\_  
MAYOR

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



**Address:** 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road      **File No.:** RZ 16-743741

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9713, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. 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 18 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 m
6	6 cm		3.5 m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the one (1) tree to be retained.
5. 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.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$15,057.90) to the City's public art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$74,360.00) to the City's affordable housing fund.
10. Contribution of \$25,000.00 to go towards the purchase and installation of a City standard bus shelter
11. Contribution of \$8,800.00 to go towards the purchase and installation of illuminated street name signs at the Williams Road/Gilbert Road intersection.
12. Road dedications: (i) 2.0 m wide road dedication along the entire Williams Road development frontage; (ii) 2.0 m wide road dedication along the entire Gilbert Road development frontage; and (iii) 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the site.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.

14. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
15. Registration of a Statutory Right-of-Way (SRW) Property Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future developments located south of the subject development. The SRW PROP is to cover the development driveway on Williams Road and the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structures are to be placed.
16. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two (2) secondary suites are constructed on the proposed future lot, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
17. Discharge of existing covenant registered on Title of the subject property (i.e., G54759), which is no longer required by the City of Richmond for services.
18. Discharge of existing covenant registered on Title of the subject property (i.e., BF353030) which restricts the use of the property to a duplex.
19. The submission of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

**Prior to a Development Permit\* issuance, the developer is required to complete the following:**

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement\* for the design and construction of servicing works and off-site improvements to the satisfaction of the Director of Engineering. Works include, but may not be limited to;

**Water Works:**

- a. Using the OCP Model, there is 551.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
  - 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.
  - Install a new water service connection, complete with meter and meter box, off of the existing 250 mm AC water main along Williams Rd.
- c. At Developer's cost, the City is to:
  - Cut and cap the three (3) existing water service connections.
  - Install a new fire hydrant at the Williams Rd frontage.

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

#### **Storm Sewer Works:**

- d. The Developer is required to:
  - Upgrade approximately 65 m of existing 300 mm diameter storm sewer along the Williams Rd frontage to 600 mm. Upgrades are typically manhole to manhole.
  - Cut and cap the three (3) existing storm service connections, and remove inspection chambers.
  - Install a new storm service connection off of the proposed storm sewer along the Williams Rd frontage, complete with inspection chamber.
- e. At Developer's cost, the City is to:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

#### **Sanitary Sewer Works:**

- f. The Developer is required to:
  - Cut, cap, and remove the existing 150 mm FRP sanitary main within the development site and along the Gilbert Road frontage, as well as all manholes, service laterals, and inspection chambers, and discharge right-of-way.
  - Install a new manhole at the southwest corner of the development site and tie-in to existing 150 mm FRP sanitary main.
  - Install a new sanitary service connection off of the proposed manhole. The manhole shall serve as an inspection chamber.
- g. At Developer's cost, the City is to:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

#### **Frontage Improvements:**

- h. The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground overhead service lines.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.
  - Locate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    1. BC Hydro PMT – 4mW X 5m (deep)
    2. BC Hydro LPT – 3.5mW X 3.5m (deep)
    3. Street light kiosk – 1.5mW X 1.5m (deep)
    4. Traffic signal kiosk – 1mW X 1m (deep)
    5. Traffic signal UPS – 2mW X 1.5m (deep)
    6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
    7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
  - Review street lighting levels on all frontages and upgrade as required.

The Developer is required to design and construct frontage improvements along the Williams Road and Gilbert Road frontages. Works include, but may not be limited to:

- a) Williams Road frontage:
  - (1) Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb; and
  - (2) Construct a 3.0 m wide x 9.0 m long concrete bus pad with conduit pre-ducting for electrical connection at the existing eastbound bus stop on Williams Road far-side of Gilbert Road (in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines').
- b) Gilbert Road frontage: Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
- c) Vehicle access is to be provided by a single driveway located at the eastern edge of the Williams Road development frontage. All existing driveways along the Williams Road and Gilbert Road development frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described in these Rezoning Considerations.
- d) The Developer is responsible for the cost of any traffic signal related works that are required as a result of conflict/impact of frontage improvements works and/or utility installations. The required traffic signal works may include: replacement of traffic signal poles and bases; replacement of vehicle detector loops; and traffic signal cabinet. The details of the traffic signal works will be defined as part of the Servicing Agreement detailed site design process.

**General Items:**

1. The Developer is required to:
  - Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. 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 \_\_\_\_\_



# City of Richmond

## Report to Committee Planning and Development Division

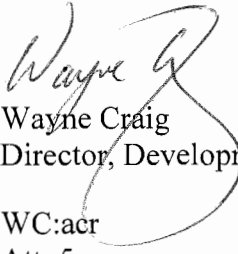
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

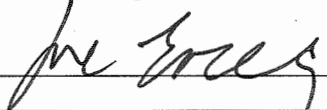
**Date:** March 30, 2017  
**File:** RZ 16-743741

**Re:** Application by Zhao XD Architect Ltd. for Rezoning at 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from Two-Unit Dwellings (RD1) and Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
  
WC:acr  
Att. 5

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

## Staff Report

### Origin

Zhao XD Architect Ltd. has applied to rezone 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone to develop 15 two- and three-storey townhouse units on the assembled site. A location map is provided in Attachment 1.

### Project Overview

The proposed development would feature 15 townhouse units in five buildings and a 94 m<sup>2</sup> (1,010 ft<sup>2</sup>) outdoor amenity space at the westerly portion of the site. The proposed development consists of two-, three-, and four-bedroom units. Conceptual development plans provided by the applicant are shown in Attachment 2.

### Findings of Fact

The proposed development site is approximately 2,500 m<sup>2</sup> after required dedications along Williams Road and Gilbert Road, and is located in the Broadmoor Area. A single detached house currently exists at 7020 Williams Road and another at 10060 Gilbert Road. A duplex currently exists at 7000 and 7002 Williams Road. All dwellings will be demolished. A Development Application Data Sheet providing details about the development proposal is in Attachment 3.

### Surrounding Development

The subject property is located on the southeast corner of Williams Road and Gilbert Road and is surrounded by the following uses:

To the North: Across from Williams Road is a townhouse development zoned “Low-Density Townhouses (RTL4)”

To the South: Single detached dwellings zoned “Single Detached (RS1/E)”

To the East: Townhouse development zoned “Low-Density Townhouses (RTL1)”

To the West: Across from Gilbert Road are single detached dwellings zoned “Single Detached (RS1/E)”. Further west is a townhouse development zoned “Low-Density Townhouses (RTL1)” and the Steveston-London Secondary School.

### Related Policies & Studies

#### Official Community Plan/Broadmoor Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning would comply with this designation.



### **Arterial Road Policy**

The subject property is identified on the Arterial Road Development Map for Arterial Road Townhouse Development. The proposed development meets the Arterial Road Policy objectives to add densification along arterial roads (Williams Road and Gilbert Road). The site is within walkable distance of Steveston-London Secondary school (within 200 m) and is located within 600 m of the Broadmoor Shopping Centre.

### **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**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

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**

#### **Built Form and Architectural Character**

A four-unit townhouse and a three-unit townhouse is proposed along the Williams Road frontage at the north, two duplexes are proposed along the Gilbert Road frontage at the west and two additional duplexes are proposed at the southeast corner of the site.

The proposed building elevations demonstrate variation of the roofline and provide windows and deck openings to add visual interest to the design. The units at the south end of the proposed site are two-storeys high to transition to the adjacent two-storey single family houses to the south. The units closest at the east step down to two-storeys within 7.5 m of the property line to transition to the adjacent two-storey townhouses to the east.

Main pedestrian entrances to the housing units will front onto Gilbert Road and Williams Road providing direct street access for each unit, strengthening the connection to public streets and internal roadways. The pedestrian entry for the end unit (D) of the building on the corner of Gilbert Road and Williams Road is designed to face the street on Gilbert Road. Vehicular access is provided at the northeast corner of the site from Williams Road.

Four duplexes will provide a smaller scale housing option with two of the units having at-grade access to living areas. The three-unit and four-unit townhouse clusters front onto the arterial

road (Williams Road). The massing of the three-storey townhouse units will be reduced by stepping back the top storey from the street.

### **Requested Variance**

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM2)” zone. Based on the review of the current site plan for the project, the reduction of the exterior side yard setback from 6.0 m to 4.5 m is requested for buildings 1 and 2. The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setbacks, provided that there is an appropriate interface with neighbouring properties. The exterior side yard at Gilbert Road functions as a front yard for buildings 1 and 2. The proposed rear yard setback to the adjacent townhouse site is a minimum 4.5 m at the ground floor and second floor with a minimum 7.5 m setback at the third floor. The variance will be reviewed in the context of the overall detailed design of the project at the Development Permit stage.

### **Existing Legal Encumbrances**

An existing registered Statutory Right of Way #G54759, which was previously used for city servicing, is no longer required by the City of Richmond and must be discharged prior to rezoning approval.

An existing registered covenant # BF353030 requiring the property to be used only as a two-family dwelling must also be discharged prior to rezoning approval.

### **Transportation and Site Access**

All four existing driveways along the Williams Road and Gilbert Road frontages are to be removed. Vehicle access to the development is to be provided by a single driveway located on Williams Road at the easterly end of the site. A concrete walkway is provided from to connect the site from the community mailbox to the sidewalk along Gilbert Road.

The applicant is required to register a Statutory Right-of-Way (SRW) Public Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future development located south of the subject development. The SRW is to be registered over the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structure is to be placed, to ensure that future access can be achieved.

Vehicle and bicycle parking proposed meet Zoning Bylaw 8500 requirements. Fourteen residential parking stalls are arranged in tandem while the remaining sixteen residential parking stalls are arranged side by side. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area of each unit into habitable space is required prior to rezoning approval.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist’s Report, which 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: 10 bylaw-sized trees on the subject property and one tree on neighbouring properties.

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

- Four (4) trees (#2, 3, 4, 13) are in fair condition but are in conflict with the development. These trees should be removed and replaced.
- Five (5) trees (#5, 6, 7, 8, 10) are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- One (1) Norway Maple tree (#15) located on the subject property is identified to be retained and protected. The tree is 80 cm in caliper and is in good health. The proposed outdoor amenity area was designed around retaining this Maple tree. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) tree (#1) located on the adjacent neighbouring property to the east is identified to be retained and protected. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

#### *Tree Replacement*

The applicant is required to plant 18 trees. They propose to plant 21 trees. The size and species of replacements trees, and overall landscape design will be reviewed in detail through the Development Permit process.

#### *Tree Protection*

One (1) tree on the subject property and one (1) on the neighbouring property 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 4). A tree survival security of \$10,000 will be submitted by the applicant for the retention of the Norway Maple on site.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to 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 demolition of the existing dwellings 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.

### **Affordable Housing Strategy**

The applicant is required to comply with the City's Affordable Housing Strategy. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$4.00 per buildable square foot is required, or \$70,890.40 (i.e., 17,722.6 sq. ft. X \$4.00/sq. ft).

### **Public Art Contribution**

In accordance with the Public Art Program Policy, the Developer will provide a public art contribution based on the proposed maximum developable floor area (FAR) at \$0.81/sq. ft. or \$14,355.31 (i.e., 17,722.6 sq. ft. X \$0.81/sq. ft).

For public art project contributions that are less than \$40,000, a cash contribution is to be made to the City's Public Art Reserve, for city-wide art programs preferably in the Broadmoor Area.

### **Townhouse Energy Efficiency and Renewable Energy**

Each proposed townhouse unit will be designed and built to that it scores 82 or higher on the Energuide Rating System (ERS) and Solar Hot Water Ready will be incorporated in the building design to meet energy policy requirements. A legal agreement specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption.

Prior to the submission of a Development Permit application, the applicant is required to complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

### **Amenity Space**

The proposal does not include indoor amenity space. The applicant is proposing to provide cash-in-lieu contribution in the amount of \$1,000 per unit for a total of \$15,000, consistent with the Richmond Official Community Plan.

The required outdoor amenity space area is a minimum of 6 m<sup>2</sup> per unit for a total of 90 m<sup>2</sup>. The applicant proposes a total area of 94 m<sup>2</sup> for the outdoor amenity space. The outdoor amenity space is located around an existing mature Norway Maple tree. A children's play area separated by low shrubs from Gilbert Road will be provided with a children's rock climbing structure and toad stool stepping pods. A bench is located for residents to sit and observe children at play. Adjacent units also have windows that look out onto the community amenity area for natural surveillance. The landscape plan will be further refined during the Development Permit process. The applicant will provide a deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect.

Private outdoor amenity area for each unit meets the minimum requirement of 30 m<sup>2</sup> area and a minimum depth of 4.5 m. Units that front onto Williams Road or Gilbert Road have amenity areas at the front and an additional private deck facing the internal site, except for Unit J, which has a portion of the private outdoor amenity area within the side yard.

### **Accessible Units**

As per Section 3.4 of the OCP Bylaw 9000, the City of Richmond encourages the provision of convertible units. The design of the convertible unit will be reviewed at Development Permit stage. Units G and J are convertible units that provides blocking to stair walls to accommodate elevator installation in the future. These units also have common living areas that are accessed at grade.

### **Further Development Permit Considerations**

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the Broadmoor Area Plan.
- Refine the character and form of rooflines, and interplay of materials of building elevations to create an interesting streetscape along Williams Road and Gilbert Road.
- Review size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along both frontages.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.
- Review information for tree retention and pruning of the Norway Maple from the project arborist.

Additional issues may be identified as part of the Development Permit application review process.

### **Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Williams Road frontage and a 2.0 m wide road dedication across the entire Gilbert Road frontage; including a 4m x 4m corner cut at the northwest corner of the site.

Then, prior to issuance of the Building Permit, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the Williams Road and Gilbert Road frontages, as well as storm upgrades as described in Attachment 5. The developer is also required to pay DCC's (City & GVS & DD), Address Assignment Fee, and other required fees.

### **Other Improvements**

The applicant agrees to construct a 3 x 9 m concrete bus pad at the existing eastbound bus stop of Williams Road far-side of Gilbert Road. The bus pad works is to include conduit pre-ducting for electrical connections and is to be constructed in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines'. The location of the bus pad will be determined as part of the Servicing Agreement process.

The applicant also agrees to provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter and an \$8,800 cash contribution towards the purchase and installation of illuminated street name signs for the Gilbert Road/Williams Road intersection.

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

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

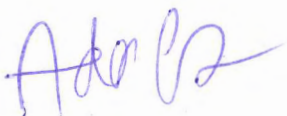
### **Conclusion**

The purpose of this rezoning application is to rezone the property at 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from the "Two-Unit Dwellings (RD1)" zone and the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone, to permit the development of townhouses.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and Broadmoor Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

Based on the submitted information, staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9688 be introduced and given first reading.



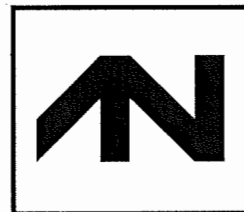
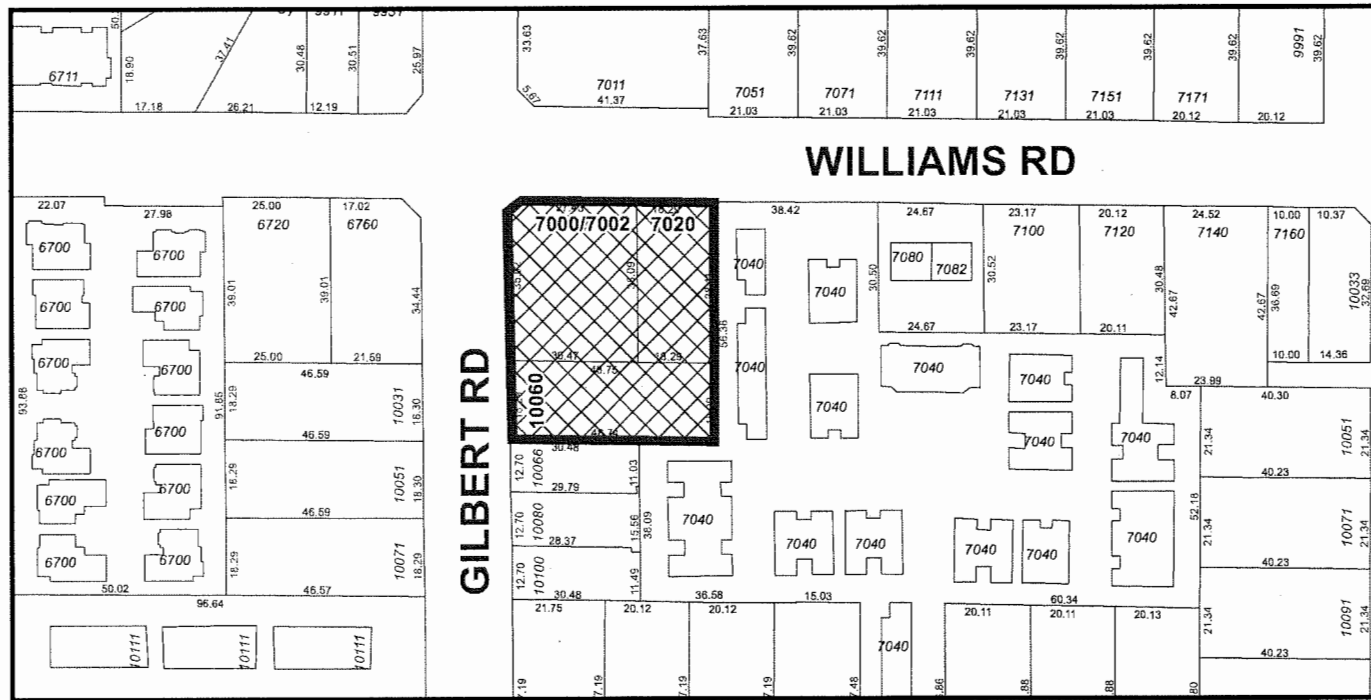
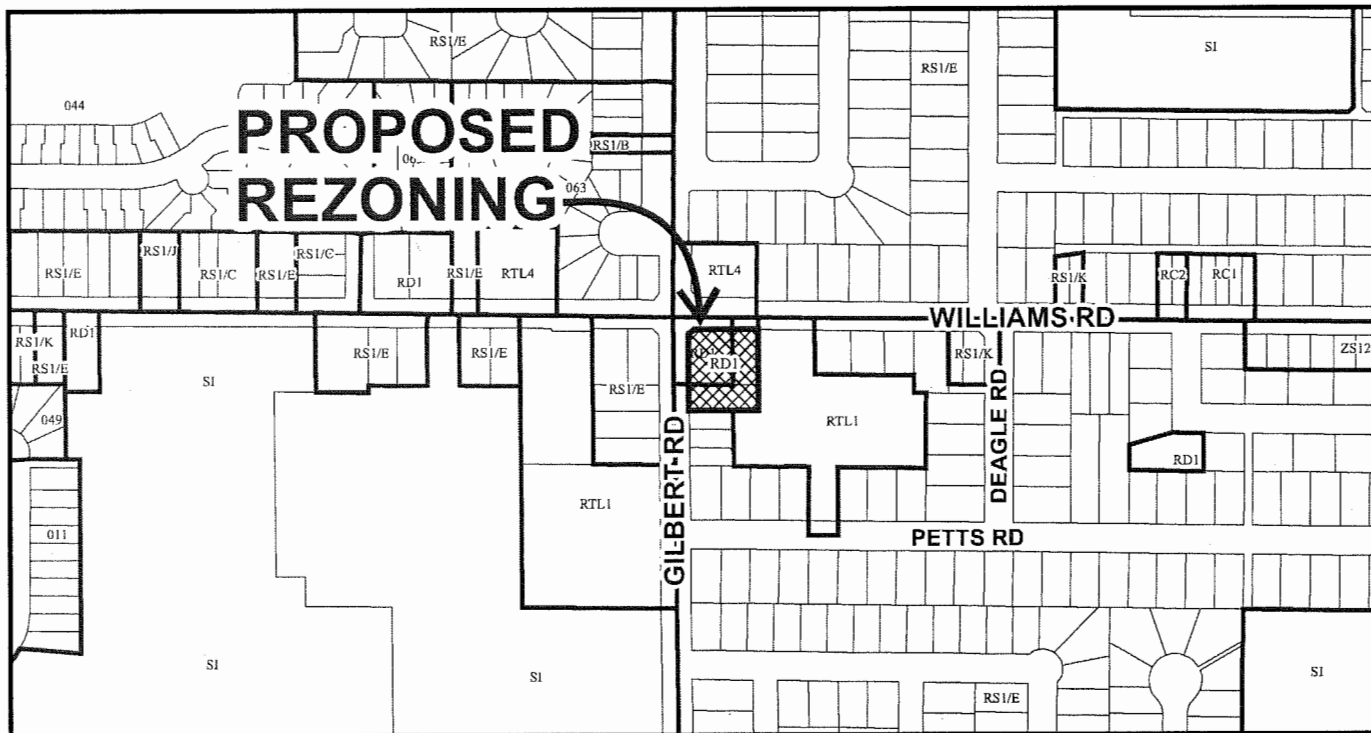
Ada Chan Russell  
Planner 1

ACR:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Protection Plan
- Attachment 5: Rezoning Considerations



# City of Richmond



## RZ 16-743741

Original Date: 09/26/16

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-743741

Original Date: 09/26/16

Revision Date:

Note: Dimensions are in METRES





**ZHAO XD ARCHITECT LTD.**

855-1145, Victoria, B.C.  
 604-739-8800  
 Fax: (604) 739-1150  
 Email: info@zhaoxd.com  
 Web: zhaoxd.com

THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE PLAN, DATA & CONTEXT PLAN.

NO.	DATE	DESCRIPTION
1	2020-05-15	ISSUED FOR PERMIT
2	2020-05-15	ISSUED FOR PERMIT
3	2020-05-15	ISSUED FOR PERMIT
4	2020-05-15	ISSUED FOR PERMIT
5	2020-05-15	ISSUED FOR PERMIT
6	2020-05-15	ISSUED FOR PERMIT
7	2020-05-15	ISSUED FOR PERMIT
8	2020-05-15	ISSUED FOR PERMIT
9	2020-05-15	ISSUED FOR PERMIT
10	2020-05-15	ISSUED FOR PERMIT
11	2020-05-15	ISSUED FOR PERMIT
12	2020-05-15	ISSUED FOR PERMIT
13	2020-05-15	ISSUED FOR PERMIT
14	2020-05-15	ISSUED FOR PERMIT
15	2020-05-15	ISSUED FOR PERMIT
16	2020-05-15	ISSUED FOR PERMIT
17	2020-05-15	ISSUED FOR PERMIT
18	2020-05-15	ISSUED FOR PERMIT
19	2020-05-15	ISSUED FOR PERMIT
20	2020-05-15	ISSUED FOR PERMIT
21	2020-05-15	ISSUED FOR PERMIT
22	2020-05-15	ISSUED FOR PERMIT
23	2020-05-15	ISSUED FOR PERMIT
24	2020-05-15	ISSUED FOR PERMIT
25	2020-05-15	ISSUED FOR PERMIT
26	2020-05-15	ISSUED FOR PERMIT
27	2020-05-15	ISSUED FOR PERMIT
28	2020-05-15	ISSUED FOR PERMIT
29	2020-05-15	ISSUED FOR PERMIT
30	2020-05-15	ISSUED FOR PERMIT
31	2020-05-15	ISSUED FOR PERMIT
32	2020-05-15	ISSUED FOR PERMIT
33	2020-05-15	ISSUED FOR PERMIT
34	2020-05-15	ISSUED FOR PERMIT
35	2020-05-15	ISSUED FOR PERMIT
36	2020-05-15	ISSUED FOR PERMIT
37	2020-05-15	ISSUED FOR PERMIT
38	2020-05-15	ISSUED FOR PERMIT
39	2020-05-15	ISSUED FOR PERMIT
40	2020-05-15	ISSUED FOR PERMIT
41	2020-05-15	ISSUED FOR PERMIT
42	2020-05-15	ISSUED FOR PERMIT
43	2020-05-15	ISSUED FOR PERMIT
44	2020-05-15	ISSUED FOR PERMIT
45	2020-05-15	ISSUED FOR PERMIT
46	2020-05-15	ISSUED FOR PERMIT
47	2020-05-15	ISSUED FOR PERMIT
48	2020-05-15	ISSUED FOR PERMIT
49	2020-05-15	ISSUED FOR PERMIT
50	2020-05-15	ISSUED FOR PERMIT
51	2020-05-15	ISSUED FOR PERMIT
52	2020-05-15	ISSUED FOR PERMIT
53	2020-05-15	ISSUED FOR PERMIT
54	2020-05-15	ISSUED FOR PERMIT
55	2020-05-15	ISSUED FOR PERMIT
56	2020-05-15	ISSUED FOR PERMIT
57	2020-05-15	ISSUED FOR PERMIT
58	2020-05-15	ISSUED FOR PERMIT
59	2020-05-15	ISSUED FOR PERMIT
60	2020-05-15	ISSUED FOR PERMIT
61	2020-05-15	ISSUED FOR PERMIT
62	2020-05-15	ISSUED FOR PERMIT
63	2020-05-15	ISSUED FOR PERMIT
64	2020-05-15	ISSUED FOR PERMIT
65	2020-05-15	ISSUED FOR PERMIT
66	2020-05-15	ISSUED FOR PERMIT
67	2020-05-15	ISSUED FOR PERMIT
68	2020-05-15	ISSUED FOR PERMIT
69	2020-05-15	ISSUED FOR PERMIT
70	2020-05-15	ISSUED FOR PERMIT
71	2020-05-15	ISSUED FOR PERMIT
72	2020-05-15	ISSUED FOR PERMIT
73	2020-05-15	ISSUED FOR PERMIT
74	2020-05-15	ISSUED FOR PERMIT
75	2020-05-15	ISSUED FOR PERMIT
76	2020-05-15	ISSUED FOR PERMIT
77	2020-05-15	ISSUED FOR PERMIT
78	2020-05-15	ISSUED FOR PERMIT
79	2020-05-15	ISSUED FOR PERMIT
80	2020-05-15	ISSUED FOR PERMIT
81	2020-05-15	ISSUED FOR PERMIT
82	2020-05-15	ISSUED FOR PERMIT
83	2020-05-15	ISSUED FOR PERMIT
84	2020-05-15	ISSUED FOR PERMIT
85	2020-05-15	ISSUED FOR PERMIT
86	2020-05-15	ISSUED FOR PERMIT
87	2020-05-15	ISSUED FOR PERMIT
88	2020-05-15	ISSUED FOR PERMIT
89	2020-05-15	ISSUED FOR PERMIT
90	2020-05-15	ISSUED FOR PERMIT
91	2020-05-15	ISSUED FOR PERMIT
92	2020-05-15	ISSUED FOR PERMIT
93	2020-05-15	ISSUED FOR PERMIT
94	2020-05-15	ISSUED FOR PERMIT
95	2020-05-15	ISSUED FOR PERMIT
96	2020-05-15	ISSUED FOR PERMIT
97	2020-05-15	ISSUED FOR PERMIT
98	2020-05-15	ISSUED FOR PERMIT
99	2020-05-15	ISSUED FOR PERMIT
100	2020-05-15	ISSUED FOR PERMIT

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DATE: 2020-05-15

SCALE: 1/8"=1'-0"

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DATE: 2020-05-15

SCALE: 1/8"=1'-0"

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DATE: 2020-05-15

SCALE: 1/8"=1'-0"

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

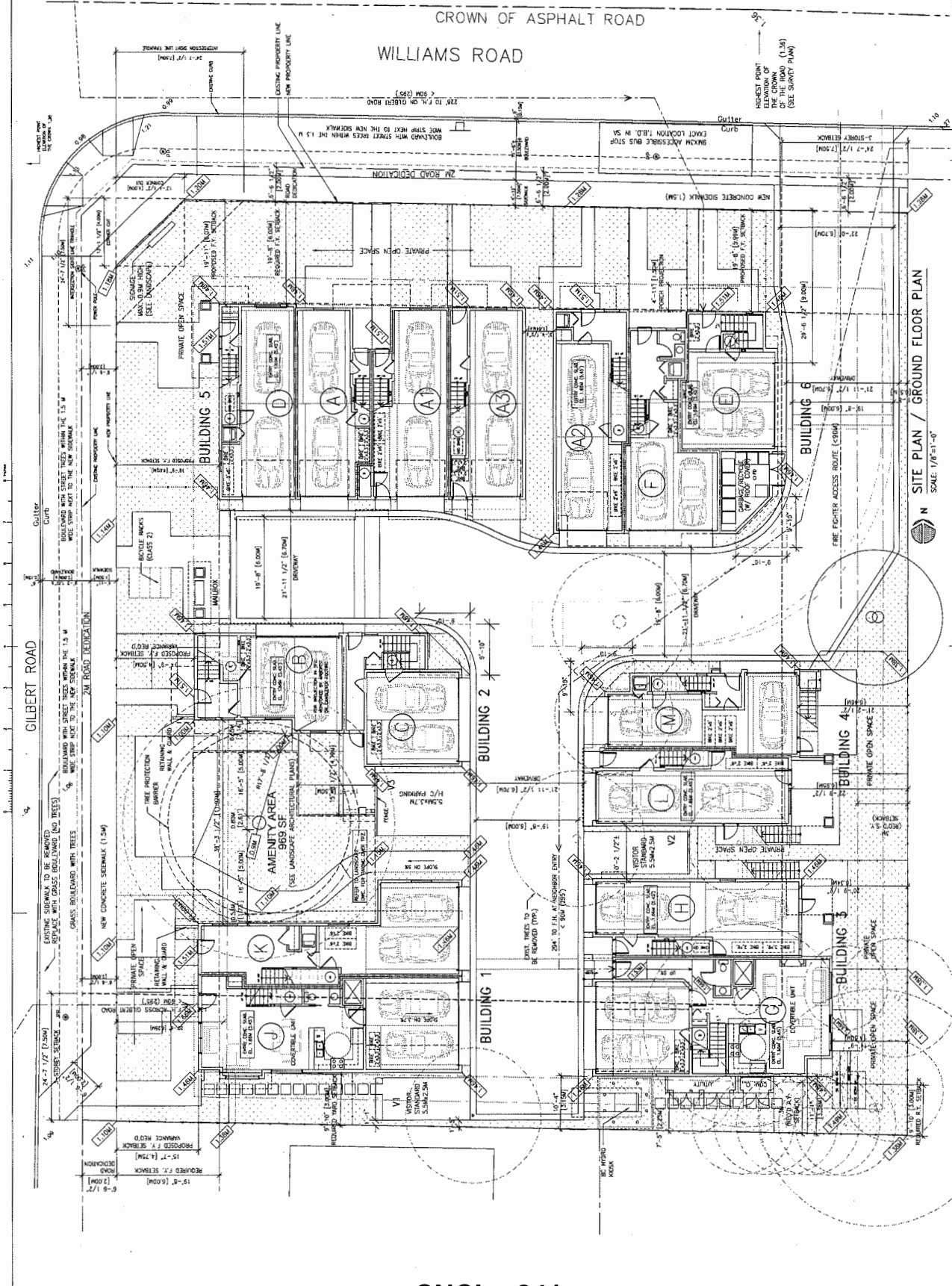
DATE: 2020-05-15

SCALE: 1/8"=1'-0"

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

DATE: 2020-05-15

SCALE: 1/8"=1'-0"





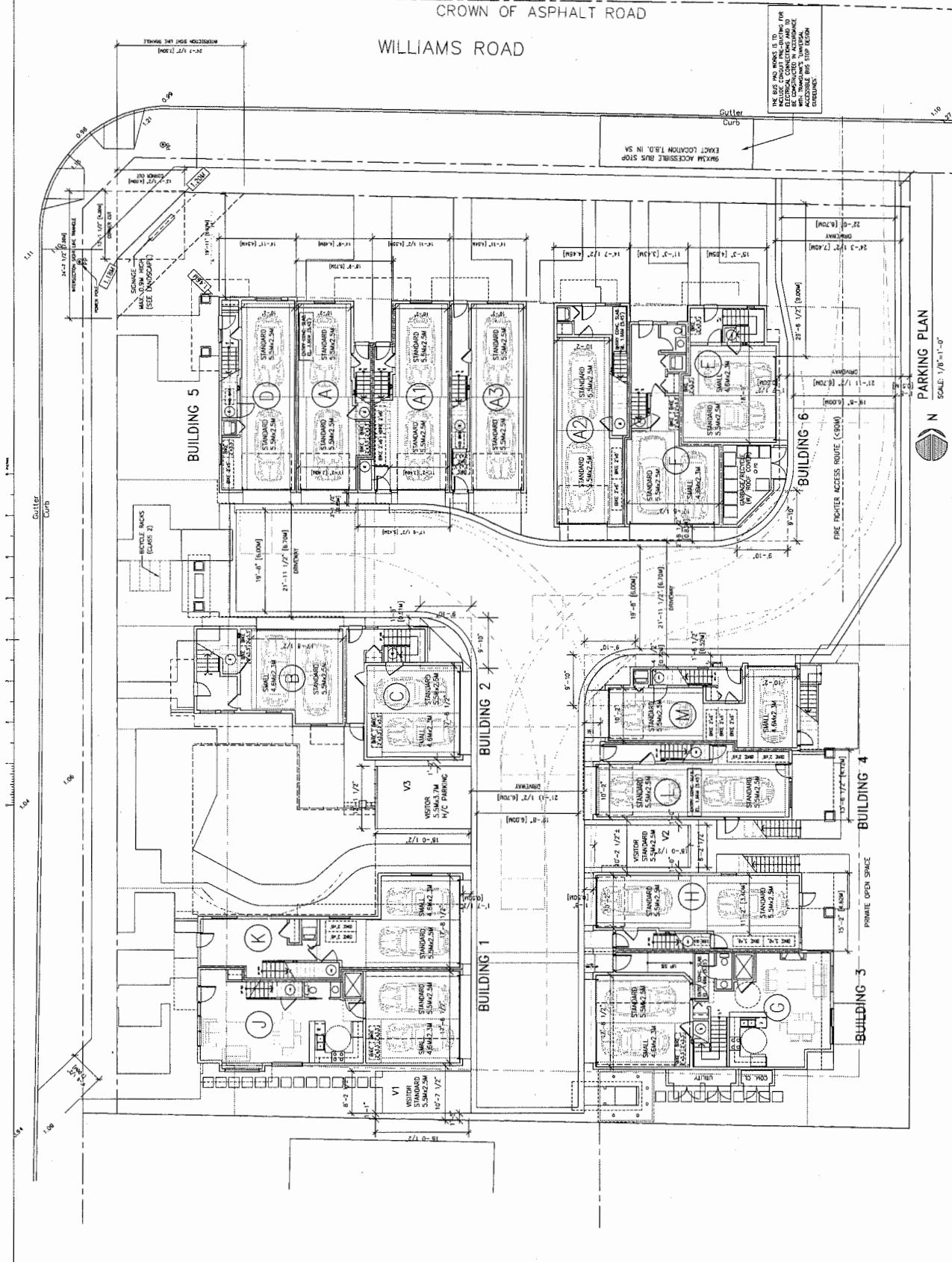
**ZHAO XD  
ARCHITECT  
LTD.**

255-1111, Victoria B.C.  
455-1111, Vancouver B.C.  
Tel: (604) 275-8882  
Fax: (604) 806-1758  
Email: info@zhaxd.com  
Web: zhaxd.com

DATE	DESCRIPTION
18/07/17	DATE COMMENTS
18/07/16	REVISIONS AND
18/07/15	DATE COMMENTS
18/07/14	DATE COMMENTS
18/07/13	DATE COMMENTS
18/07/12	DATE COMMENTS
18/07/11	DATE COMMENTS
18/07/10	DATE COMMENTS
18/07/09	DATE COMMENTS
18/07/08	DATE COMMENTS
18/07/07	DATE COMMENTS
18/07/06	DATE COMMENTS
18/07/05	DATE COMMENTS
18/07/04	DATE COMMENTS
18/07/03	DATE COMMENTS
18/07/02	DATE COMMENTS
18/07/01	DATE COMMENTS

PROJECT	TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.
DATE	2009-20 Williams-10060 EBERT VANCOUVER, BC
DRAWING TITLE	PARKING PLAN
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
PROJECT NO.	
DRAWING NO.	A1.1

WILLIAMS ROAD  
CROWN OF ASPHALT ROAD





**ZHAO XD  
ARCHITECT  
LTD.**

250 S. 11th Street, Ste. 200  
Richmond, BC V6Y 3K5  
Tel: (604) 275-8882  
Fax: (604) 275-1732  
Email: info@zhaoxd.com  
Web: zhaoxd.com

THIS DRAWING IS THE PROPERTY OF ZHAO XD ARCHITECT LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ZHAO XD ARCHITECT LTD.

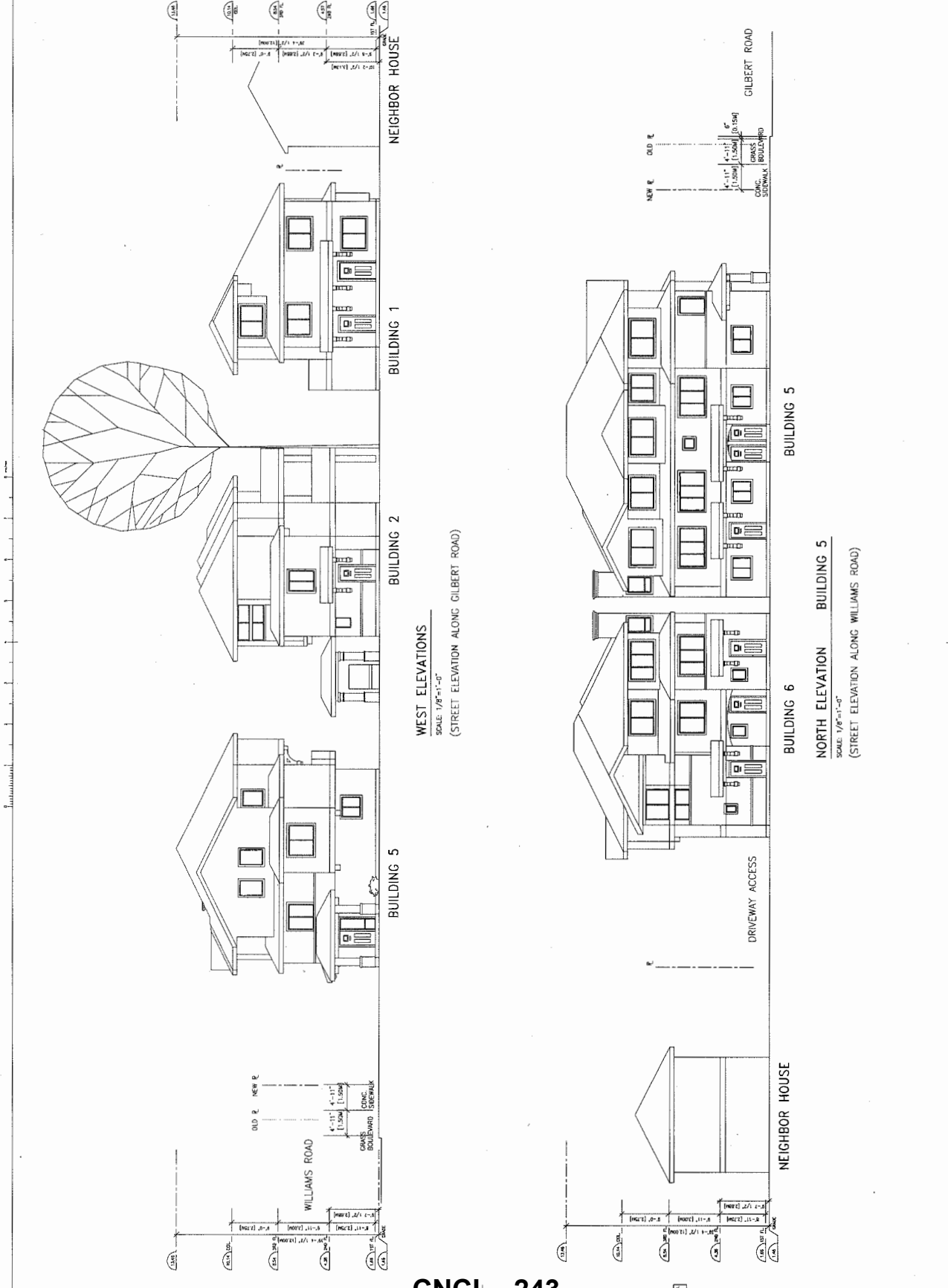
DATE: 11/11/2011  
DRAWN BY: J. WANG  
CHECKED BY: J. WANG  
PROJECT NO.: 2011-0030

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

2000-20 Williams - 0030 GRAY  
RICHMOND, BC  
Drawing Title: ELEVATIONS

Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
Drawing No.: \_\_\_\_\_

A4





**ZHAO XD  
ARCHITECT  
LTD.**

1030 S. 11th Street, Ste. 200  
Richmond, VA 23134  
Tel: (804) 275-4842  
Fax: (804) 904-1732  
Email: info@zhaoxd.com  
Web: zhaoxd.com

DATE	REVISION	DESCRIPTION

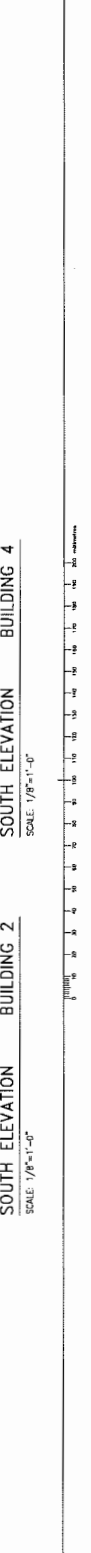
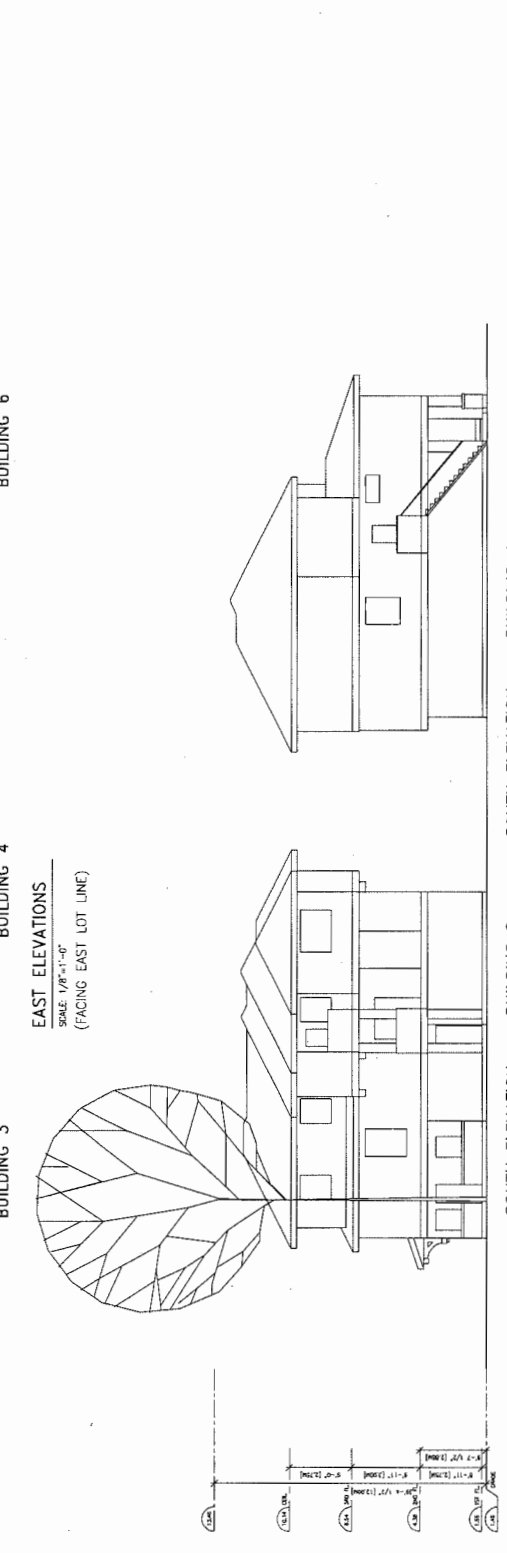
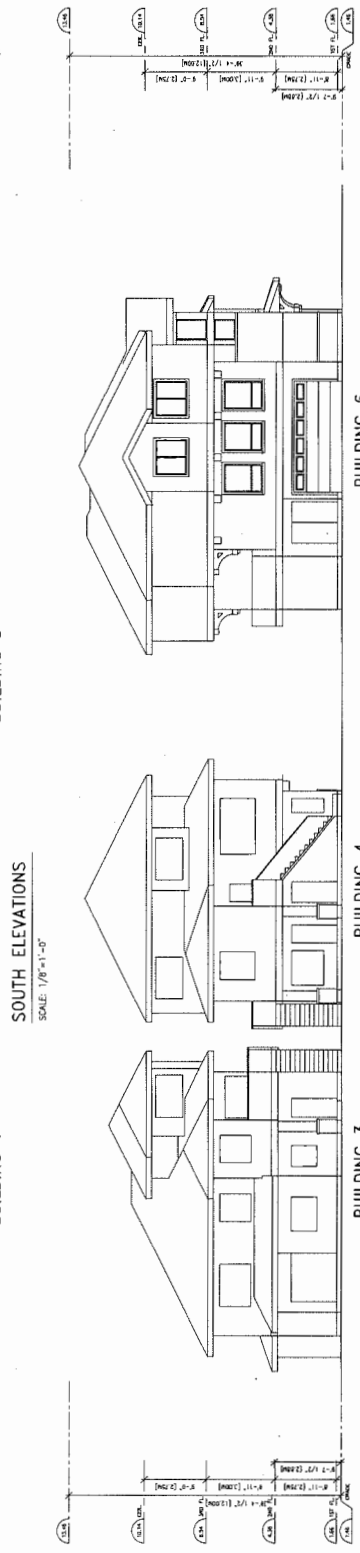
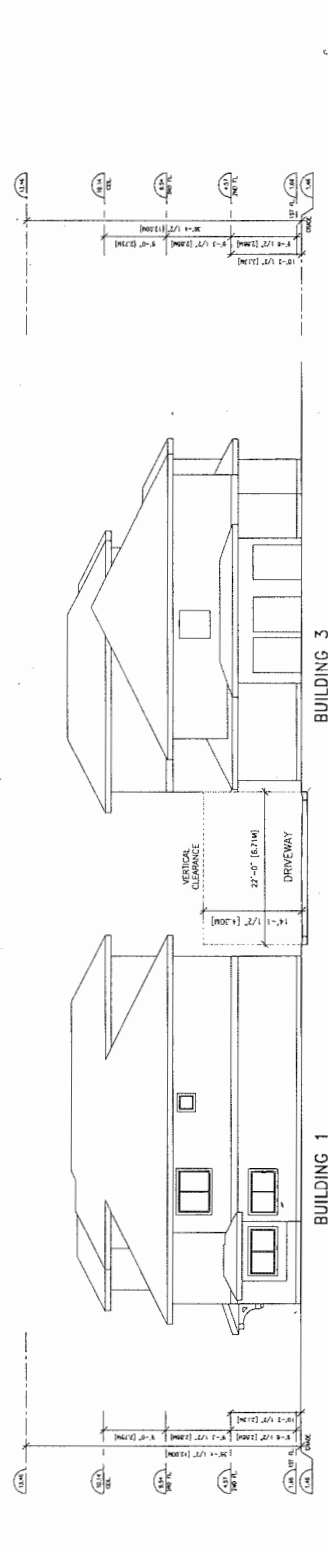
A DETAIL NUMBER  
B DETAIL SHEET  
C DETAIL SHEET

**Project:**  
TOWNHOUSE  
DEVELOPMENT  
AT WILLIAMS RD. &  
GILBERT RD.

7200-20 Williams-10000 Chart  
RICHMOND, VA

**ELEVATIONS**

Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
Drawing No.: **A5**





**ZHAO XD  
ARCHITECT  
LTD.**

1555-11111 Highway No. 1  
Rockville, MD 20850  
Tel: (301) 376-8882  
Fax: (301) 508-1738  
E-mail: info@zhaoxd.com  
Web: zhaoxd.com

DATE: 10/15/14  
DRAWN BY: J. WANG  
CHECKED BY: J. WANG  
PROJECT NO.: 10060-01

10/15/14 CITY COMMENTS  
10/15/14 DESIGN APP  
DATE: 10/15/14

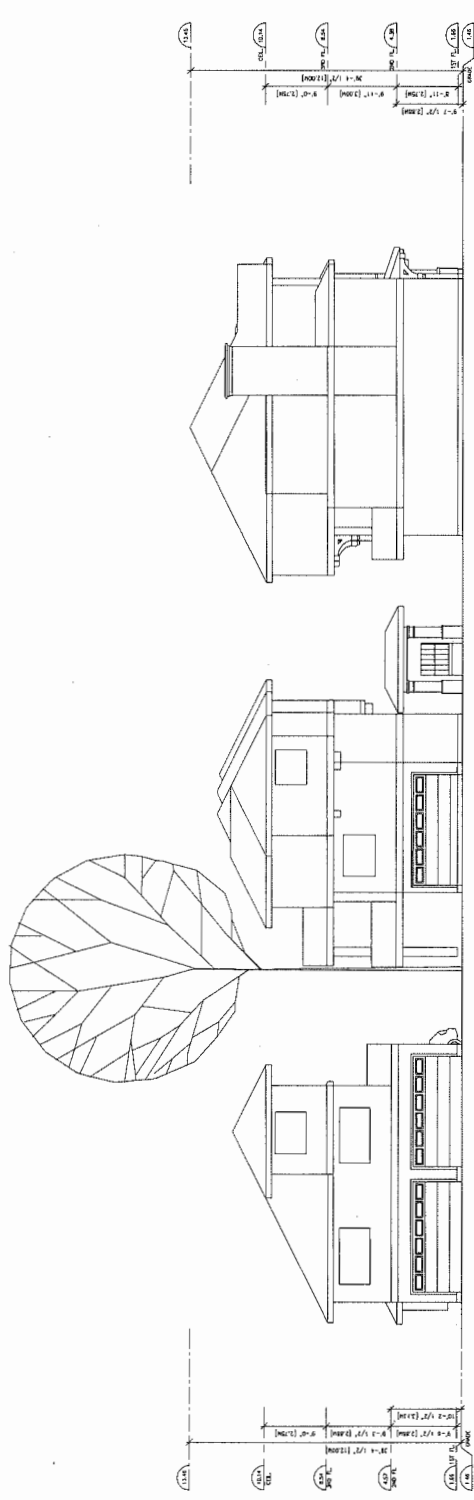
A DETAIL NUMBER  
B/C DETAIL SHEET

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.  
7000-20 Wilson - 10060-01  
ROCKVILLE, MD

Drawing Title: ELEVATIONS

Date: 10/15/14  
Scale: 1/8"=1'-0"

Drawn By: J. WANG  
Checked By: J. WANG  
Project No.: 10060-01  
Drawing No.: A6

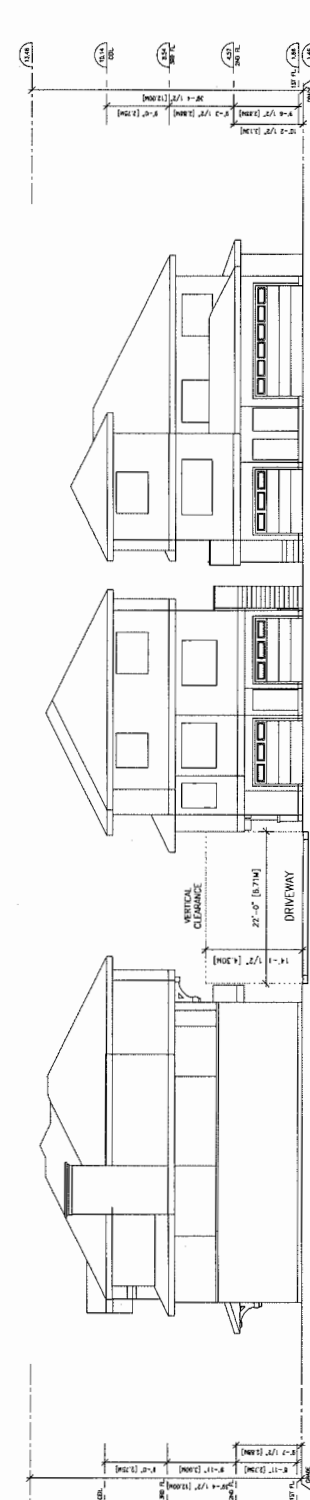


BUILDING 5

BUILDING 2

BUILDING 1

EAST ELEVATIONS  
SCALE: 1/8"=1'-0"



BUILDING 3

BUILDING 4

BUILDING 6

WEST ELEVATIONS  
SCALE: 1/8"=1'-0"



**ZHAO XD  
ARCHITECT  
LTD.**

8255-1181 Yonge Street, Toronto, ON M2H 2B6  
Tel: (416) 275-8882 Fax: (416) 595-1735  
Email: info@zhaoxd.com Web: zhaoxd.com

DATE: 11/11/11  
DRAWN BY: J. CHEN  
CHECKED BY: J. CHEN  
PROJECT NO.: 11-001

REVISIONS	DATE	BY	DESCRIPTION

**A** DESIGN NUMBER  
**B/C** DESIGN SHEET  
**C** DESIGN SHEET

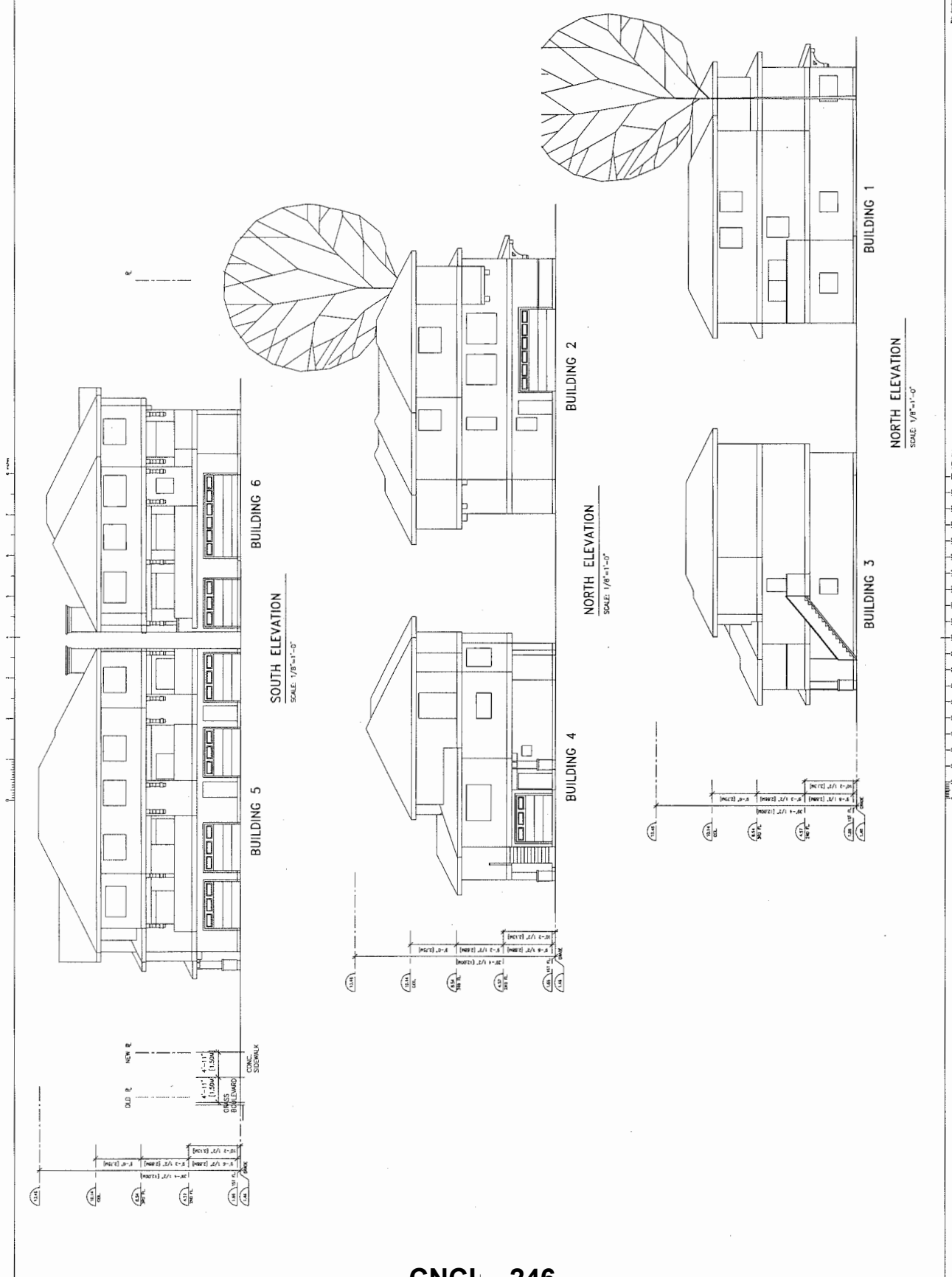
Project: **TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.**

7000-20 Midway-10500 GIBERT RICHMOND, BC

Drawing Title: **ELEVATIONS**

Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
Drawing No.: \_\_\_\_\_

A7



NO.	DATE	REVISION/DESCRIPTION	BY
1	2018.08.13	ISSUED FOR PERMIT	DK
2	2018.08.13	ISSUED FOR PERMIT	DK
3	2018.08.13	ISSUED FOR PERMIT	DK
4	2018.08.13	ISSUED FOR PERMIT	DK
5	2018.08.13	ISSUED FOR PERMIT	DK
6	2018.08.13	ISSUED FOR PERMIT	DK
7	2018.08.13	ISSUED FOR PERMIT	DK
8	2018.08.13	ISSUED FOR PERMIT	DK
9	2018.08.13	ISSUED FOR PERMIT	DK
10	2018.08.13	ISSUED FOR PERMIT	DK
11	2018.08.13	ISSUED FOR PERMIT	DK
12	2018.08.13	ISSUED FOR PERMIT	DK
13	2018.08.13	ISSUED FOR PERMIT	DK
14	2018.08.13	ISSUED FOR PERMIT	DK
15	2018.08.13	ISSUED FOR PERMIT	DK
16	2018.08.13	ISSUED FOR PERMIT	DK
17	2018.08.13	ISSUED FOR PERMIT	DK
18	2018.08.13	ISSUED FOR PERMIT	DK
19	2018.08.13	ISSUED FOR PERMIT	DK
20	2018.08.13	ISSUED FOR PERMIT	DK
21	2018.08.13	ISSUED FOR PERMIT	DK
22	2018.08.13	ISSUED FOR PERMIT	DK
23	2018.08.13	ISSUED FOR PERMIT	DK
24	2018.08.13	ISSUED FOR PERMIT	DK
25	2018.08.13	ISSUED FOR PERMIT	DK
26	2018.08.13	ISSUED FOR PERMIT	DK
27	2018.08.13	ISSUED FOR PERMIT	DK
28	2018.08.13	ISSUED FOR PERMIT	DK
29	2018.08.13	ISSUED FOR PERMIT	DK
30	2018.08.13	ISSUED FOR PERMIT	DK
31	2018.08.13	ISSUED FOR PERMIT	DK
32	2018.08.13	ISSUED FOR PERMIT	DK
33	2018.08.13	ISSUED FOR PERMIT	DK
34	2018.08.13	ISSUED FOR PERMIT	DK
35	2018.08.13	ISSUED FOR PERMIT	DK
36	2018.08.13	ISSUED FOR PERMIT	DK
37	2018.08.13	ISSUED FOR PERMIT	DK
38	2018.08.13	ISSUED FOR PERMIT	DK
39	2018.08.13	ISSUED FOR PERMIT	DK
40	2018.08.13	ISSUED FOR PERMIT	DK
41	2018.08.13	ISSUED FOR PERMIT	DK
42	2018.08.13	ISSUED FOR PERMIT	DK
43	2018.08.13	ISSUED FOR PERMIT	DK
44	2018.08.13	ISSUED FOR PERMIT	DK
45	2018.08.13	ISSUED FOR PERMIT	DK
46	2018.08.13	ISSUED FOR PERMIT	DK
47	2018.08.13	ISSUED FOR PERMIT	DK
48	2018.08.13	ISSUED FOR PERMIT	DK
49	2018.08.13	ISSUED FOR PERMIT	DK
50	2018.08.13	ISSUED FOR PERMIT	DK

CLIENT: DANIELIAN CRETE CONSTRUCTION DEVELOPMENTS LTD.  
PROJECT: 15 UNIT TOWNHOUSE DEVELOPMENT  
7800-20 WILLIAMS ROAD  
RICHMOND

BY: ZHANG ARCHITECT LTD.  
DRAWING TITLE: LANDSCAPE PLAN

DATE: August 13, 2018  
SCALE: 3/32"=1'-0"  
DRAWN: JDD  
DESIGN: JDD  
CHECK: PCM  
PMO PROJECT NUMBER: 16-153

L1

OF 4

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / COMMENTS
1	RED BANQUET WATTLE	300 CAL. 1 1/2" DB
2	BRONS BERRY SPURGE	300 CAL. 1 1/2" DB
3	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
4	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
5	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
6	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
7	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
8	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
9	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
10	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
11	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
12	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
13	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
14	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
15	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
16	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
17	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
18	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
19	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
20	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
21	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
22	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
23	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
24	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
25	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
26	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
27	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
28	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
29	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
30	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
31	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
32	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
33	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
34	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
35	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
36	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
37	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
38	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
39	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
40	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
41	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
42	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
43	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
44	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
45	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
46	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
47	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
48	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
49	AMERICAN REDWOOD	300 CAL. 1 1/2" DB
50	AMERICAN REDWOOD	300 CAL. 1 1/2" DB

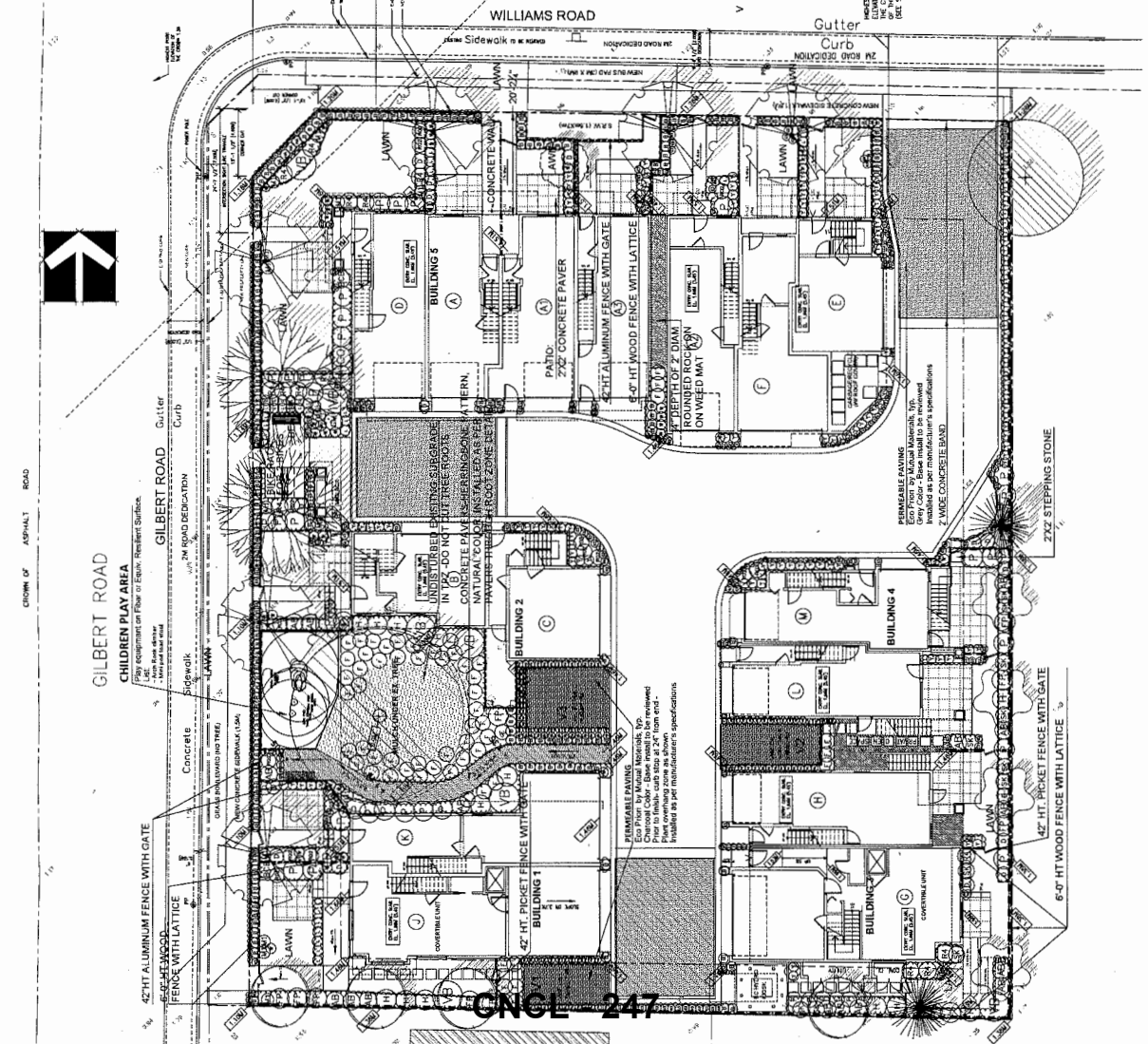
NOTE: PROVISION OF A DESIGN BUILD IRRIGATION SYSTEM TO BE PROVIDED.



SFBR-3 Surf Bike Bench Model Number: STBRG-3  
Black Color  
BY WESBONE SITE FURNISHINGS  
PH: 604.626.0476

WESBONE SITE FURNISHINGS  
Medium Park Bench Model Number: NWB-5  
BY WESBONE SITE FURNISHINGS  
UltraLight™ Polyethylene Plastic: Silver-Richwood  
PH: 604.626.0476  
All drawings are made to be installed in 100% CONCRETE PAVER.  
PERFORMANCES PER 1" PAVEMENT THICKNESS.

Min 100mm lead slope @ 1:4  
BY GARDEN TECH SOLUTIONS  
100mm LEAD SLOPE @ 1:4  
BY GARDEN TECH SOLUTIONS



CNCL 247



**RZ 16-743741**

**Attachment 3**

Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor Area Plan

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Yao Chang Mao and Guo Qing Luo	No Change
<b>Site Size (m<sup>2</sup>):</b>	2,744 m <sup>2</sup>	2,534.3 m <sup>2</sup> (after road dedication)
<b>Land Uses:</b>	Single detached dwellings	Townhouse units and duplexes
<b>OCP/Area Plan Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Zoning:</b>	Two-Unit Dwellings (RD1) and Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	3	15

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max 0.65	Max 0.65	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	1647.3 m <sup>2</sup>	Max. 1646.5 m <sup>2</sup>	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Max. 25%	Building: Max. 40% Non-porous Surfaces: Max. 64% Landscaping: Max. 26%	none
Lot Dimensions (m):	Min. Width: 40 m Min. Depth: 35 m	Width: 54.2 m Depth: 46.6 m	none
Setbacks – Front yard (m):	Min. 6.0 m	6.0 m	none
Setbacks – South Rear yard (m):	Min. 3.0 m	3.0 m	none
Setbacks – East Side yard (m):	Min. 3.0 m	4.5 m	none
Setbacks – Ext. Side yard (m):	Min. 6.0 m	4.5 m	Requested
Height (m):	Max. 12.0 m (3 storeys)	12.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33	33	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	14 (42%)	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Bicycle Parking Spaces	Class 1: 1.25/unit (19) Class 2: 0.2/unit (3)	Class1: 30 Class 2: 3	
Amenity Space – Indoor:	Minimum of 50 m <sup>2</sup> or Cash in lieu (\$1000/unit)	Cash in lieu (15 x \$1000= \$15,000)	none
Amenity Space – Outdoor:	Private: Min. 30 m <sup>2</sup> Public: 6 m <sup>2</sup> /unit (90 m <sup>2</sup> )	Private: Min 30 m <sup>2</sup> Public: 94 m <sup>2</sup>	none

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

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

©Copyright Reserved - This drawing and design is the property of pmg8 LANDSCAPE ARCHITECTS and shall not be reproduced or used for other projects without their permission.

**pmg8**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4195 Bill Crane Drive  
Richmond, BC V6X 2K6  
P: (604) 274-0011 F: (604) 274-0022

BSA

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

CLIENT: CAMERON HANCOCK CONSTRUCTION DEVELOPMENT LTD.

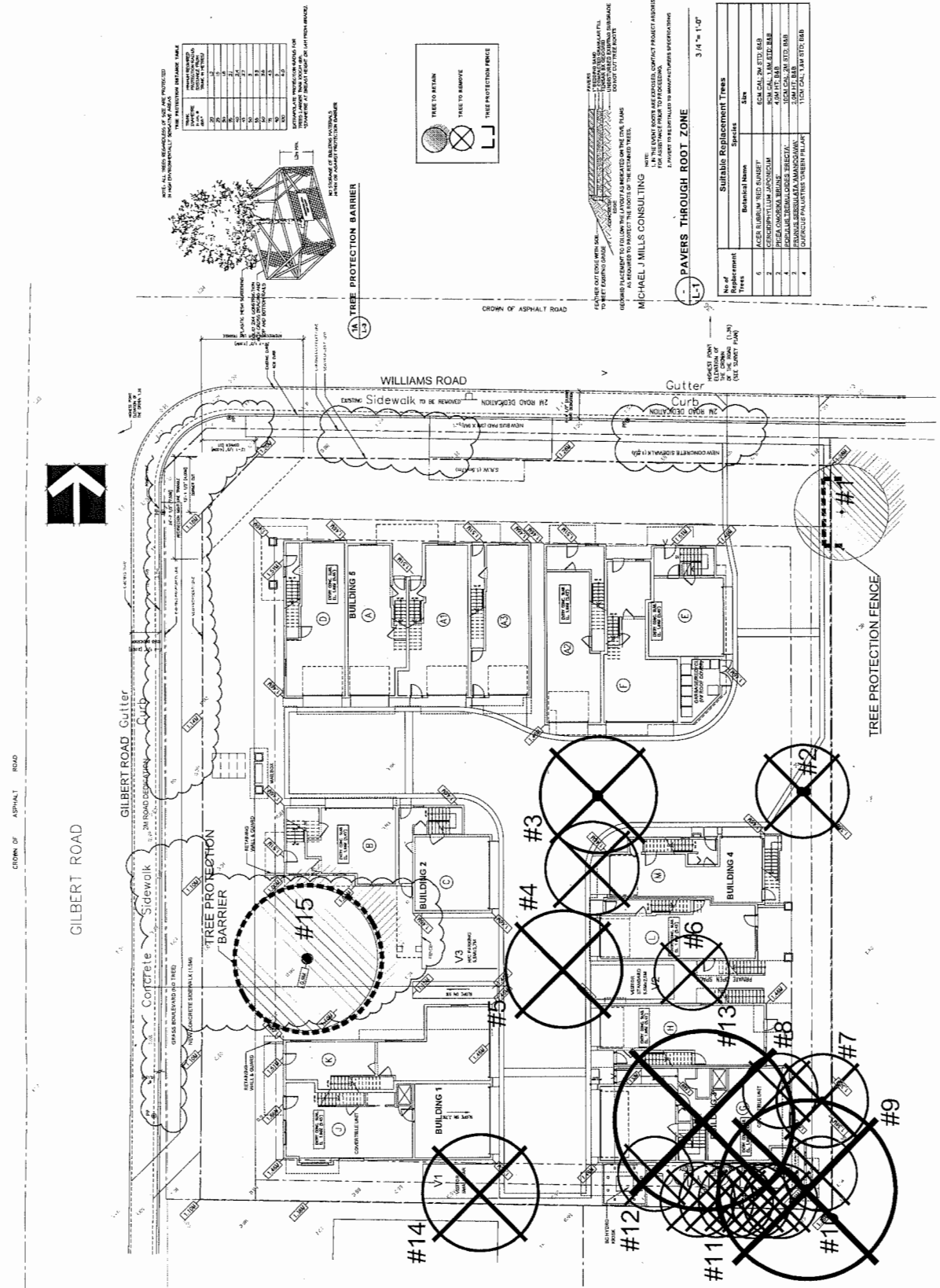
PROJECT: 15 UNIT TOWNHOUSE DEVELOPMENT  
7000-20 WILLIAMS ROAD  
RICHMOND

WITH: ZIMCO ARCHITECT LTD.

DRAWING TITLE: TREE MANAGEMENT PLAN

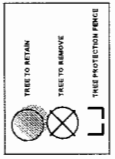
DATE: August 23, 2018  
SCALE: 1/4" = 1'-0"  
DRAWING NO: DESIGN 00  
CHECKED: PCM  
DRAWING NUMBER: L3  
OF 4

PMO PROJECT NUMBER: 16-153



NOTE: ALL TREES RECORDED AS SHOWN AND PROTECTED AS INDICATED UNLESS OTHERWISE NOTED.

TREE NUMBER	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			



PAVERS THROUGH ROOT ZONE  
3/4" x 1'-0"

NOTE:  
1. IN THE EVENT ROOTS ARE EXPOSED, CONTACT PROJECT ARCHITECT FOR RECOMMENDATION TO PROTECT THE ROOTS OF THE RETAINED TREES.  
2. PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

Michael J Mills Consulting

No. of Replacement Trees	Species	Size
6	ACTER SUBULM 'RED SUNSET'	8CM CAL. TM STD. BAR
2	CERCOPHYLLUM JAPONICUM	8CM CAL. TM STD. BAR
7	SPREA CANADENSIS BRUNEA	4CM FT. BAR
2	FRAXINUS AMERICANA	2CM FT. BAR
4	QUERCUS PALMATUS 'GREEN PALM'	1CM CAL. TM STD. BAR



# City of Richmond

## Rezoning Considerations

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

**Address:** 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

**File No.:** RZ 16-743741

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. 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 18 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 m
6	6 cm		3.5 m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the one (1) tree to be retained.
5. 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.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$14,355.31) to the City's public art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$70,890.40) to the City's affordable housing fund.
10. Contribution of \$25,000.00 to go towards the purchase and installation of a City standard bus shelter
11. Contribution of \$8,800.00 to go towards the purchase and installation of illuminated street name signs at the Williams Road/Gilbert Road intersection.
12. Road dedications: (i) 2.0 m wide road dedication along the entire Williams Road development frontage; (ii) 2.0 m wide road dedication along the entire Gilbert Road development frontage; and (iii) 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the site.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

**CNCL - 251**

Initial: \_\_\_\_\_

15. Registration of a Statutory Right-of-Way (SRW) Property Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future developments located south of the subject development. The SRW PROP is to cover the development driveway on Williams Road and the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structures are to be placed.
16. Discharge of existing covenant registered on Title of the subject property (i.e., G54759), which is no longer required by the City of Richmond for services.
17. Discharge of existing covenant registered on Title of the subject property (i.e., BF353030) which restricts the use of the property to a duplex.
18. The submission of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

**Prior to a Development Permit\* issuance, the developer is required to complete the following:**

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement\* for the design and construction of servicing works and off-site improvements to the satisfaction of the Director of Engineering. Works include, but may not be limited to;

**Water Works:**

- a. Using the OCP Model, there is 551.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
  - 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.
  - Install a new water service connection, complete with meter and meter box, off of the existing 250 mm AC water main along Williams Rd.
- c. At Developer's cost, the City is to:
  - Cut and cap the three (3) existing water service connections.
  - Install a new fire hydrant at the Williams Rd frontage.
  - Complete all tie-ins for the proposed works to existing City infrastructure.

**Storm Sewer Works:**

- d. The Developer is required to:

**CNCL - 252**

Initial: \_\_\_\_\_

- Upgrade approximately 65 m of existing 300 mm diameter storm sewer along the Williams Rd frontage to 600 mm. Upgrades are typically manhole to manhole.
  - Cut and cap the three (3) existing storm service connections, and remove inspection chambers.
  - Install a new storm service connection off of the proposed storm sewer along the Williams Rd frontage, complete with inspection chamber.
- e. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

**Sanitary Sewer Works:**

- f. The Developer is required to:
- Cut, cap, and remove the existing 150 mm FRP sanitary main within the development site and along the Gilbert Road frontage, as well as all manholes, service laterals, and inspection chambers, and discharge right-of-way.
  - Install a new manhole at the southwest corner of the development site and tie-in to existing 150 mm FRP sanitary main.
  - Install a new sanitary service connection off of the proposed manhole. The manhole shall serve as an inspection chamber.
- g. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

**Frontage Improvements:**

- h. The Developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground overhead service lines.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.
  - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    1. BC Hydro PMT – 4mW X 5m (deep)
    2. BC Hydro LPT – 3.5mW X 3.5m (deep)
    3. Street light kiosk – 1.5mW X 1.5m (deep)
    4. Traffic signal kiosk – 1mW X 1m (deep)
    5. Traffic signal UPS – 2mW X 1.5m (deep)
    6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
    7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
  - Review street lighting levels on all frontages and upgrade as required.

The Developer is required to design and construct frontage improvements along the Williams Road and Gilbert Road frontages. Works include, but may not be limited to:

- a) Williams Road frontage:
- (1) Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb; and

- (2) Construct a 3.0 m wide x 9.0 m long concrete bus pad with conduit pre-ducting for electrical connection at the existing eastbound bus stop on Williams Road far-side of Gilbert Road (in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines').
- b) Gilbert Road frontage: Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
- c) Vehicle access is to be provided by a single driveway located at the eastern edge of the Williams Road development frontage. All existing driveways along the Williams Road and Gilbert Road development frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described in these Rezoning Considerations.
- d) The Developer is responsible for the cost of any traffic signal related works that are required as a result of conflict/impact of frontage improvements works and/or utility installations. The required traffic signal works may include: replacement of traffic signal poles and bases; replacement of vehicle detector loops; and traffic signal cabinet. The details of the traffic signal works will be defined as part of the Servicing Agreement detailed site design process.

**General Items:**

1. The Developer is required to:
  - Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. 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

Initial: \_\_\_\_\_

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 9688 (RZ 16-743741)
7000/7002/7020 Williams Road & 10060 Gilbert 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 "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 004-514-572

Lot 84 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 000-896-748

Lot 85 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 003-986-055

Lot 87 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9688".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for recording council actions.

Approval stamp: CITY OF RICHMOND, APPROVED by BK, APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER





**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** April 6, 2017  
**File:** TU 17-762905  
**Re:** Planning Committee direction regarding: OMB Architects has applied for a  
Temporary Commercial Use Permit at 13340 Smallwood Place

### Background

This memorandum responds to Planning Committee's resolution to remove one of the conditions contained in the Temporary Commercial Use Permit to be issued to the Richmond Animal Protection Society (RAPS) through an application by OMB Architects.

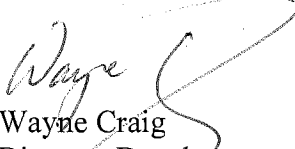
The following resolution was passed by Planning Committee on April 4<sup>th</sup>, 2017:

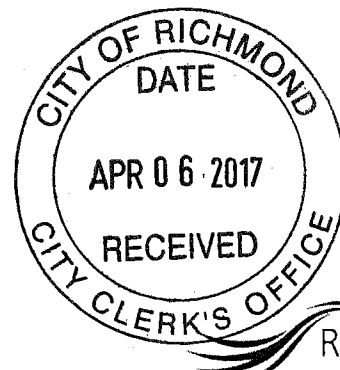
- (1) *That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*
  - (a) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use; and;*
- (2) *That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed.*

### Analysis

To achieve Part 2 of the resolution passed by Planning Committee, the Temporary Commercial Use Permit has been revised. The revised Temporary Commercial Use Permit has been attached to this memorandum. The revised permit will be considered at a Public Hearing to be held May 15, 2017 at 7:00 p.m., should Council endorse the Planning Committee resolution.

For clarification, please contact the undersigned.

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



Richmond

April 6, 2017

- 2 -

WC:jr

cc. Joe Erceg, General Manager, Planning and Development



No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)  
Property Address: 13340 SMALLWOOD PLACE  
RICHMOND, BC  
Address: C/O EYAL LICHTMANN  
12071 NO. 5 ROAD  
RICHMOND, BC V7A 4E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial uses:  
Veterinary Service
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached as Schedule "B" to this Permit which shall form a part hereof.
5. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "C" to this permit.
6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner, as agreed to by the Holder in Schedule "C".
7. This Temporary Commercial Use Permit is valid for a maximum of three years from the date of issuance.
8. This Permit is not a Building Permit.

No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)

Property Address: 13340 SMALLWOOD PLACE  
RICHMOND BC

Address: C/O EYAL LICHTMANN  
12071 NO. 5 ROAD  
RICHMOND, BC V7A 4E9

---

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

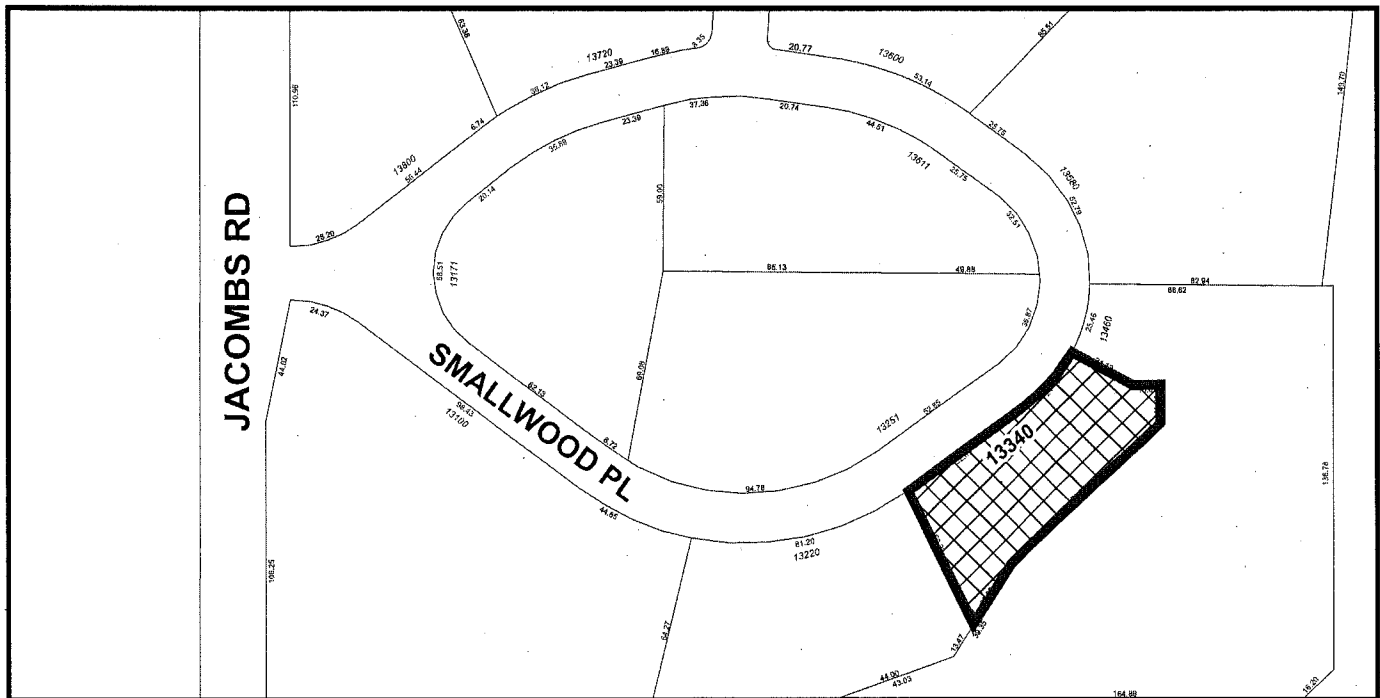
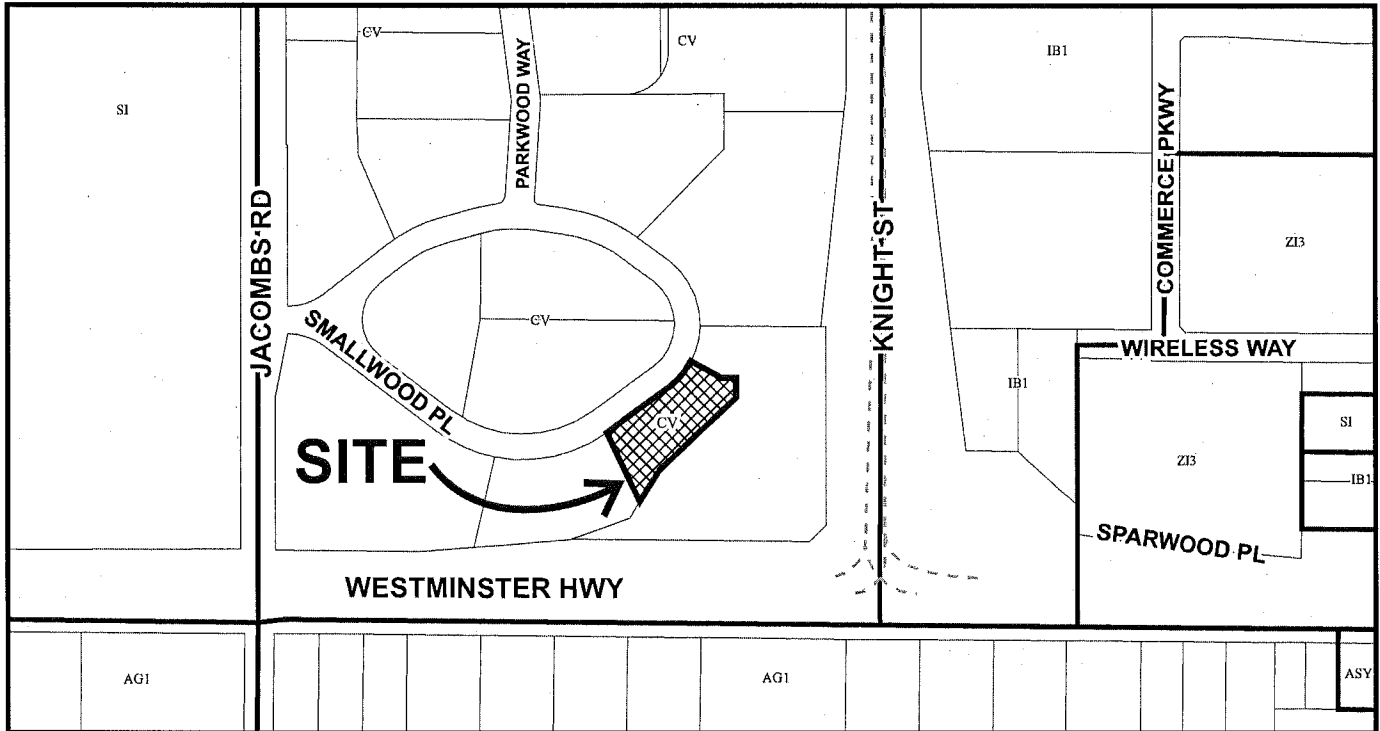
DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR

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



City of  
Richmond



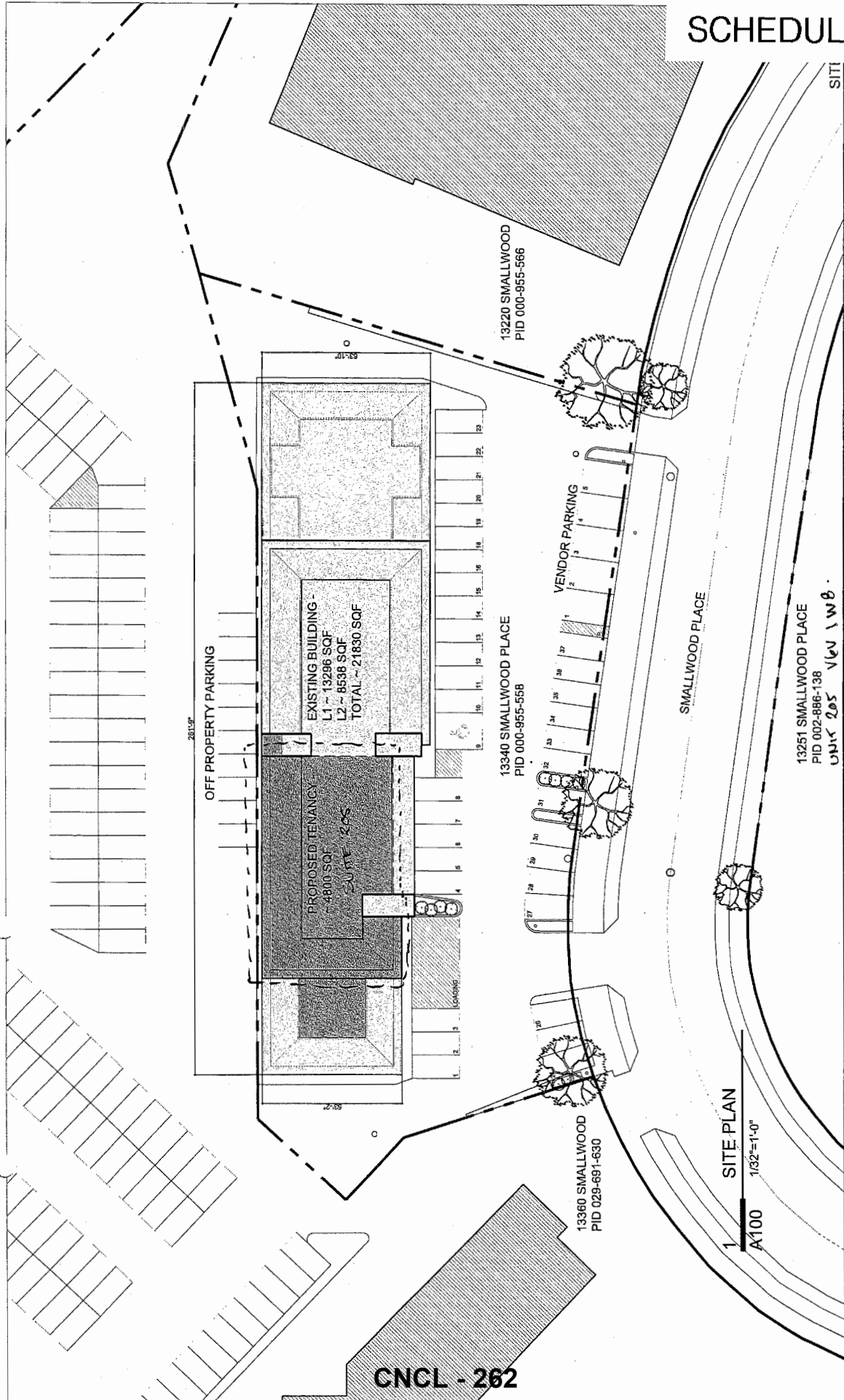
TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES

# SCHEDULE B



1 SITE PLAN  
A100 1/32"=1'-0"

office of mcFarlane biggar  
ARCHITECTS+DESIGNERS omb

## Schedule "C"

### Undertaking

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a veterinary office on the subject site, the Holder acknowledges and agrees to the following terms and conditions:

1. The Holder must register or cause to be registered an Aircraft Noise Sensitive Development covenant on Title prior to final Building Permit inspection.
2. The Holder must register or cause to be registered a Flood Indemnity covenant on Title prior to final Building Permit inspection.
3. The Holder must demolish or remove any temporary buildings, structures and signs; restore the land described in Schedule "A"; and maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Richmond Animal Protection Society (RAPS)  
by its authorized signatory

[signed concurrence on file]

Eyal Lichtmann, CEO



# City of Richmond

## Report to Committee Planning and Development Division

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

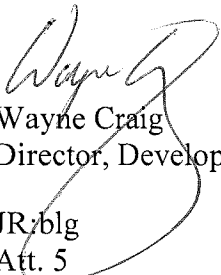
**Date:** March 28, 2017  
**File:** TU 17-762905

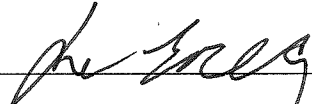
**Re:** Application by OMB Architects for a Temporary Commercial Use Permit at  
13340 Smallwood Place

### Staff Recommendation

That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.”

  
Wayne Craig  
Director, Development  
JR:blg  
Att. 5

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Business Licences	<input checked="" type="checkbox"/>	



## Staff Report

### Origin

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow Veterinary Service as a permitted use at 13340 Smallwood Place (Attachment 1). This application has been made on behalf of the Richmond Animal Protection Society (RAPS).

If approved, the TCUP would be valid for a period of up to three years from the date of issue; at which time, an application for an extension to the permit may be made and issued for up to three additional years. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

### Surrounding Development

The subject site is located in the southeast corner of the Richmond Auto Mall. Development immediately surrounding the subject site is as follows:

- To the Northwest and Southwest: Car dealerships on lots zoned "Vehicle Sales (CV)".
- To the Northeast: A commercial office building on a lot zoned "Vehicle Sales (CV)".
- To the Southeast: Surface parking on a lot zoned "Vehicle Sales (CV)".

### Related Policies & Studies

#### Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Commercial".

The OCP allows TCUPs in areas designated "Industrial", "Mixed Employment", "Commercial", "Neighbourhood Service Centre", "Mixed Use", "Limited Mixed Use", and "Agricultural" (outside of the Agricultural Land Reserve); where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed Veterinary Service use is consistent with the "Commercial" land use designation contained in the OCP.

The proposed Veterinary Service use is not consistent with the automobile focus of the Richmond Auto Mall, however, staff note that the subject site contains an existing office building that was previously occupied by a financial institution. The proposal to locate a temporary veterinary office in the building does not preclude future vehicle-related uses from occupying the unit. In addition, the Richmond Auto Mall Association supports the proposed veterinary office, as it will be temporary in nature.

**Richmond Zoning Bylaw 8500**

The subject site is zoned "Vehicle Sales (CV)", which allows for vehicle sales and repairs, along with a limited number of related uses. The zone permits Office use, but not the Veterinary Service use.

Veterinary Service is a defined use in Richmond Zoning Bylaw 8500, and describes a facility for the care, examination, diagnosis and treatment of sick, ailing, infirm or injured pets; including medical intervention and surgery, and may include accessory short-term accommodation of pets, pet grooming and the sale of medicine and pet supplies, and includes pet clinics, but does not include Animal Breeding and Boarding, Animal Shelters or Animal Day Care. Veterinary Service is a permitted use in most, but not all, commercial zones.

**Aircraft Noise Sensitive Development Policy**

The subject site is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 4; which allows for all Aircraft Noise Sensitive Land Uses to be considered. The proposed temporary commercial use is consistent with the Aircraft Noise Sensitive Development Policy. A covenant addressing aircraft noise mitigation (as required) and public awareness is to be registered on Title if the Permit is issued.

**Floodplain Management Implementation Strategy**

In accordance with the City's Flood Management Implementation Strategy, a flood indemnity covenant is to be registered on Title if the Permit is issued.

**Local Government Act**

The *Local Government Act* identifies that TCUPs are valid for a period of up to three years from the date of issue and that an application for one extension to the permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

**Public Consultation**

Should the Planning Committee endorse this application and Council grant first reading, the application 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**

The subject site contains an approximately 2,028 m<sup>2</sup> (21,830 ft<sup>2</sup>) two-storey commercial building with nine units. The applicant proposes to allow a veterinary office to occupy one unit on the second storey, which is approximately 446 m<sup>2</sup> (4,800 ft<sup>2</sup>). Plans showing the subject site and the proposed veterinary office are provided in Attachments 3 and 4.

If issued, this TCUP would allow the Richmond Animal Protection Society (RAPS) to operate a veterinary office at the subject site until construction of a new permanent facility is completed.

As there are no exterior renovations proposed, a Development Permit is not required for this proposal.

### **Business Operations**

According to documents provided by the applicant, RAPS is a registered charity that operates the City of Richmond Animal Shelter. They provide food, shelter, and veterinary care to animals in Richmond and surrounding communities, engage in public awareness campaigns on animals' health and care, and assist with public access to low-cost veterinary care. A temporary veterinary office is being pursued by RAPS so they are able to provide veterinary services. The operation of this independent veterinary clinic is, however, outside of the scope of the City's contract with RAPS to provide animal shelter services.

### **Parking**

There are 37 parking stalls located on the subject site. Additional parking is available behind the subject site on an adjacent property owned by Richmond Auto Mall Holdings Ltd. This parking area can be accessed directly from the building, or via a pedestrian sidewalk.

Veterinary Service uses require the greater of 1.6 spaces per 100.0 m<sup>2</sup> of gross leasable floor area of the building, or 1.4 spaces per employee. The applicant has confirmed that they have access to a total of 21 parking spaces; 12 spaces are on the subject site in the front yard, and 9 spaces are on an adjacent property behind the building.

### **Landscaping**

The subject site and surrounding sites in the Richmond Auto Mall consist mainly of car dealerships and associated offices. Not all sites in the area are landscaped to the current required standard.

Richmond Zoning Bylaw 8500 requires a minimum 3.0 m wide landscaped setback between any area used for onsite parking and a lot line abutting a public road. The subject site contains parking at the front lot line, which is separated from the sidewalk by a 1.5 m wide grass boulevard within the City-owned road right of way, which contains one tree. Five landscaped peninsulas provide some separation between parking areas and driveways, and there are two landscaped areas immediately in front of the building. There is one tree on the subject site.

The proposed use is temporary in nature, and no exterior building modifications or additions are proposed. The existing condition provides limited opportunity for planting onsite without reconfiguring the parking arrangement or moving existing lighting standards.

To improve the landscaping conditions, the applicant has proposed to plant three trees in the City owned boulevard in front of the subject site (Attachment 5). Parks Department staff have reviewed the proposal and will accept a \$1,950 cash-in-lieu contribution (\$650/tree) for the City to plant the trees.

### **Financial Impact**

None.

**Conclusion**

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit to allow Veterinary Service as a permitted use at 13340 Smallwood Place, zoned "Vehicle Sales (CV)".

The proposed Veterinary Service use at the subject property is acceptable to staff on the basis that it is consistent with the land use designations in the OCP, and is temporary in nature.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) to allow Veterinary Service as a permitted use at 13340 Smallwood Place.



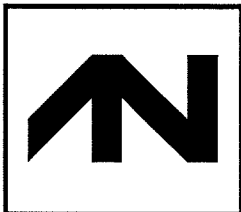
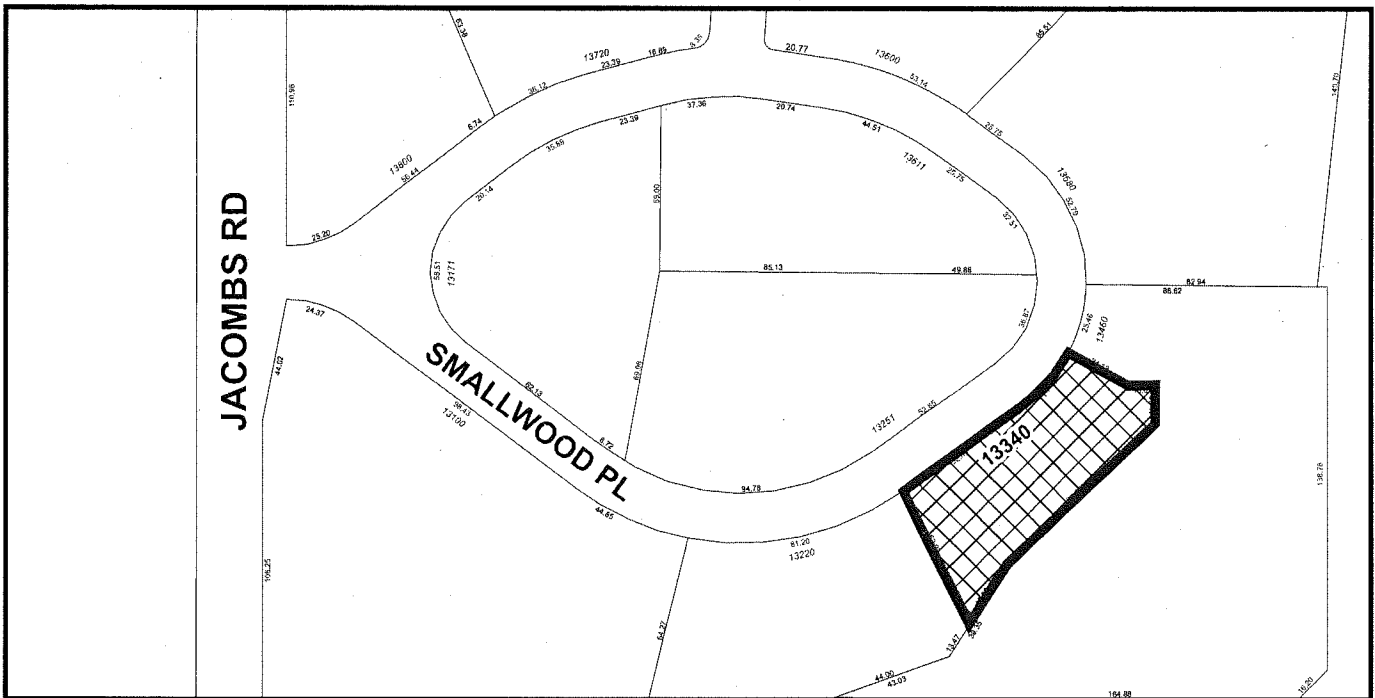
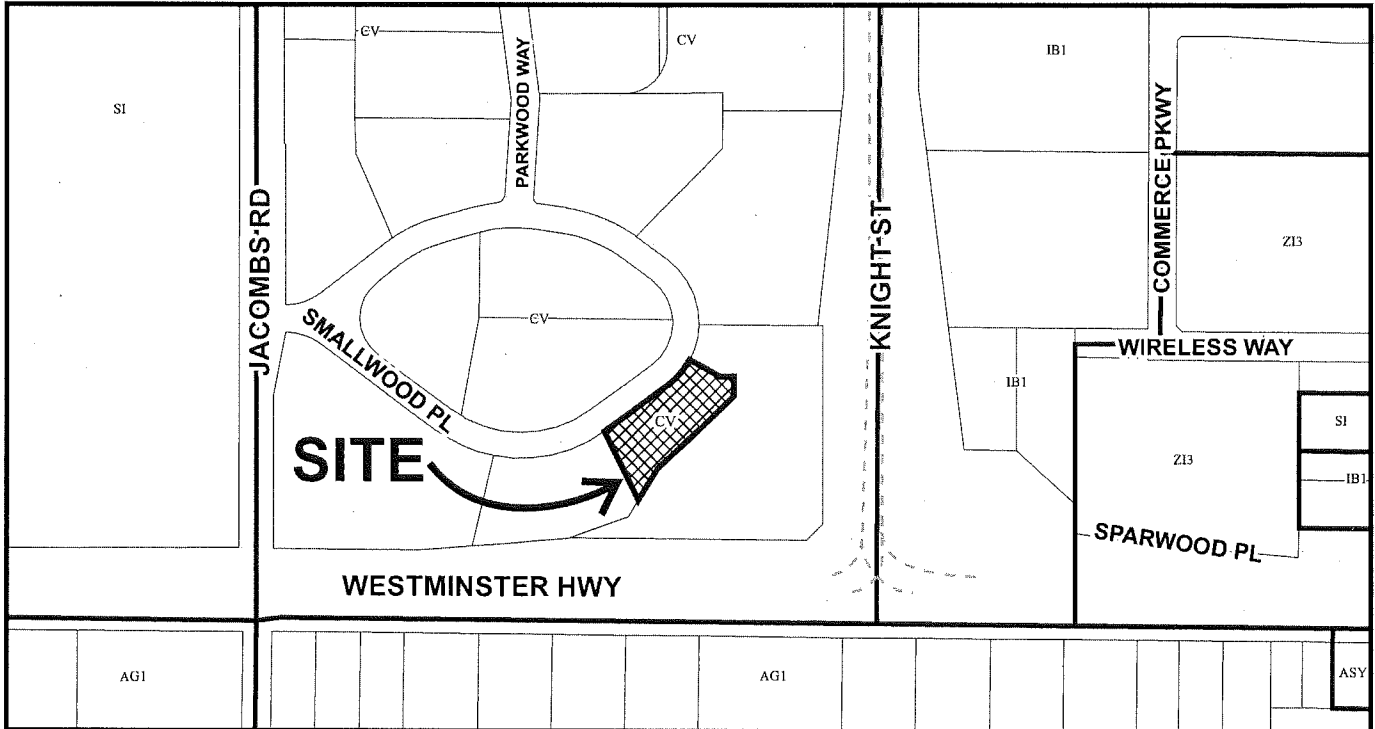
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Proposed Interior Plans
- Attachment 5: Landscape Plan



# City of Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES

CNCL - 270



**TU 17-762905**

**Attachment 2**

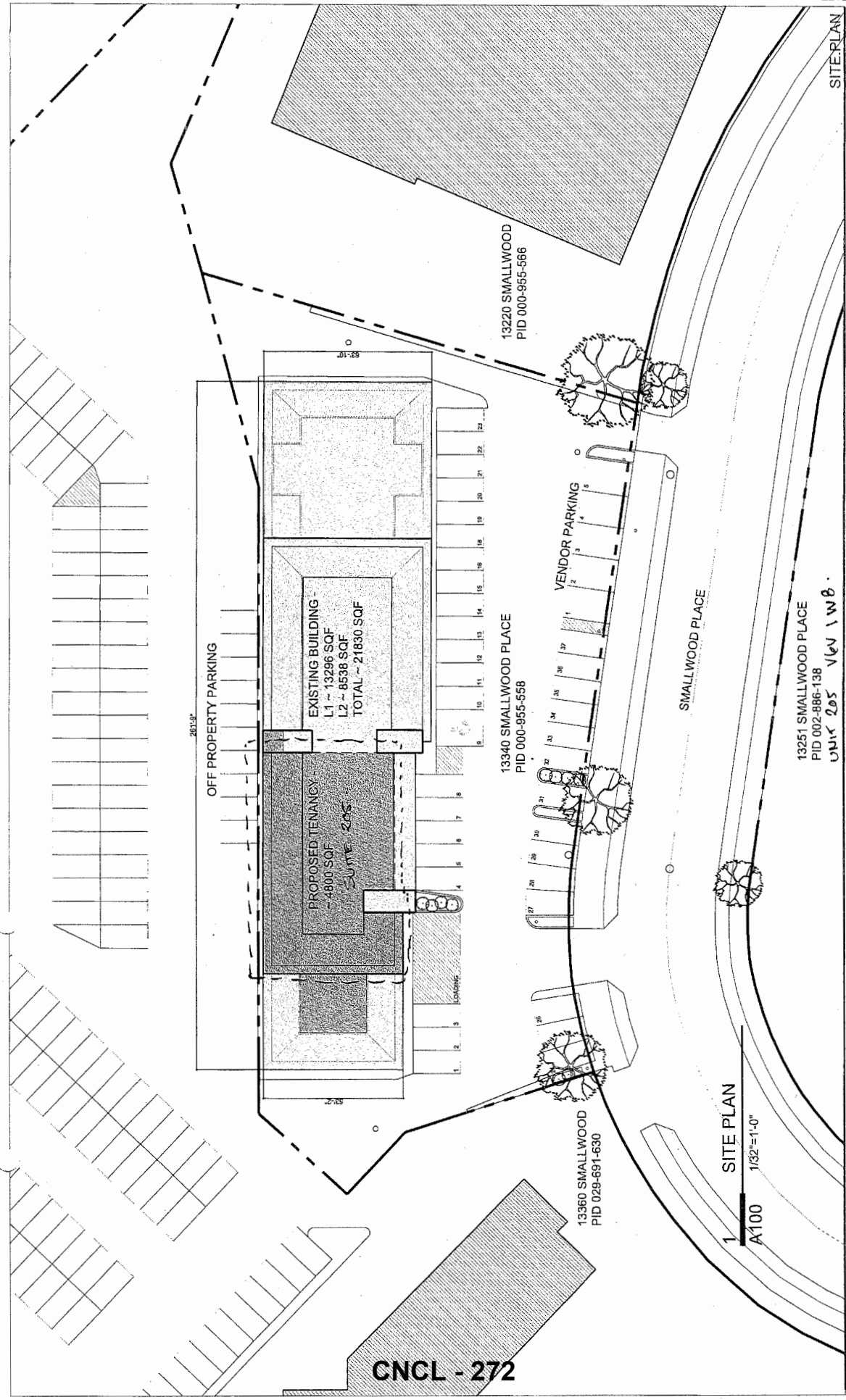
Address: 13340 Smallwood Place

Applicant: OMB Architects

Planning Area(s): East Cambie

	<b>Existing</b>	<b>Proposed</b>
Owner:	TNC Automotive Inc.	No change
Site Size:	3,696 m <sup>2</sup>	No change
Land Uses:	Commercial Office	No change
OCP Designation:	Commercial	No change
Area Plan Designation:	Commercial	No change
Zoning:	Vehicle Sales (CV)	No change, except for allowing Veterinary Service as a permitted use for three years

	<b>Bylaw Requirement</b>	<b>Existing</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.58	0.54	None permitted
Lot Coverage:	Max. 50%	33%	None
Lot Size:	None	3,696 m <sup>2</sup>	None
On-site Parking:	For Veterinary Service use: Min. 1.6 spaces per 100 m <sup>2</sup> of gross leasable floor area; or 1.4 spaces per employee.  For Office use: Min. 3 spaces per 100 m <sup>2</sup> of gross leasable floor area.	36 regular spaces 1 handicapped space	None



CNCL - 272

1 SITE PLAN  
1/32"=1'-0"  
A100

13251 SMALLWOOD PLACE  
PID 002-886-138  
UNIT 205 VIEW 1WB

13340 SMALLWOOD PLACE  
PID 000-955-558

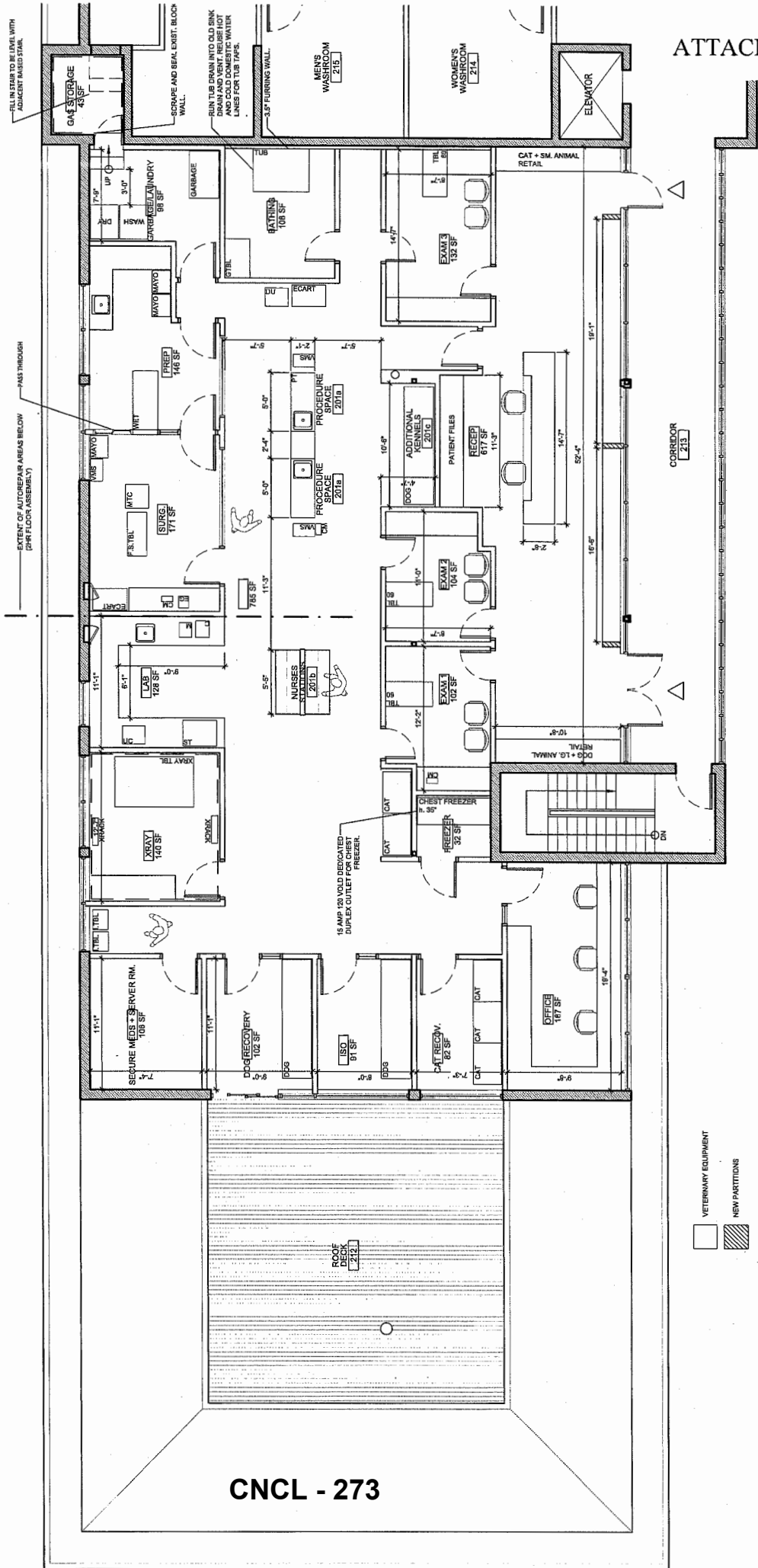
13220 SMALLWOOD  
PID 000-955-566

13360 SMALLWOOD  
PID 029-691-630

SITE PLAN  
1/32"=1'-0"  
1900147

office of mcfarlane biggar  
ARCHITECTS DESIGNERS  
omb





1 RAPS FINAL PLAN LAYOUT  
A200 1/8"=1'-0"

- VETERINARY EQUIPMENT
- NEW PARTITIONS

CNCL - 273

2017.02

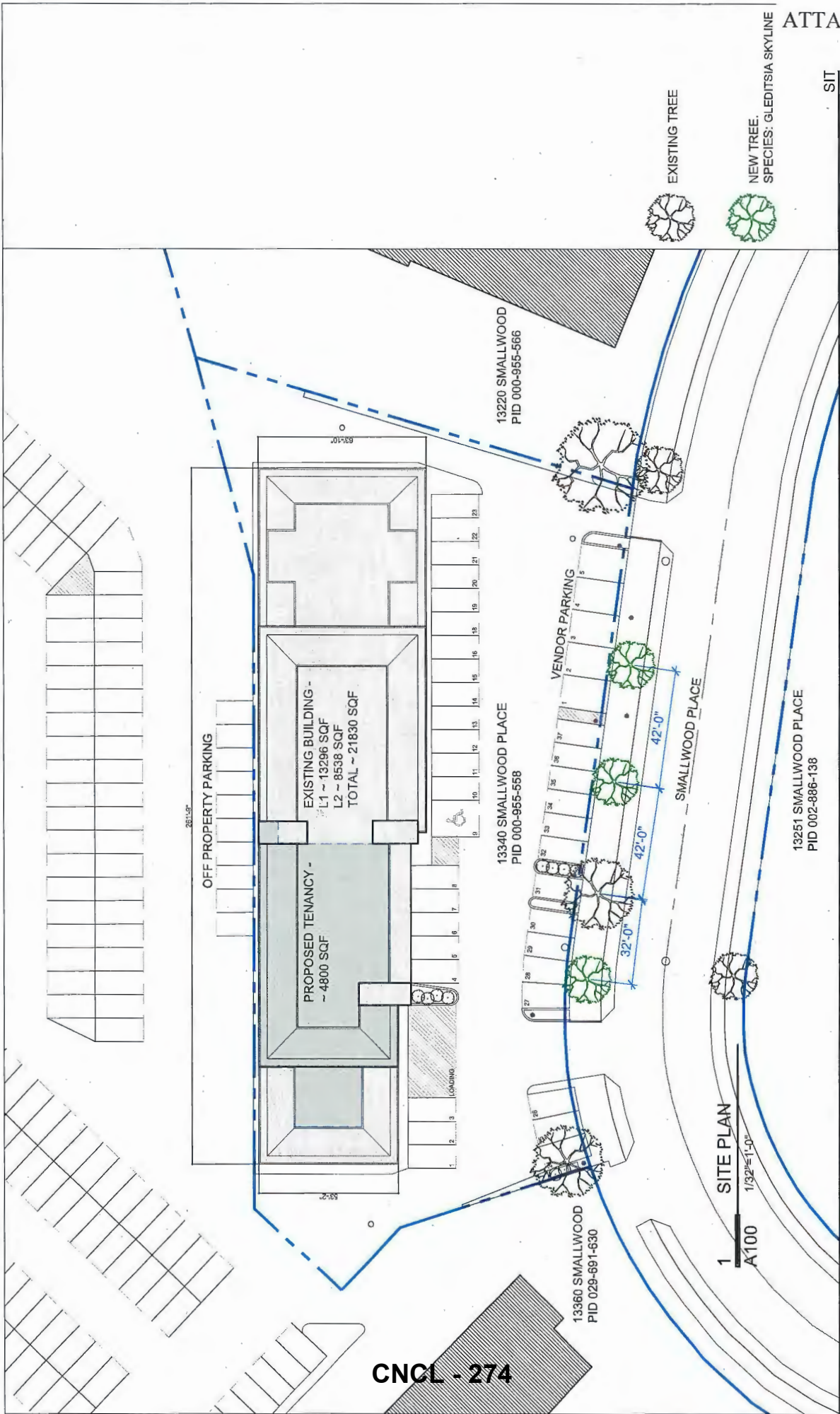
SIT



EXISTING TREE



NEW TREE.  
SPECIES: GLEDITSIA SKYLINE



CNCL - 274



No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)  
Property Address: 13340 SMALLWOOD PLACE  
RICHMOND, BC  
Address: C/O EYAL LICHTMANN  
12071 NO. 5 ROAD  
RICHMOND, BC V7A 4E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial uses:  

Veterinary Service
4. As a condition of the issuance of this Permit, the Holder has agreed to contribute \$1,950 (\$650/tree) to the City for the planting of three trees, generally as shown in Schedule "B".
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "C" to this permit.
7. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner, as agreed to by the Holder in Schedule "C".
8. This Temporary Commercial Use Permit is valid for a maximum of three years from the date of issuance.
9. This Permit is not a Building Permit.

**No. TU 17-762905**

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)

Property Address: 13340 SMALLWOOD PLACE  
RICHMOND BC

Address: C/O EYAL LICHTMANN  
12071 NO. 5 ROAD  
RICHMOND, BC V7A 4E9

---

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

---

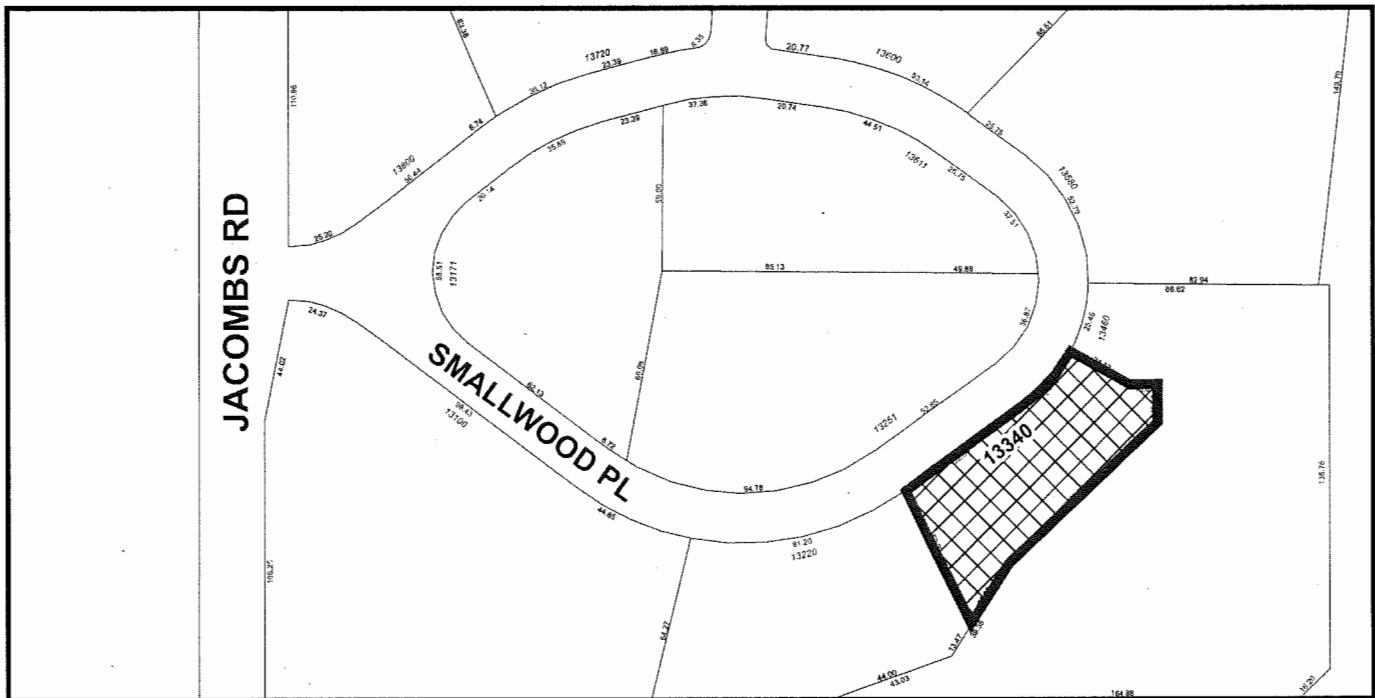
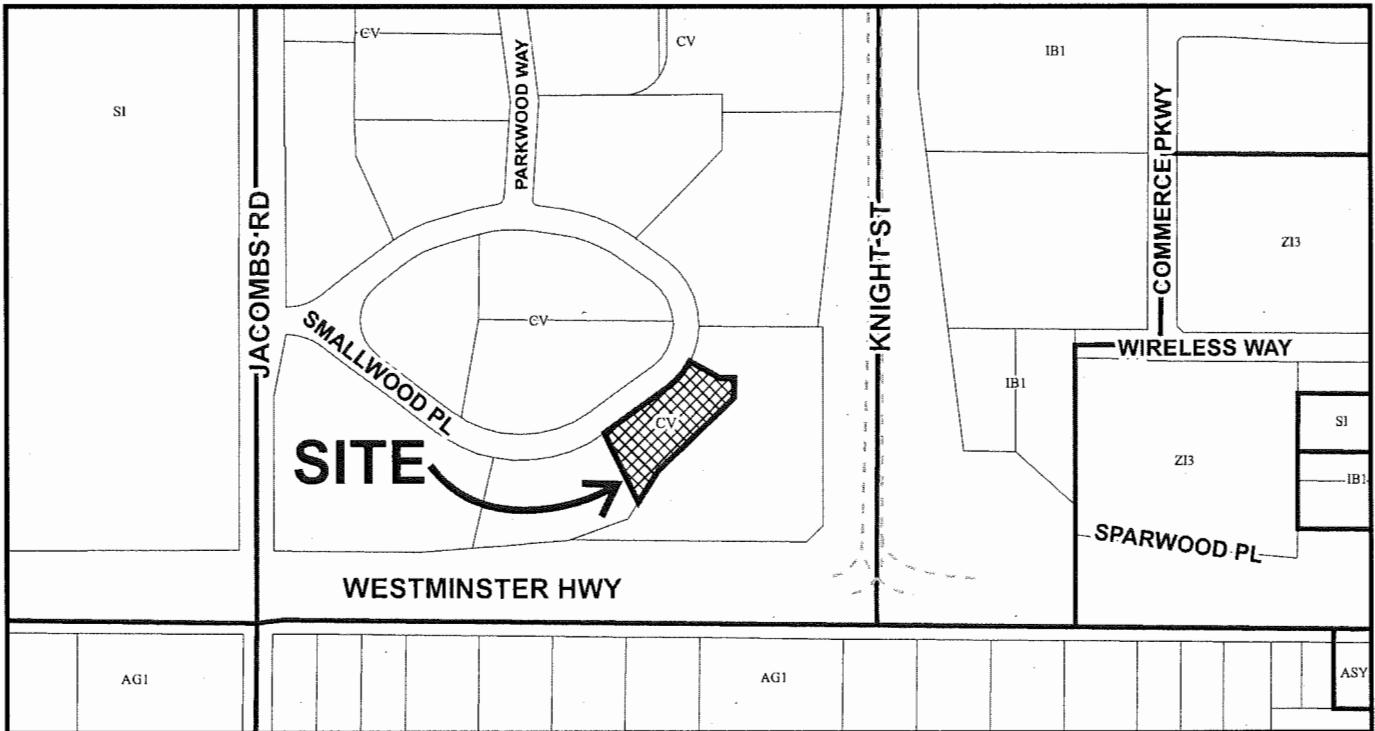
MAYOR

---

CORPORATE OFFICER



# City of Richmond

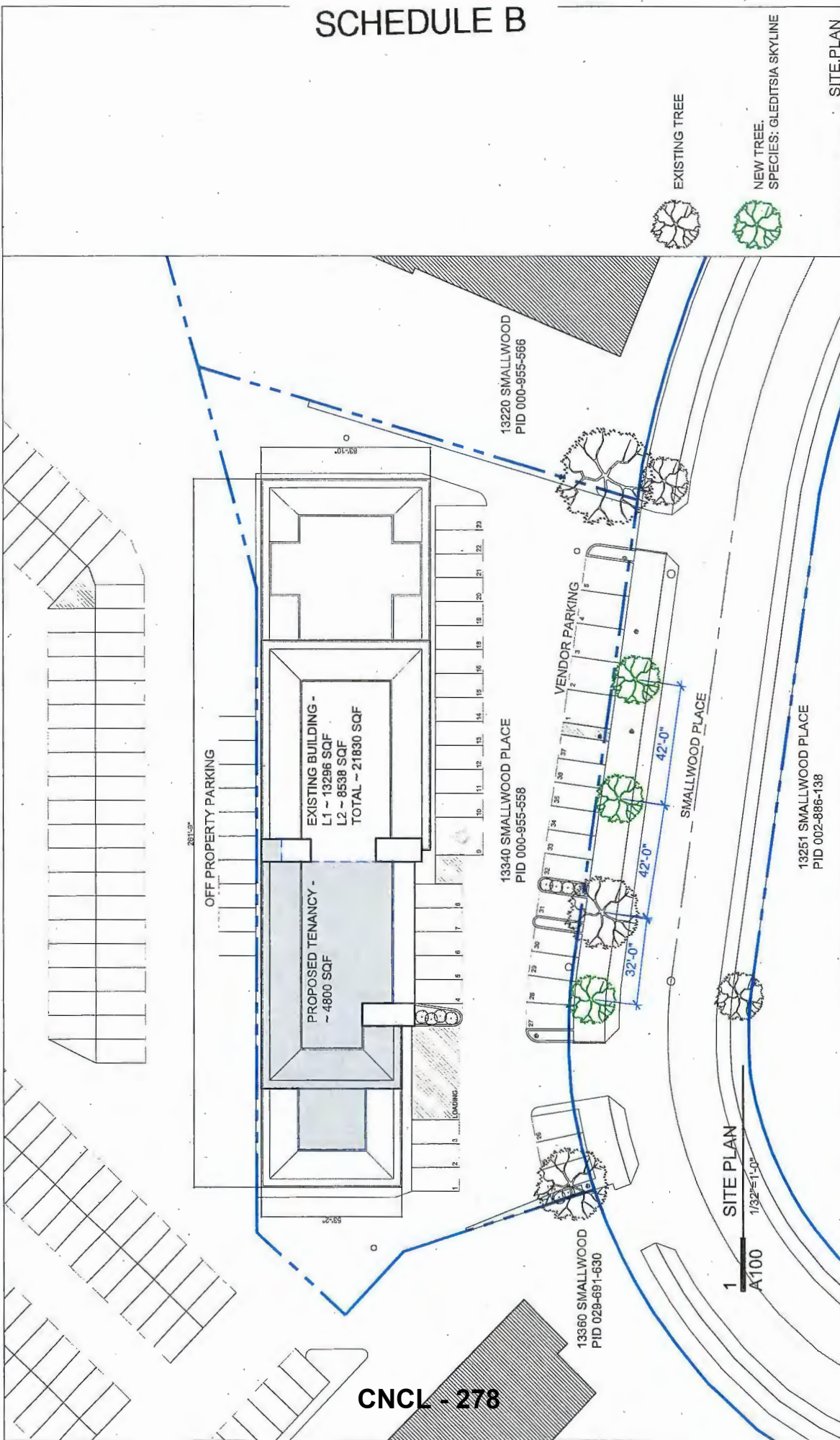


	<h2>TU 17-762905</h2>	Original Date: 02/14/17 Revision Date: Note: Dimensions are in METRES
--	-----------------------	---

# SCHEDULE B

SITE PLAN

1/32" = 1'-0"  
 2017.03.23



CNCL - 278

**Undertaking**

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a veterinary office on the subject site, the Holder acknowledges and agrees to the following terms and conditions:

1. The Holder must register or cause to be registered an Aircraft Noise Sensitive Development covenant on Title prior to final Building Permit inspection.
2. The Holder must register or cause to be registered a Flood Indemnity covenant on Title prior to final Building Permit inspection.
3. The Holder must demolish or remove any temporary buildings, structures and signs; restore the land described in Schedule "A"; and maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Richmond Animal Protection Society (RAPS)  
by its authorized signatory

[signed concurrence on file]

Eyal Lichtmann, CEO

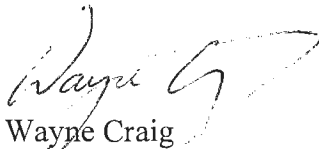


**To:** Planning Committee **Date:** March 28, 2017  
**From:** Wayne Craig **File:** TU 17-763604  
 Director, Development  
**Re:** **Application by Fairchild Developments Ltd. for an extension to a Temporary Use Permit at 8320 Cambie Road and 8431 Brownwood Road**

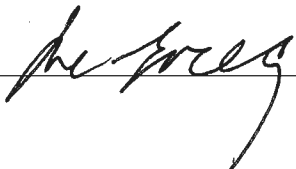
**Staff Recommendation**

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”

  
 Wayne Craig  
 Director, Development

JR:blg  
Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation Business Licenses	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	



## Staff Report

### Origin

Fairchild Developments Ltd. has applied to the City of Richmond for an extension to an existing Temporary Use Permit (TUP) to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road (Attachment 1). The parking lot functions as overflow parking on a temporary basis for the commercial centre located to the west of the subject site. On June 16, 2014, Council issued the original TUP (TU 14-653009) for a three-year term; expiring June 16, 2017.

There is no proposed change to the number of parking stalls permitted by the TUP.

### Findings of Fact

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

### Surrounding Development

The subject site is located in a transitioning area within the Aberdeen Village sub-area of the City Centre. Land uses immediately surrounding the site is as follows:

- To the North: A new neighbourhood park, on a lot zoned “School & Institutional Use (SI)” and designated “Park” in the City Centre Area Plan and 2041 Official Community Plan. Construction of the park is under way by the City.
- To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the South: Across Brownwood Road, single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the West: Across Hazelbridge Way, a commercial shopping centre known as Aberdeen Centre, on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre),” designated “Urban Centre T5 (35 m)” in the City Centre Area Plan, and “Commercial” in the Official Community Plan.

### Related Policies & Studies

#### Official Community Plan/City Centre Area Plan – Aberdeen Village

The subject site is located in the Aberdeen Village area of the City Centre Area Plan and is designated “Mixed Employment”. The site is also designated as “General Urban T4 (25 m)” on the Aberdeen Village Specific Land Use Map; which provides for light industry, office, retail and services, restaurants, and educational uses.

The Official Community Plan (OCP) allows Temporary Use Permits (TUPs) in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve); where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

It is recognized by both the applicant and City staff that this area will ultimately be redeveloped according to the City Centre Area Plan in the future. Permitting a parking lot would allow for a productive use of the site until redevelopment occurs.

The proposed temporary use for a surface parking lot is consistent with the land use designations and applicable policies in the OCP.

### **Aircraft Noise Sensitive Development Policy**

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development Policy; where new Aircraft Noise Sensitive Land Uses are prohibited. The proposed temporary overflow parking is consistent with the Aircraft Noise Sensitive Development Policy, as no new Aircraft Noise Sensitive Land Uses are proposed at the site.

### **Floodplain Management Implementation Strategy**

In accordance with the City’s Flood Management Strategy, a flood indemnity covenant was registered on Title of the properties as a condition of the original TUP.

### **Local Government Act**

The *Local Government Act* identifies that TUPs are valid for a period of up to three years from the date of issuance. An application for an extension to the permit may be made and issued for up to three additional years. Following this one time extension, a new TUP application would be required.

### **Public Consultation**

Should the Planning Committee and Council endorse this application, the application 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**

The owner is proposing a TUP extension in order to maintain the existing surface parking lot containing 36 parking spaces (Attachment 3). Of these parking spaces, 17 are considered small parking spaces, 18 are considered regular parking spaces, and one is considered a handicapped parking space. Vehicle access is from Hazelbridge Way, approximately 60 m (197 ft.) to the south of the intersection at Hazelbridge Way and Cambie Road, via a driveway letdown that permits only a right-turn in and a right-turn out of the site. A median exists along Hazelbridge Way to prevent any left-turns in and out of the site. No changes to the existing parking arrangement, circulation, or site access are proposed.

The owner has indicated there is ongoing demand for trades and employee parking to facilitate tenant improvements at Aberdeen Square and Aberdeen Centre. The owner anticipates that tenant improvement activity will continue for the next few years. Maintaining additional parking spaces for a temporary time period would assist in alleviating this parking demand on the commercial centre properties.

### **Landscaping**

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes 72 Laurel shrubs and four trees, as required by the previous TUP. The subject site is separated from adjacent single family dwellings to the east by an off-site Cedar hedge and on-site Laurel shrubs. Two additional trees were planted at the south end of the subject site as a condition of the original TUP.

The existing landscaping is to remain in place for the duration of the TUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the City Centre Area Plan.

### **Staff Comments**

No servicing upgrades are required at this time, as the proposed use would be temporary. Servicing upgrades would be identified when the site is developed to its ultimate use in accordance with the City Centre Area Plan.

Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that an extension to the TUP be granted on the understanding that this Permit will expire in three years. No further extensions of this TUP are permitted.

### **Financial Impact**

None.

### **Conclusion**

It is recommended that a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



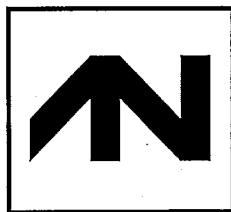
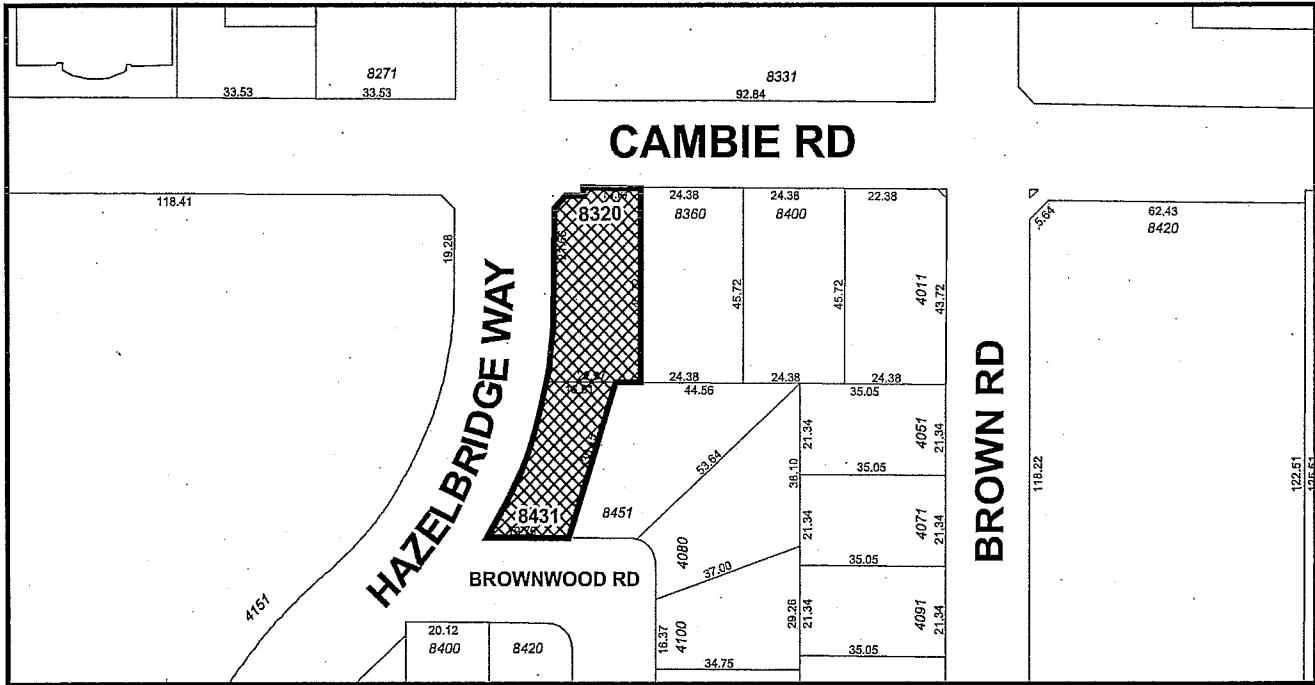
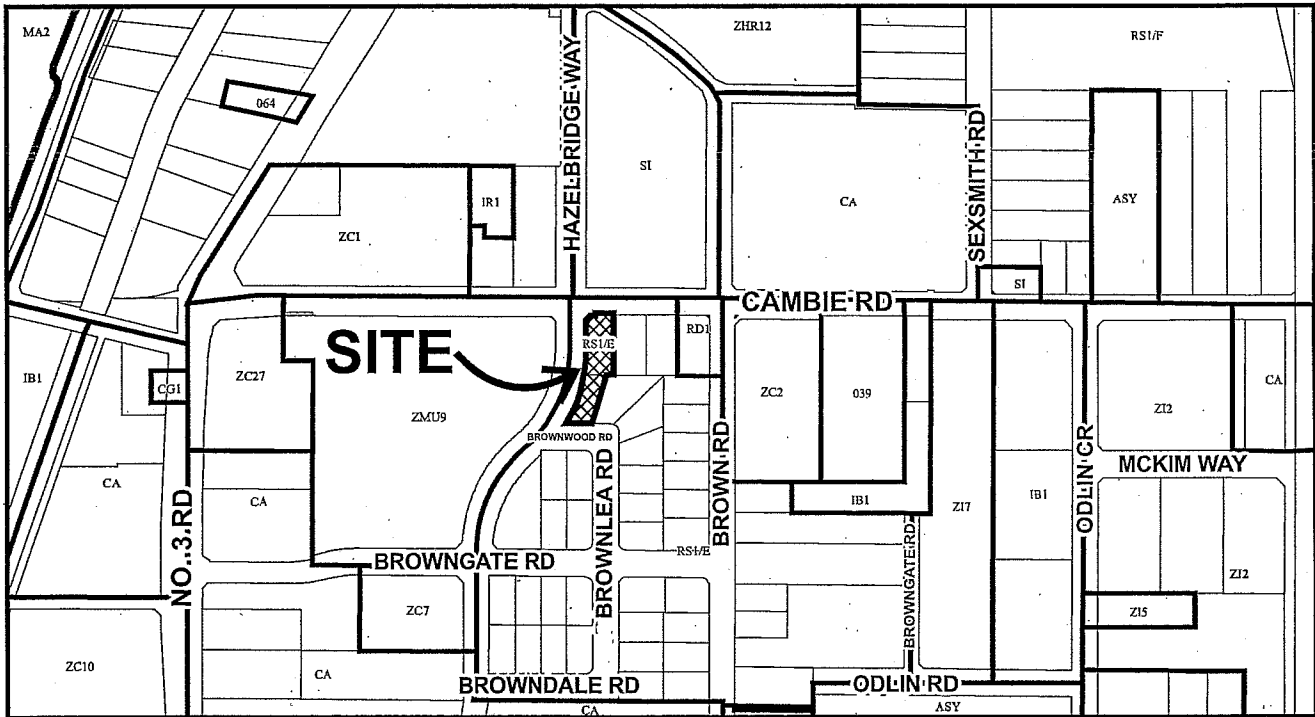
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo  
Attachment 2: Development Application Data Sheet  
Attachment 3: Site Plan



City of  
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES

CNCL - 285



**TU 17-763604**

**Attachment 2**

Address: 8320 Cambie Road & 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
<b>Owner:</b>	Fairchild Developments Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	Total: 1,574 m <sup>2</sup> <ul style="list-style-type: none"> <li>• 8320 Cambie Road: 960 m<sup>2</sup></li> <li>• 8431 Brownwood Road: 614 m<sup>2</sup></li> </ul>	No change
<b>Land Uses:</b>	Surface Parking Lot	No change
<b>OCP Designation:</b>	Mixed Employment	No change
<b>Area Plan Designation:</b>	General Urban T4 (25 m)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	No change, with the exception of allowing a parking lot as a permitted use for a period of three years.

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	Minimum of 50% of all required parking spaces if more than 31 total spaces	18 of 36 total spaces (50%)	None
Off-street Parking Spaces – Small	n/a	17 of 36 total spaces (47%)	None
Off-street Parking Spaces – Accessible:	Minimum 2% of all required parking spaces if more than 11 total spaces	1 of 36 total spaces (3%)	None

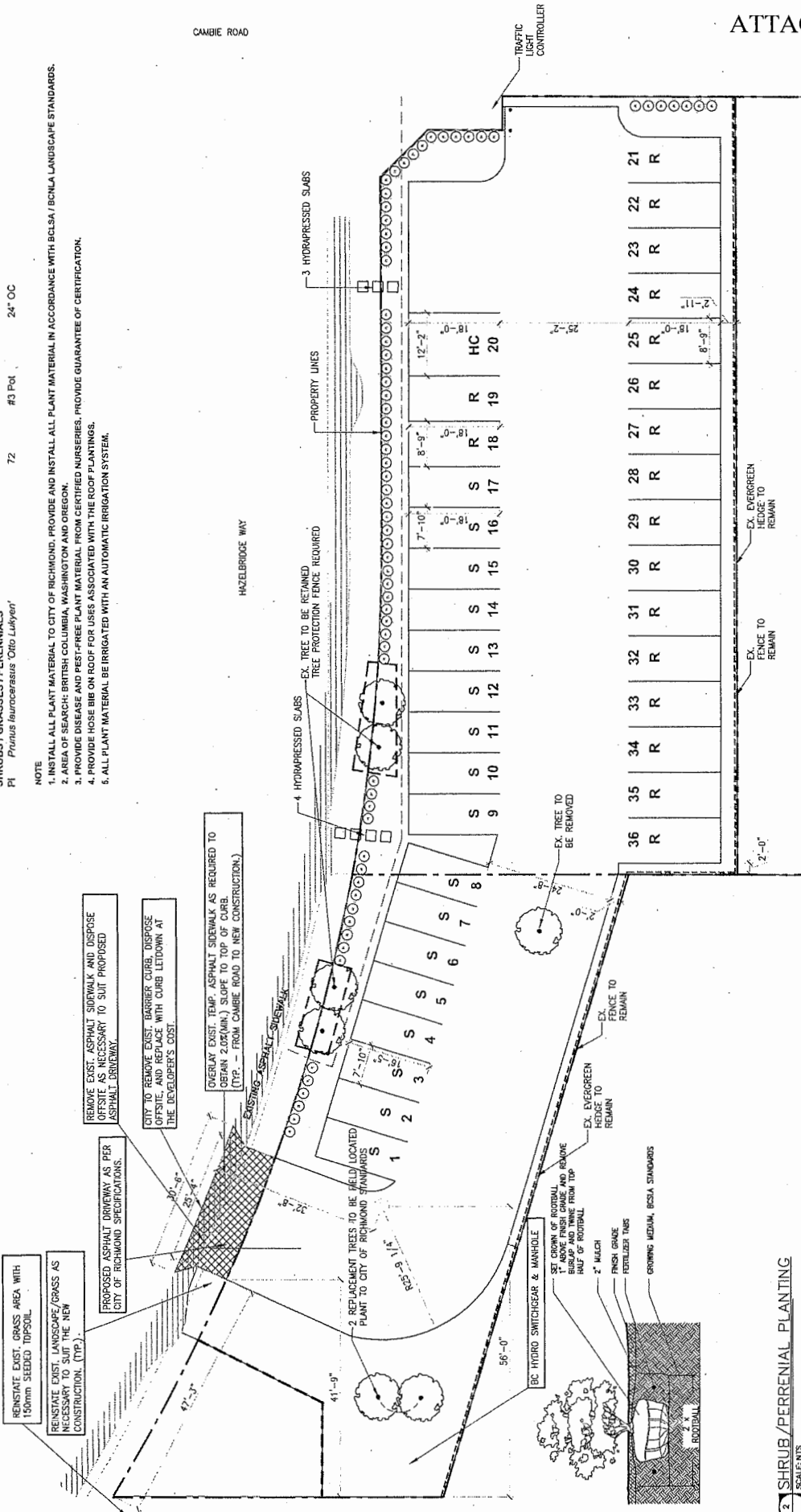
**PLANT LIST**  
**Shrubs**

SYMBOL	COMMENTS	SPACING	MIN. SIZE	QTY.
		24" OC	#3 Pot	72

SHRUBS / GRASSES / PERENNIALS  
 PI Prunus laurocerasus 'Otto Luyken'

**NOTE**

- 1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCLNA LANDSCAPE STANDARDS.
- 2. AREA OF SEARCH: BRITISH COLUMBIA, WASHINGTON AND OREGON.
- 3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES. PROVIDE GUARANTEE OF CERTIFICATION.
- 4. PROVIDE HOSE BIB ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
- 5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



CNCL - 287

**2 SHRUB / PERENNIAL PLANTING**  
SCALE: NTS

REV.	DESCRIPTION	DATE	CHK.	REL.	DESCRIPTION	DATE	CHK.
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.01.28					

**BING THOM ARCHITECTS**  
 4823 243 WOODWARD AVE. VANCOUVER, BC V6B 1B2  
 WWW.BINGTHOMARCHITECTS.COM

8320 CAMBIE ROAD  
 SURFACE PARKING  
 HAZELBRIDGE WAY

DRAWING DATE	2014-04-29	PROJECT NUMBER	
REF. DRAWING		CADD FILE	
SCALE		NTS	
DRAWN:	CO	CHK:	CO





**No. TU 17-763604**

To the Holder: FAIRCHILD DEVELOPMENTS LTD.  
Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD  
Address: C/O GRACE LAM  
FAIRCHILD DEVELOPMENTS LTD.  
UNIT 130-4400 HAZELBRIDGE WAY  
RICHMOND, BC V6X 3R8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary use:  

Surface parking lot for a maximum of 36 spaces, as shown in Schedule "B"
4. The site, including signs, asphalt, and related improvements, and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this Permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

A security deposit in the amount of \$10,000.00

6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.



No. TU 17-763604

To the Holder: FAIRCHILD DEVELOPMENTS LTD.  
Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD  
Address: C/O GRACE LAM  
FAIRCHILD DEVELOPMENTS LTD.  
UNIT 130-4400 HAZELBRIDGE WAY  
RICHMOND, BC V6X 3R8

- 
7. The Permit is valid for a maximum of three years from the date of issuance.
  8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

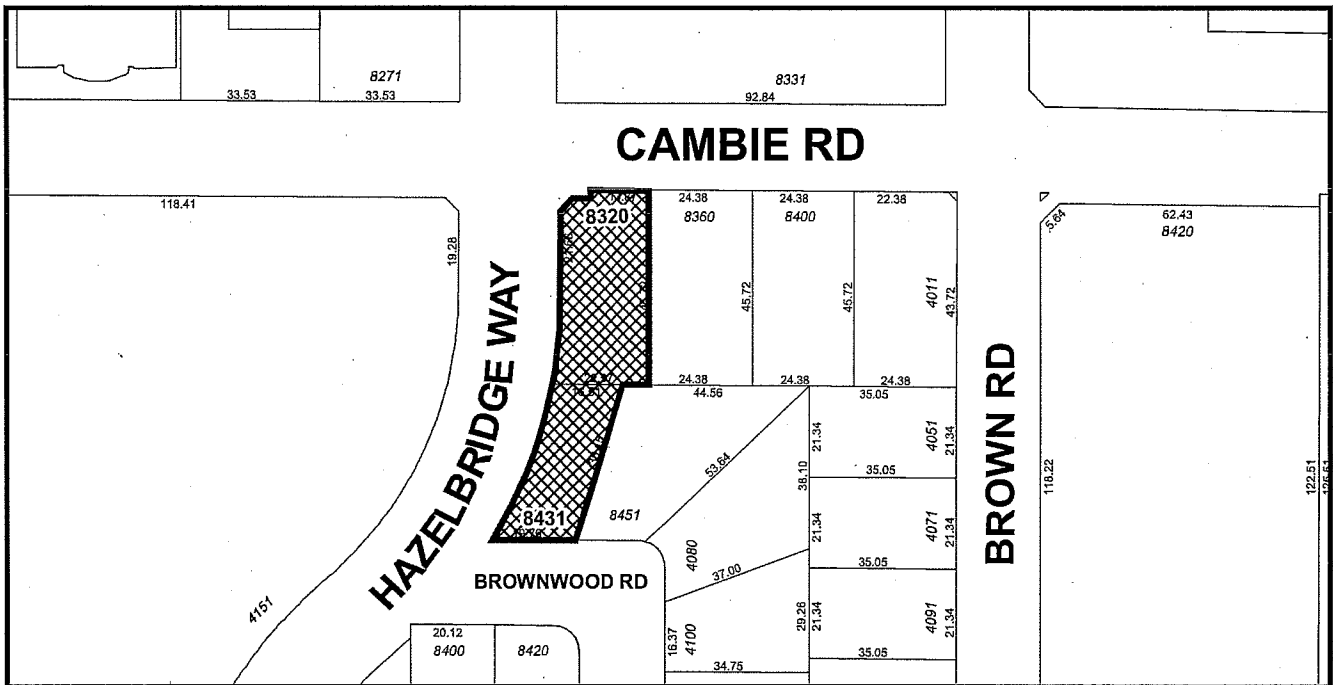
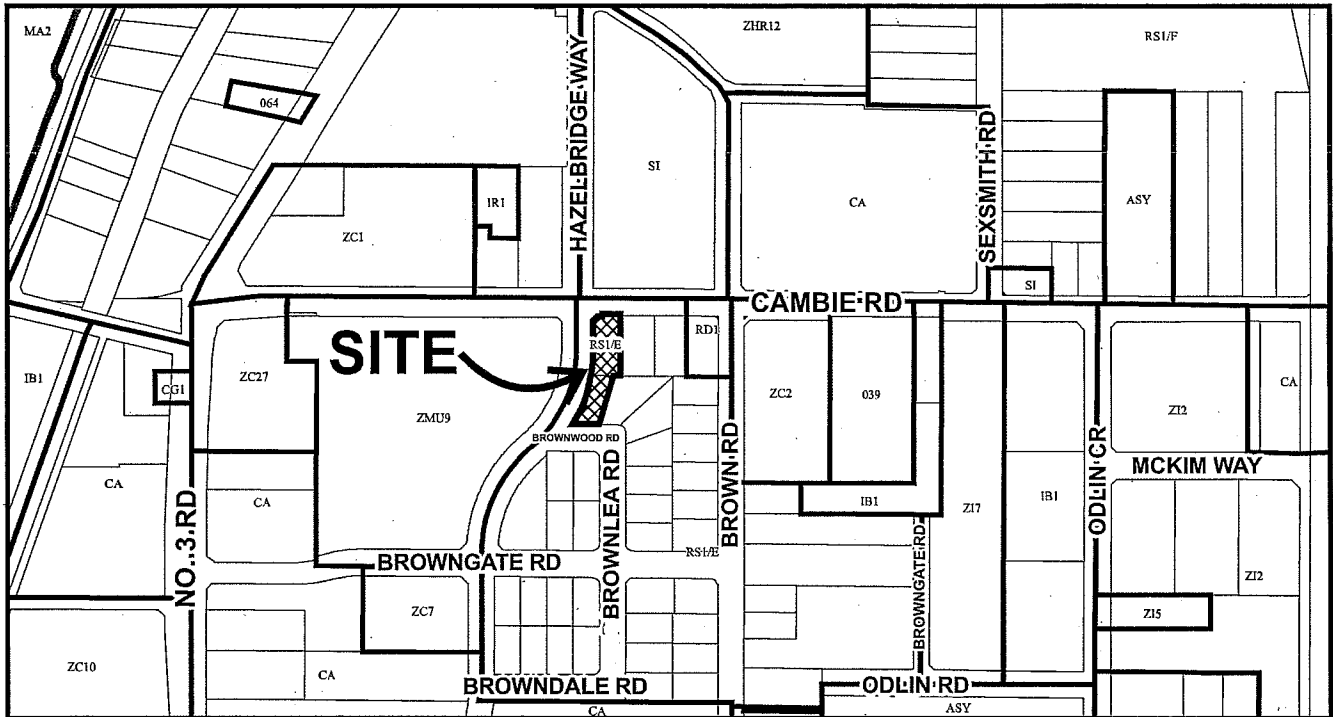
DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR

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



City of  
Richmond

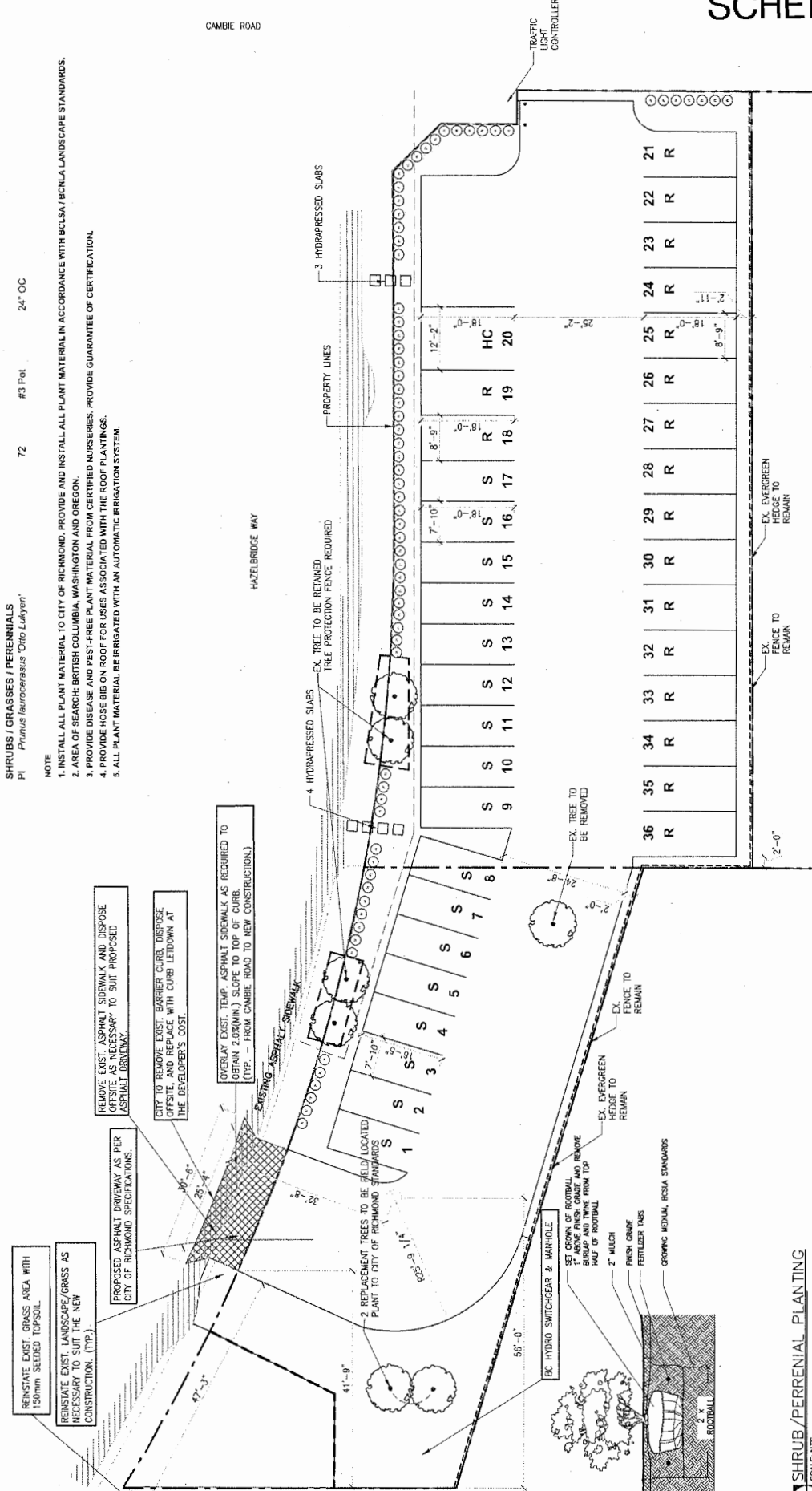


	<p style="text-align: center; font-size: 24pt; font-weight: bold;">TU 17-763604</p>	<p>Original Date: 02/28/17</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
--	---	--

## PLANT LIST

SYMBOL	COMMENTS	SPACING	MIN. SIZE	QTY.
SHRUBS / GRASSES / PERENNIALS				
P1	<i>Prunus laurocerasus</i> 'Coto Luykeri'	24" OC	#3 Pot	72

- NOTE**
1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCNLA LANDSCAPE STANDARDS.
  2. AREA OF SEARCH: BRITISH COLUMBIA, WASHINGTON AND OREGON.
  3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES. PROVIDE GUARANTEE OF CERTIFICATION.
  4. PROVIDE HOSE BIB ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
  5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



CNCL - 291

## 2 SHRUB/PERENNIAL PLANTING

REV.	DESCRIPTION	DATE	CHK	REV	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.29					

DRAWING DATE		PROJECT NUMBER	
2014-04-29	2014-04-29	2014-04-29	2014-04-29

SCALE		DWG. NO.	
SCALE	NTS	DWG. NO.	150

DRAWING DATE		PROJECT NUMBER	
2014-04-29	2014-04-29	2014-04-29	2014-04-29

TITLE		DRAWING NO.	
83320 CAMBIE ROAD	HAZELBRIDGE WAY	DWG. NO.	150

© Copyright reserved. This drawing and design is end of all items remains the exclusive property of BING THOM ARCHITECTS Inc and cannot be used without the architect's written consent.

**BING THOM ARCHITECTS**  
 VICTORIA, BC CANADA  
 250-383-8833  
 www.bingthom.com

## Undertaking

In consideration of the City of Richmond issuing the Temporary Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Fairchild Developments Ltd.  
by its authorized signatory

[signed concurrence on file]



# Don't Close the Doors

A campaign to save adult basic education

Zahra Hashimi, Students' Union of Vancouver Community College

Simka Marshall, BC Federation of Students

Richmond City Council | April 10, 2017

# What is ABE?

- ▶ **Three basic categories of students:**
  1. those seeking to complete their high school studies
  2. those seeking to upgrade their high school courses
  3. those seeking to improve basic literary or numeracy
- ▶ **Students with developmental disabilities enrolled in adult special education programs**
- ▶ **English as a second language students**

# ABE students

- **ABE students are some of our most marginalized groups**
  - 58% are women
  - 18% are Indigenous people
  - 20% are parents during their students
  - 55% are employed while studying
  - 70% continue their studies after ABE

# Changes to ABE

- ▶ In December 2014, the provincial government announced a \$6.9 million funding cut
- ▶ Also announced that post-secondary institutions would be allowed to place tuition fees on the cost-free ABE courses
- ▶ January 1, 2015: institutions can charge up to \$1600 per semester (\$320/course) for all adult upgrading courses
- ▶ May 1, 2015: government no longer funds school districts for tuition-free upgrading courses for adults who already hold a high school diploma
- ▶ 33% increase in funding to Adult Upgrading Grants program



# Don't Close the Doors

A campaign to save adult basic education

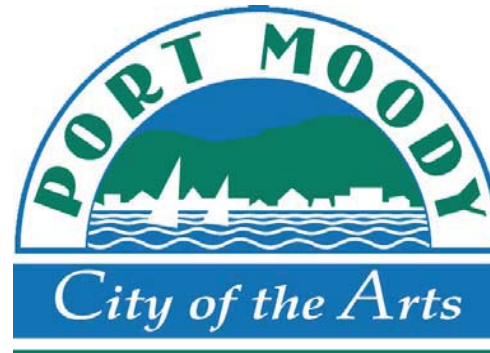


**CHRISTY CLARK:**  
**Don't Close The Doors on Adult Education!**

Sign the petition at [DontCloseTheDoors.ca](http://DontCloseTheDoors.ca) **Speak Out Now!**

**cfs**bc #AdultEdMatters

# Endorsements



# Endorsements



City of Trail

# Questions?

- ▶ [s.marshall@thebcfs.ca](mailto:s.marshall@thebcfs.ca)
- ▶ [dontclosethedoors.ca](http://dontclosethedoors.ca)
- ▶ 604-733-1880

# Don't Close the Doors on Adult Education!

[DontCloseTheDoors.ca](http://DontCloseTheDoors.ca)

Adult Basic Education (ABE) is elementary and secondary level education for adults through BC's K-12 system and at most post-secondary institutions.

ABE provides access to a variety of courses and skills training ranging from basic literacy to adult high school graduation. The post-secondary system offers ABE in recognition that many adults achieve a higher rate of success and seek further education when studying with other adults.

ABE is an integral part of BC's education system and economy. It provides access to learning for people who are unemployed and underemployed, and allows them to get the kind of job required to support themselves and their family.

**78%** The proportion of new jobs created in BC that require some level of post-secondary education: 43% will require trades/technical training, and 35% will require a university degree.

This is the most you can make per hour and still qualify for the Adult Upgrading Grant (AUG) as a single person. The AUG is the only financial aid available to ABE students.

**\$11.61**

## Who Are ABE Students?



**\$15.9 MILLION**

The total amount cut from ABE programs in the K-12 and post-secondary systems without notice or consultation.

In its 2014 budget, the Christy Clark government replaced the funding it cut from ABE with new tuition fees of up to \$1,600 per semester. Given that Budget 2014 projected a surplus of nearly one billion dollars, this funding—which does so much for those trying to improve their lives—is only pocket change to government.

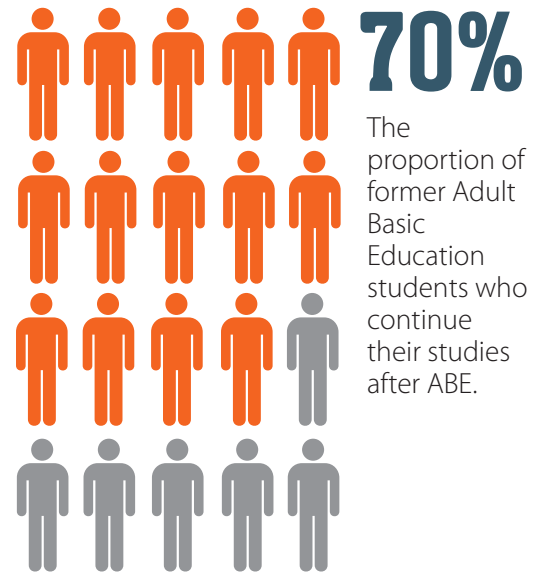
This change came as a surprise because no one, including institutions, community representatives, or business leaders, were asking for fees to be charged for this program.

## ABE Students Report an Increase in Skills



## CAMPUS 20/20

The 2007 Liberal government report that led to the elimination of tuition fees for ABE. The report followed months of community and business consultation, and determined that the provision of cost-free upgrading programs is key to providing a strong economic future for British Columbia and greater access to the labour market for a diversity of citizens.



More than 7,000 British Columbians have joined the call to make basic education free for everyone.

There is a growing list of supporters! Students' unions, community organizations, Indigenous organizations, chambers of commerce, and city councils have endorsed the Don't Close the Doors campaign and sent letters to Premier Christy Clark, urging her to reinstate funding and eliminate tuition fees.

Show your support and add your name now, before more of our neighbours and classmates are squeezed out of the education they need.

CNCL - 301



Traffic Bylaw No. 5870
Amendment Bylaw No. 9689

The Council of the City of Richmond enacts as follows:

- 1. Traffic Bylaw No. 5870, as amended, is further amended at Section 6 - "[Obstruction of Traffic]" by replacing the existing paragraph 6.1 with the following:

"6.1 The owner or occupier of any parcel of real property which is developed for, or used in whole or in part for, commercial, industrial, multi-family dwelling, or single-family dwelling use shall remove all snow and ice from any sidewalk adjacent to such parcel for a distance that coincides with the property line of their real property, not later than 10:00 a.m. of everyday, including Sunday."

- 2. This Bylaw is cited as "Traffic Bylaw No. 5870, Amendment Bylaw No. 9689".

FIRST READING

MAR 27 2017

SECOND READING

MAR 27 2017

THIRD READING

MAR 27 2017

ADOPTED

Approval stamp box containing: CITY OF RICHMOND, APPROVED for content by originating Dept., and APPROVED for legality by Solicitor.

MAYOR

CORPORATE OFFICER



Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9690

The Council of the City of Richmond enacts as follows:

- 1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the following to the beginning of the Traffic Bylaw No. 5870 (1992) portion of Schedule A of Bylaw No. 8122:

Table with 8 columns: A1 Bylaw, A2 Description of Contravention, A3 Section, A4 Compliance Agreement Available, A5 Penalty, A6 Early Payment Option, A7 Late Payment Amount, A8 Compliance Agreement Discount. Row 1: Period of Time from Receipt (inclusive), n/a, 29 to 60 days, 1 to 28 days, 61 days or more, n/a. Row 2: Traffic Bylaw No. 5870 (1992), Failure to clear snow from sidewalk (commercial, industrial and residential), 6.1, No, \$ 70.00, \$ 45.00, \$ 95.00, n/a.

- 2. This Bylaw is cited as "Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9690".

FIRST READING

MAR 27 2017

SECOND READING

MAR 27 2017

THIRD READING

MAR 27 2017

ADOPTED

Approval stamp box containing: CITY OF RICHMOND, APPROVED for content by originating Division (with signature), APPROVED for legality by Solicitor (with signature).

\_\_\_\_\_  
MAYOR

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



Richmond Zoning Bylaw 8500
Amendment Bylaw 8926 (RZ 11-587764)
9040 AND 9060/9080 NO. 2 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 LOW DENSITY TOWNHOUSES (RTL4).

P.I.D. 004-061-365

Lot 1 Except the North 93.21 Feet Section 30 Block 4 North Range 6 West New Westminster District Plan 15982

P.I.D. 004-113-071

Lot 682 Except: Part Subdivided by Plan 78412, Section 30 Block 4 North Range 6 West New Westminster District Plan 53532

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8926".

FIRST READING

JUL 23 2012

A PUBLIC HEARING WAS HELD ON

SEP 05 2012

SECOND READING

SEP 05 2012

THIRD READING

SEP 05 2012

DEVELOPMENT REQUIREMENTS SATISFIED

MAR 30 2017

ADOPTED



MAYOR

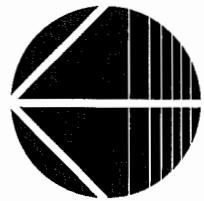
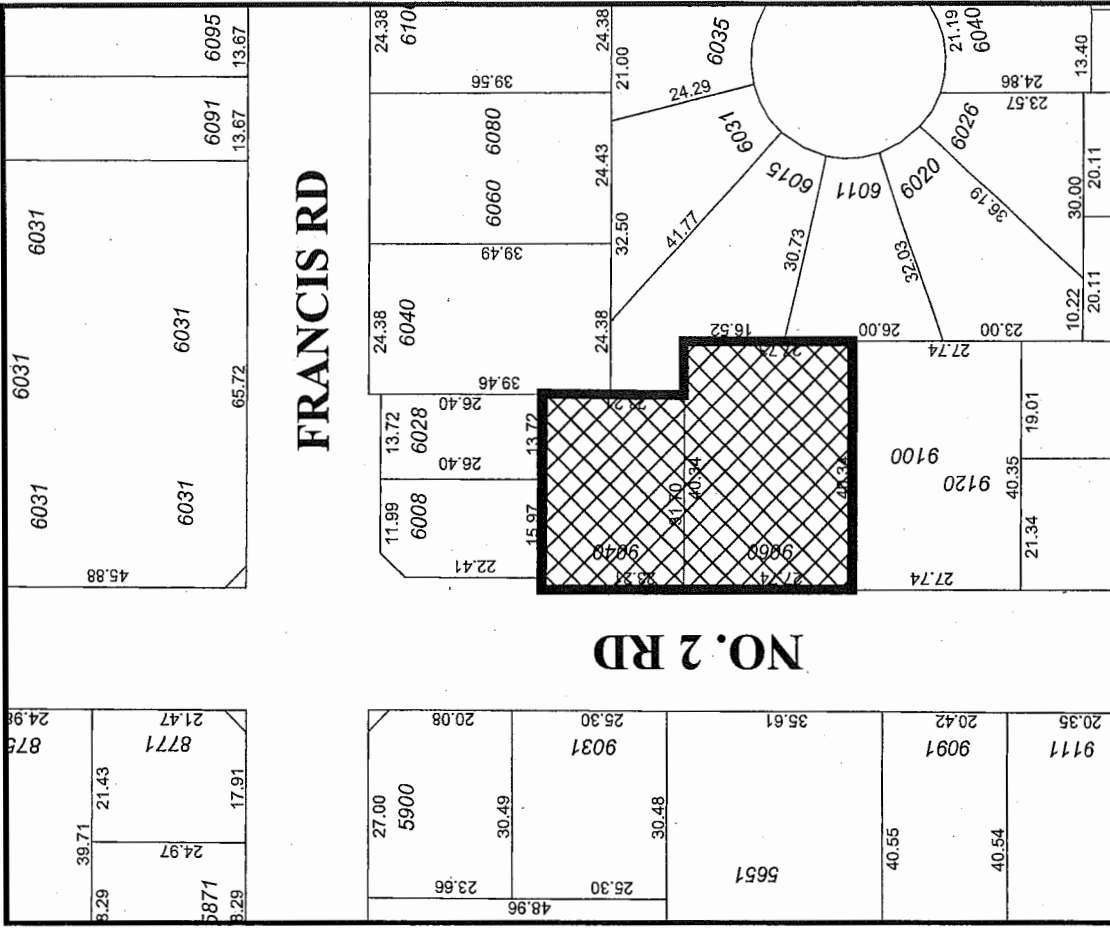
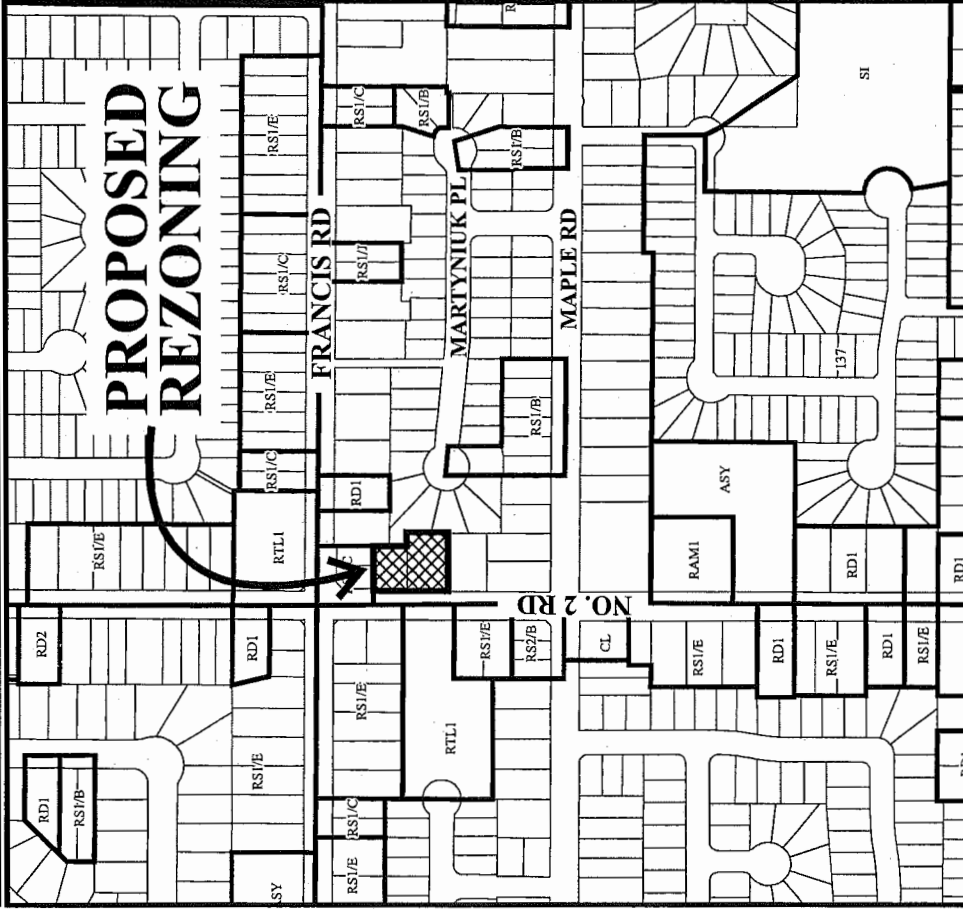
CORPORATE OFFICER





City of Richmond

**PROPOSED  
REZONING**



RZ 11-587764

Original Date: 08/29/11

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9618 (RZ 16-738201)  
9660 Seameadow Court

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

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

P.I.D. 003-533-280

Lot 264 Section 25 Block 4 North Range 6 West New Westminster District Plan 41169

- 2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9618”**.

FIRST READING

OCT 24 2016

A PUBLIC HEARING WAS HELD ON

NOV 21 2016

SECOND READING

NOV 21 2016

THIRD READING

NOV 21 2016

OTHER CONDITIONS SATISFIED

APR 05 2017

ADOPTED

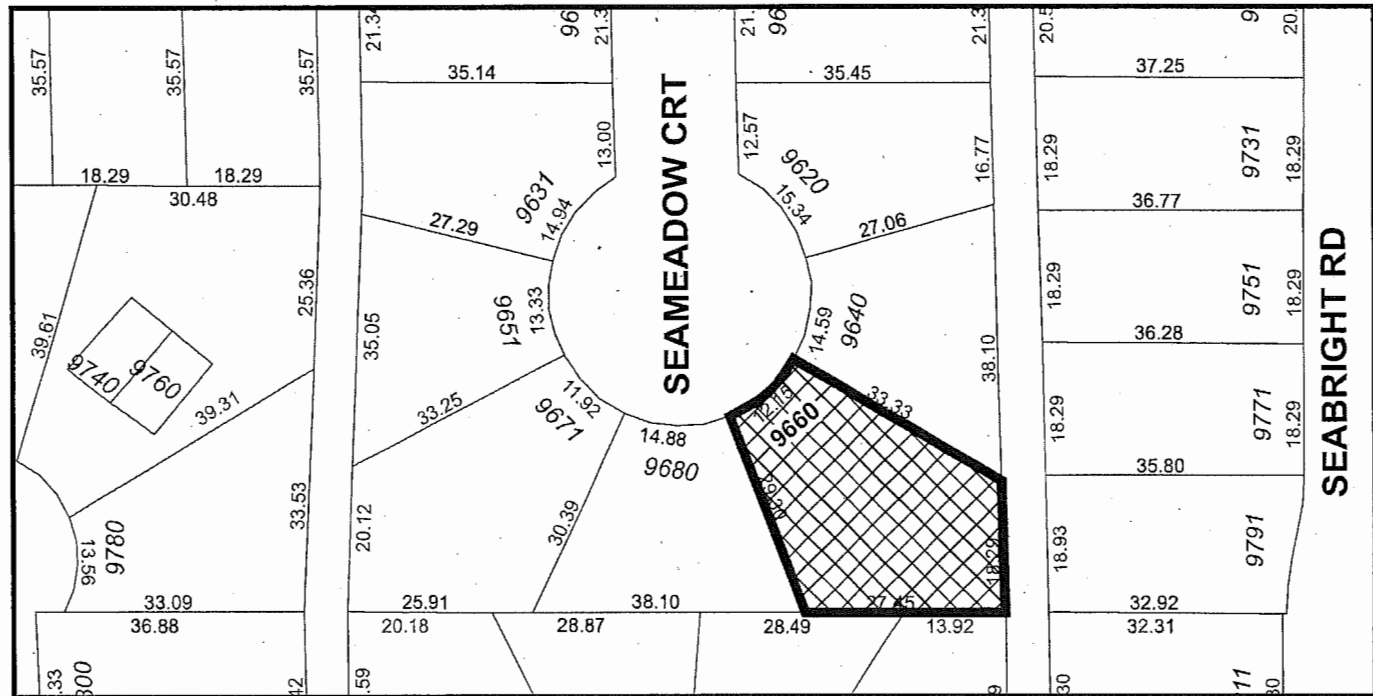
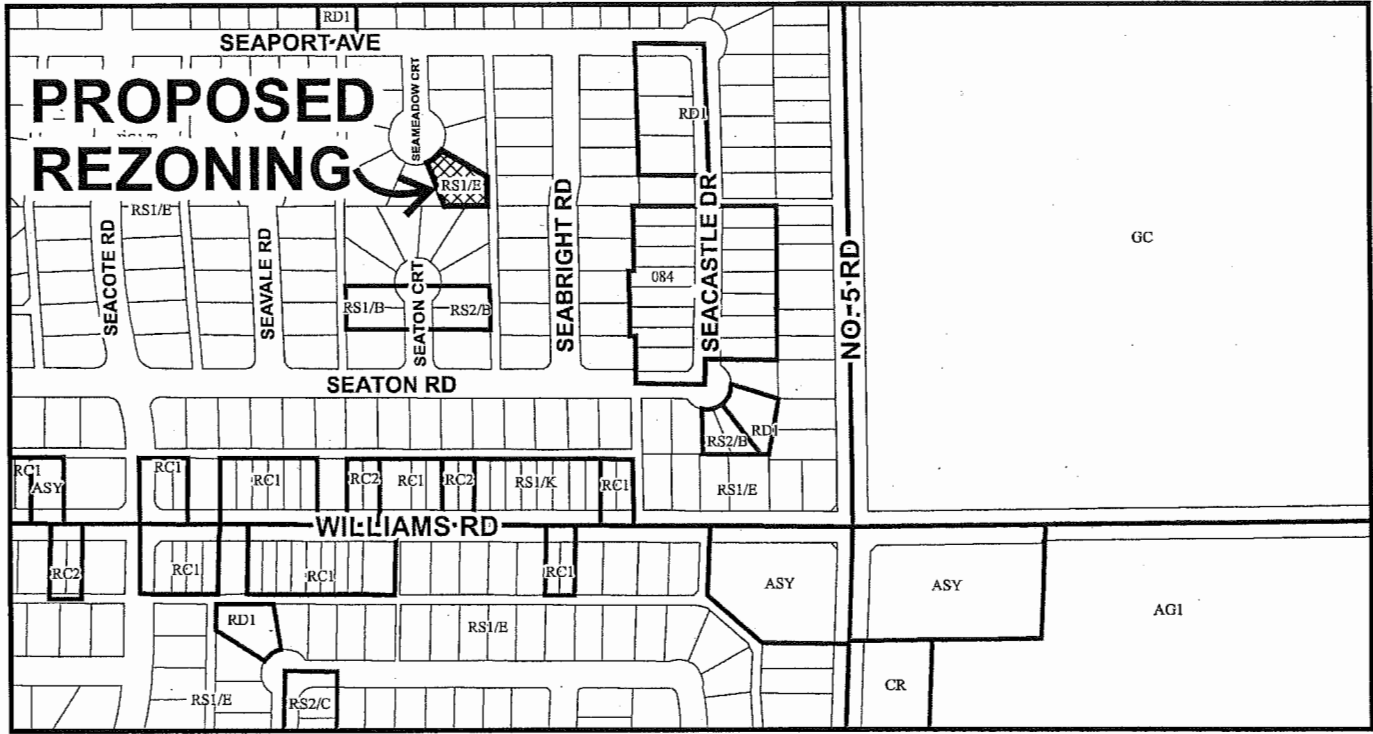
CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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



City of  
Richmond



RZ 16-738201

Original Date: 08/09/16

Revision Date: 10/11/16

Note: Dimensions are in METRES



**Development Permit Panel  
Wednesday, March 29, 2017**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering-Carlile, General Manager, Community Services  
Robert Gonzalez, General Manager, Engineering and Public Works

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on February 15, 2017, be adopted.*

**CARRIED**

**1. Development Permit 16-740024**  
(REDMS No. 5321653) (File Ref. No.: Xr: HA 16-744661)

APPLICANT: Tien Sher Chatham Development Ltd.

PROPERTY LOCATION: 3755 Chatham Street

INTENT OF PERMIT:

1. Permit the construction of a 3 storey mixed use development containing 16 residential units at 3755 Chatham Street on a site zoned "Commercial Mixed Use (ZMU32) – Steveston Village";
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height; and
3. Issue a Heritage Alteration Permit (HA 16-744661) at 3755 Chatham Street in

1.

## Development Permit Panel Wednesday, March 29, 2017

---

accordance with the Development Permit.

### **Applicant's Comments**

Ken Chow, Interface Architecture, accompanied by Charan Sethi, Tien Shier Group, provided background information on the proposed development and highlighted the following:

- the project design concept is to create four distinct building facades corresponding to historic lot lines and inspired by four identified heritage resource buildings in the Steveston Village Heritage Conservation Area;
- modern cladding materials such as hardie narrow board lap siding, shingle siding, and fiber cement/wood trim are proposed to be used;
- the zero lot line adjacency on the east and west side yards and narrow gap between the subject building and adjacent buildings on both sides are addressed by continuing the cladding treatment on both sides of the elevation, infilling with hardie trim, installing a metal flashing to cover the top of the narrow gap, and incorporating a movable wood panel at the base of the gap on the west side;
- a public pedestrian access is provided from the lane at the back to retail and commercial frontages along Chatham Street through the indoor parking area secured on both ends by metal security gates; and
- the proposed rooftop amenity area is located at the center to minimize visibility from the street and can be accessed by a full-size elevator and stairs.

Meredith Mitchell, M2 Landscape Architecture, briefed the Panel on the main landscaping features of the proposed development, noting that (i) an existing neighbouring tree at the back is proposed to be retained and protected with tree protection fencing, (ii) low planting materials will be introduced at the outdoor parking area off the lane, (iii) special paving treatment is proposed for the sidewalk along Chatham Street frontage which matches the architecture of the building, (iv) the rooftop amenity area is programmed to create a "room" feel for the active and passive spaces, and (v) storage space for garden tools will be provided for rooftop garden users.

In response to queries from the Panel, the design team advised that (i) usable space under the mansard roof could be utilized for installation of cubbie shelves for storage of garden tools, (ii) barrier-free access is provided from the handicapped parking space to the commercial and retail frontages, (iii) the proposed public pedestrian access through the parkade is not enclosed, is well-lit, and will be provided with signage to address potential safety and security issues, and (iv) relocating the elevator and stairs closer to the centre of the building would result in an inefficient building design.

## Development Permit Panel

### Wednesday, March 29, 2017

---

#### Staff Comments

Wayne Craig, Director, Development, noted that (i) the project was reviewed and supported by the Richmond Heritage Commission and Advisory Design Panel, (ii) the proposed development includes 16 basic universal housing units, (iii) significant sustainability features of the project include meeting Energuide 82 standards, (iv) the two stair access structures are approximately one meter above the 12-meter maximum permitted building height, and (v) the elevator overrun exceeds the maximum building height by 2.75 meters.

In response to a query from the Panel, Mr. Craig acknowledged that the proposed building height variances are consistent with the height variances granted to similar projects with rooftop access through elevator and stairway.

#### Gallery Comments

Ralph Turner, 3411 Chatham Street, noted that four development projects in Steveston Village have been granted height variances and questioned the rationale for allowing the height variances despite the limitation provided in the Zoning Bylaw.

In response to Mr. Turner's query, the Chair stated that the current provision on maximum permitted building height in the Zoning Bylaw is restrictive; however, the Development Permit Process provides for height variances to be considered on a case-by-case basis and subject to the merits of the variance request.

Jeannethe Root, 3760 Broadway Street, expressed concern regarding the plan for the westward extension of the existing lane at the back of the subject property which will terminate at the west end of the proposed development, and not continue all the way through to Second Avenue. She noted that the proposed location of the parking entrance off the future lane extension will cause traffic congestion in the already busy lane due to the location of the medical building, Steveston United Church and child care in the area.

In addition, Ms. Root noted that (i) the lane is currently used for vehicular parking by medical building clients, (ii) visitor and employee parking has increased on the streets surrounding the proposed development due to hourly restrictions on street parking in downtown Steveston Village and lack of parking spaces for stores and offices in the area, and (iii) the proposed public pedestrian access through the ground floor parkade of the proposed development could pose potential security issues.

In response to queries from the Panel, Mr. Craig advised that (i) the proposed number of visitor, commercial and residential parking spaces for the subject development complies with the Zoning Bylaw, (ii) further westward extension of the lane up to Second Avenue will happen when neighbouring lots to the west of the subject site will be redeveloped in the future, and (iii) the project provides a vehicle turnaround area on the dead end lane.

#### Correspondence

Jeannethe Root, 3460 Broadway Street ([Schedule 1](#))

## Development Permit Panel Wednesday, March 29, 2017

---

In response to the questions and concerns raised by Ms. Root in her letter, Mr. Craig noted that (i) the consideration of the subject Development Permit Application is in keeping with the typical development process, (ii) the subject application will not advance to Council until the rezoning is in place, (iii) on-site tree removal was considered at the rezoning stage, and (iv) fully enclosed garbage and recycling bins are provided at the rear of the development and accessed off the lane.

In response to the concern raised by Ms. Root regarding the current location of garbage dumpsters used by the medical building and United Methodist Church at the end of the existing lane, the Chair noted that they are required to be kept on private property. Also in response to the same concern of Ms. Root, Mr. Craig advised that the issue has been forwarded to the City's Community Bylaw Department and will be followed up by staff.

With regard to Ms. Root's concern regarding the increased parking and traffic in the neighbourhood, Mr. Craig noted that the proposed on-site parking for the subject development complies with the City's Zoning Bylaw. In response to queries from the Panel, Mr. Craig further noted that (i) the City's Transportation Department had reviewed the project, and (ii) commercial and visitor parking stalls could be shared in the proposed development.

In response to a query from the Panel, Kevin Eng, Planner 2, confirmed that the proposed City lane extension treatment will be the standard 5.4 meter wide asphalt driving surface with rolled curb and gutter and street lighting.

### Panel Discussion

The Panel expressed support for the project and commended the design team and staff for (i) the building design with four distinct components, (ii) a well-thought out project and provision for adequate parking, (iii) the design and location of the rooftop structures which minimize their visibility from the street, and (iv) accessibility of the rooftop amenity area for people in wheelchairs.

### Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of a 3 storey mixed use development containing 16 residential units at 3755 Chatham Street on a site zoned "Commercial Mixed Use (ZMU32) – Steveston Village";*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height; and*
3. *That a Heritage Alteration Permit (HA 16-744661) be issued at 3755 Chatham Street in accordance with the Development Permit.*

**CARRIED**

4.

**Development Permit Panel**  
**Wednesday, March 29, 2017**

---

**2. Development Variance 16-740665**  
(REDMS No. 5317777)

APPLICANT: Polygon Trafalgar Square (South) Ltd.

PROPERTY LOCATION: 9491/9511/9531/9551/9591 Alexandra Road

INTENT OF PERMIT:

1. Permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)".

**Applicant's Comments**

Scott Baldwin, Polygon Homes Ltd., introduced the members of the design team and clarified that six affordable housing units are proposed. The balance of the Affordable Housing Contribution was previously approved to be paid as cash-in-lieu through the rezoning application.

Robert Ciccozzi, Ciccozzi Architecture Inc., provided background information on the project's site context and form and character, noting that (i) the project will be built in two phases, (ii) the indoor and outdoor amenity spaces are incorporated in the first phase of the project, (iii) the project is inspired by east-coast brownstones architecture, (iv) massing is visually broken down through the use materials and colour, and (v) there is significant use of brick materials in the building.

David Stoyko, Connect Landscape Architecture, briefed the Panel on the main landscaping features of the project, noting that the key areas for landscaping works include the street edge on the three sides of the development, the outdoor amenity space, and the greenway edge at the east side of the building.

**Panel Discussion**

In response to a query from the Panel, Mr. Stoyko noted that (i) the design of the off-site City greenway is currently being developed, (ii) the greenway will be built as part of the project, and (iii) the design team is coordinating with the neighbouring development to the west for precedents on edge treatments.

In response to further queries from the Panel, Mr. Stoyko acknowledged that (i) patios at the building exterior are provided with hose bibs, (ii) provision of any off-site lighting along the greenway will be coordinated with City staff, (iii) the location of affordable housing units will be spread out in Phase 1 of the project, (iv) elevators are provided at the north and south sides of the development to provide accessibility, (v) provision of ramps is not feasible to provide wheelchair access from the interior of the building to the exterior patios, and (vi) the greenway will be built concurrently with the proposed development.



**Development Permit Panel**  
**Wednesday, March 29, 2017**

---

**Staff Comments**

Mr. Craig advised that (i) the project will be designed to connect to the City's Alexandra District Energy Utility and meet the aircraft noise mitigation standards, (ii) a comprehensive Transportation Demand Management package has been put forward at rezoning which includes on- and off-site improvements, and (iii) the project has two separate Servicing Agreements, one for the design and construction of the greenway and the other for frontage and utility upgrades.

**Gallery Comments**

None.

**Correspondence**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade at 9491, 9511, 9531, 9551, 9591 Alexandra Road on a site zoned "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)".*

**CARRIED**

**3. Development Permit 16-745853**

(REDMS No. 5253954 v. 6)

APPLICANT: YuanHeng Seaside Developments Ltd.

PROPERTY LOCATION: 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way

INTENT OF PERMIT:

1. Permit the construction of the first phase of a three-phase, high-rise, mixed use development comprised of 535 dwellings (including 41 affordable housing units) and street-oriented commercial uses at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".

6.

## **Development Permit Panel**

### **Wednesday, March 29, 2017**

---

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

W.T. Leung, W.T. Leung Architects, Inc., briefed the Panel on the main features of the proposed development, noting that (i) the first phase of the three-phase development is comprised of 535 dwellings including 41 affordable housing units and street-oriented commercial uses, (ii) 108 Basic Universal Housing Units are provided including all of the affordable units, (iii) two underground parking entrances are provided off the new East-West Road and Corvette Way, (iv) proposed heights of six buildings in Phase 1 are varied and modulated, (v) a significant setback is proposed along the Capstan Way frontage to provide a greenway, (vi) public plazas are proposed along Capstan Way and at the No. 3 Road and new East-West Street intersection, and (vii) a bold and curved building façade anchors the prominent No. 3 Road and Capstan Way corner.

Daryl Tyacke, ETA Landscape Architecture, provided background information on the proposed landscaping for the project, noting that (i) native planting is proposed along the Capstan Way frontage, (ii) colourful planting materials are proposed at the commercial intersections of the proposed development, (iii) a large multi-use outdoor space is provided at the podium rooftop level, and (iv) green roofs and terraces between buildings provide suitable habitat for birds and insects.

In response to queries from the Panel, the design team acknowledged that (i) the proposed outdoor amenity spaces are intended for the use of all Phase 1 residents, (ii) a storage area for garden tools is provided for the community garden space, (iii) green rooftop areas could be accessed by a ladder for maintenance, (iv) the podium rooftop outdoor amenity space is programmed for the use of various age groups, and (v) the large volume of soil on the outdoor amenity spaces of the project will contribute to storm water management.

#### **Staff Comments**

Mr. Craig advised that (i) the project will contribute funding for the future Capstan Canada Line Station and public open space requirements will be consistent with Capstan Station Bonus open space policy, (ii) the project's significant Transportation Demand Management measures include end-of-trip cycling facilities, quick charging stations for electric vehicles, and electric vehicle parking for commercial units, (iii) the project is designed to be District Energy Utility ready and to achieve the City's aircraft noise mitigation standards, and (iv) there will be significant Servicing Agreements for frontage works around the project including the creation of the new East-West Road, improvements to No. 3 Road, Capstan Way and Corvette Way, and integration of a new City pump station into the Capstan Way frontage.

In response to a query from the Panel, Mr. Craig confirmed that off-site works are coordinated between the subject development and future development to the west along Capstan Way.

## Development Permit Panel

### Wednesday, March 29, 2017

---

#### Panel Discussion

In response to queries from the Panel, the design team confirmed that (i) the proposed water feature on the public plaza at the corner of No. 3 Road and Capstan Way will provide animation to the corner should the proposed public art location not materialize, (ii) electric outlets to be located along the sidewalk at Corvette Way could provide power for tree lighting along the street frontage, (iii) proposed building heights in the subject phase and the second phase are varied, and (iv) Servicing Agreements for offsite works along the surrounding streets of the subject development will be done in the first phase of the overall development except for the north curb of new East-West Road which will be done in Phase 2.

#### Gallery Comments

Olivia Xue, 3111 Corvette Way, stated that she lives in the neighbouring Wall Centre development and queried whether (i) road improvements will be done on Corvette Way to provide egress to Sea Island Way, and (ii) there are construction timelines for the future development to the west of the subject site.

In response to the first query of Ms. Xue, Suzanne Carter-Huffman, Senior Planner, advised that the Servicing Agreement requires the applicant to reconstruct the north end of Corvette Way to allow vehicles to enter/egress Corvette Way from/to Sea Island Way.

In response to the second query of Ms. Xue, Mr. Craig confirmed that the proposed development to the west of the subject site is currently under rezoning application and has not yet been considered by Council; thus, construction timelines for the project could not yet be determined.

#### Correspondence

None.

#### Panel Discussion

The Panel expressed support for the project and commended the applicant for the design of the project and provision for significant amount of outdoor amenity spaces.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of the first phase of a three-phase, high-rise, mixed use development comprised of 535 dwellings (including 41 affordable housing units) and street-oriented commercial uses at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way on a site zoned "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".*

**CARRIED**

**Development Permit Panel**  
**Wednesday, March 29, 2017**

---

4. **Date of Next Meeting: April 12, 2017**

5. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:10 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 29, 2017.

---

Joe Erceg  
Chair

---

Rustico Agawin  
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 29, 2017.

March 21, 2017

Director, City Clerk's Office  
6911 No 3 Road,  
Richmond, B.C. V6Y 2C1

Re: Development Permit Application and Heritage Alteration Permit  
DP 16-740024 and HA 16-744661  
3755 Chatham Street, Richmond, B.C.

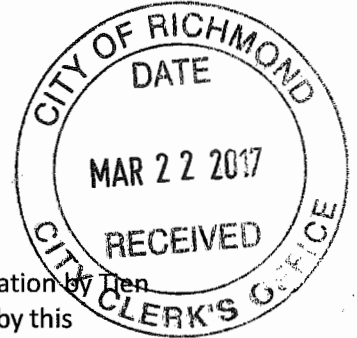
To Development Permit Panel,

I am writing in regard to the above Development Permit and Heritage Alteration Application by Ten Sher Chatham Development. As I am one of the neighbouring residents most affected by this development, I would like my concerns expressed at this meeting if I am not able to attend.

At the time that the re-zoning application was to be processed, I talked to Kevin Eng, Planning & Development Department and he referred me to the information about this development on the City of Richmond website. We had quite a long conversation regarding the plans and although I am not directly opposed to the development, I have since that time developed a number of concerns regarding the plans and procedure of the permit process.

- 1) **Timing of the hearing by the Permit Panel** - At the time of our conversation before the re-zoning hearing Mr Eng told me that the Development application could not be heard until the applicant had fulfilled all the requirements and payments specified in the re-zoning. He stated that one requirement was the removal of the trees on the 4 lots involved and the removal of the buildings on the lots in order to consolidate the 4 lots into one parcel. As I look out my window today, the buildings are still on the property and the trees have not been removed so I question why this application for development is being heard.
- 2) **Removal of Heritage Trees in the Village of Steveston** - The trees to be removed by this development include extremely large Lombardy Poplars which I am sure are at least 100 years old and are the only trees in our direct neighbourhood that are used for nesting purposes by many species of birds and squirrels. The fact that this development will not be required to replace these trees or provide trees of any sort is altering the nature of our part of Steveston village. I have called the City Parks department at least twice in the past few years requesting that the City plant some trees on the south boulevard of Broadway Street between the United Church and 1<sup>st</sup> Avenue to discourage people from parking their vehicles perpendicular and parallel to the street on the boulevard in front of the two homes in that area. I have been told that this would not be done. This would be a good area for some kind of tree replacement.
- 3) **Extension of the alley behind the development** - I understand that the city alley at the rear of the development and the alley behind my home will be extended westward to the end of the development at the cost of the developer. This extension is to provide access to the parkade to be incorporated into the developed building. The alley will not however not be extended all the way through to 2<sup>nd</sup> Avenue providing no access to the property from 2<sup>nd</sup> Avenue. The portion of

<b>To Development Permit Panel</b>	
Date:	MARCH 29/17
Item #	1
Re:	DP 16-740024
	HA 16-744661

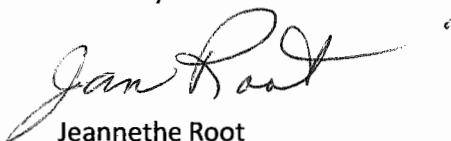


this alley that is now paved is already providing access to vehicles visiting and parking at the Medical Clinic directly behind my house, to the United Church parking lot, to my garage and the garage of my neighbor to the east and to the three garbage trucks that visit to empty the 3 dumpsters that are currently situated at the end of the alley. This development will add numerous vehicles to the current traffic, all into a dead-end alley. This, to me is very poor planning and should not be allowed. For years, I have had times when I could neither enter or exit my garage because someone decided to park in front of my garage door while they went to the clinic.

- 4) **Position of Garbage Dumpsters** - I have great concern about the placement of the garbage dumpsters that are currently residing in the alley at the rear of my home. Two of these dumpsters are used by the medical clinic and the other is used by the United Church next door to my home. The area around these dumpsters are also used by many residents who choose to dump whatever they want in the alley adjacent to the dumpsters. I have been told that the clinic and the church would have to place these dumpsters on their own property. They would not be allowed to use the city alley which they currently do. My very big concern is that this would not be enforced by the city and they would end up on the north side of the alley or on church property directly adjacent to my property thus decreasing the value of my property and my enjoyment of my property.
  
- 5) **Increase of traffic and parking on our block** - The City of Richmond does not require recent developments in the village of Steveston to provide adequate parking for vehicles that frequent the many stores and offices in the village. A few years ago, the city put hourly restrictions on parking on the streets in the downtown area of the village. As a result of these factors, most visitors to the village and people employed and working in village businesses and offices are now parking on residential streets north of Chatham Street, most notably on 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue and Broadway Street. These vehicles are here all day long and quite frequently are parking well up on the grass areas of the boulevards. Residents of the apartments above the stores east of 1st Avenue on Chatham are permanently parking in front of my neighbour's house facing 1<sup>st</sup> Avenue. The streets are not very wide and this increased parking has resulted in speeding on our streets and safety concerns for children resident on our streets. This has become a big issue in our neighbourhood. The plans of this development will do nothing but make the parking problem worse.

I hope the Development Permit Panel will discuss my concerns regarding this development and address some of the issues.

Sincerely



Jeannethe Root  
3760 Broadway Street  
Richmond, B.C. V7E 4Y8  
604-277-2653



# City of Richmond

## Report to Council

---

**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** April 4, 2017  
**File:** 01-0100-20-DPER1-  
01/2017-Vol 01  
**Re:** **Development Permit Panel Meetings Held on January 13, 2016 and  
January 11, 2017**

---

### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - a) Development Permit (DP 16-731461) for the property at 8811 Bridgeport Road;  
and
  - b) Development Permit (DP 13-629399) for the property at 9040, 9060 and  
9080 No. 2 Road;

be endorsed, and the Permits so issued.

A handwritten signature in cursive script, appearing to read "Joe Erceg".

Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on January 13, 2016 and January 11, 2017.

DP 13-629399 – YAMAMOTO ARCHITECTURE INC. – 9040 AND 9060/9080 NO. 2 ROAD  
(January 13, 2016)

The Panel considered a Development Permit application to permit the construction of nine townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal for reduced front yard setback, 10 tandem parking spaces, and three small car parking spaces.

Architect, Karen Ma, of Yamamoto Architecture Inc.; and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, noting that:

- Cedar hedge will be planted along the north and south property lines.
- Building 2 north elevation windows have been minimized to reduce overlook potential.
- Three visitor parking spaces have been provided.
- Two Douglas Fir trees behind Building 1 will be retained and Cedar trees along the east property line will be retained.
- Bollards will be installed between the drive aisle and the outdoor amenity area.

In response to Panel queries, Ms. Mitchell confirmed that:

- The neighbour to the south consented to the removal of two trees situated on the property line.
- An electrical room will be situated between the proposed development’s two buildings.
- Low growing shrubs will be planted where visibility is to be maintained.
- The outdoor amenity space, garbage/organic waste/recycling collection facilities, and mailbox are situated and sized appropriately to facilitate shared use with residents of a future development at 6008 Francis Road and 6028 Francis Road, should they redevelop in the future.

Staff confirmed that the three proposed variances were identified at the time of rezoning. The setback variances are dictated by the location of the drive aisle and the trees being retained. Three of the four side-by-side garages will have one full size space and one small car space.

Harvey Yee, of 6008 Francis Road and 6028 Francis Road, addressed the Panel, questioning whether the existing north fence would be impacted. In response to Panel queries, Ms. Mitchell advised that the existing fence will likely be replaced, if the fence is in poor condition.



Donna Wong, of 9100 No. 2 Road, addressed the Panel, questioning whether the existing street lighting would be relocated. In response to Panel queries, staff clarified that the street light location will be determined through the required Servicing Agreement design and the design could be reviewed with Ms. Wong.

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

The Panel recommends that the Permit be issued.

DP 16-731461 – MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS  
DESIGNERS PLANNERS – 8811 BRIDGEPORT ROAD  
(January 11, 2017)

The Panel considered a Development Permit application to permit an exterior renovation on a site zoned “Auto-Oriented Commercial (CA)”. No variances are included in the proposal.

Architect, Jacques Beaudreault, of MCM Partnership; and Landscape Architect, Patricia Campbell, of PMG Landscape Architects, provided a brief presentation, noting that:

- The upgrade reflects new corporate standards and image in North America.
- The orange mansard roof will be replaced with a more contemporary parapet and the orange roof of the porte cochere will be replaced with a simpler parapet.
- The base of the building will be clad with wafer stone, a new colour scheme will be introduced on the building, and a lighting system will be introduced to light the building.
- A rubberized paving is proposed on the existing concrete surface on the entry driveway.
- The existing tree and shrub landscaping on site is substantial and will be retained except one dead tree on the lane side which will be removed.
- The existing planting scheme is outdated and will be updated through new plantings.
- New planters with irrigation will be introduced at the top of the building base.

Staff expressed appreciation for the refreshing of the landscaping on the subject site.

The Panel expressed support for the proposed refresh of the hotel building and the enhancement of the landscaping.

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

The Panel recommends that the Permit be issued.



# City of Richmond

## Memorandum Planning and Development Division Development Applications

---

**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** April 5, 2017  
**File:** DP 16-741981  
**Re:** **Development Permit Application (DP 16-741981) by Townline Gardens Inc.  
Regarding 10780 No. 5 Road**

---

Development Permit application (DP 16-741981) was considered at the Public Hearing meeting held on February 20, 2017 and again at the Public Hearing meeting held on March 20, 2017. At the Public Hearing meeting held on March 20, 2017, Council passed the following resolution:

*"That DP 16-741981 in accordance with the DP plans provided in Attachment 2 of the March 16, 2017 memorandum titled "Development Permit Application 16-741981 Townline Gardens Inc. for 10788 No. 5 Road" be brought forward to a future Council meeting for consideration of DP issuance, subject to an amendment of the Housing Covenant registered on title as outlined in Table 1 of the memorandum."*

The Housing Covenant has been amended as directed through the Public Hearing process and the Permit is ready for Council consideration of Development Permit issuance.

  
Wayne Craig  
Director, Development

SB:blg

Att. Development Permit  
Site Map  
Drawings