



**City Council**

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

**Monday, April 11, 2016  
7:00 p.m.**

Pg. #      ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on March 29, 2016* (distributed previously);
- (2) *receive for information the Metro Vancouver ‘Board in Brief’ dated April 1, 2016.*

CNCL-8

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AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

**(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS.)**

4. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

5. *Motion to adopt Items No. 6 through No. 12 by general consent.*

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Consent  
Agenda  
Item

6. COMMITTEE MINUTES

*That the minutes of:*

- CNCL-11 (3) *the Parks, Recreation and Cultural Services Committee meeting held on March 30, 2016;*
- CNCL-24 (4) *the General Purposes Committee meeting held on April 4, 2016;*
- CNCL-27 (5) *the Planning Committee meeting held on April 5, 2016; and*
- CNCL-38 (6) *the Council/School Board Liaison Committee meeting held on March 30, 2016;*
- be received for information.*

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Consent  
Agenda  
Item

7. CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 9536  
(File Ref. No. 03-0900-01; 12-8060-20-009536) (REDMS No. 4840527 v. 3)

CNCL-56

See Page CNCL-56 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the City accept credit card payments for online property tax and online utility payments as a pilot project effective August 1, 2016;*
- (2) *That the City charge a service fee of 1.75% for online property tax and online utility payments to recover the credit card fees, and that the rate setting be revisited at the completion of the pilot project;*

- (3) *That the Credit Card Payment Service Fee Bylaw No. 9536 be introduced and given first, second and third readings; and*
- (4) *That the City's 2016 Capital Budget be amended to include the Tempest Application Project in the amount of \$100,000 and that the 5-Year Financial Plan (2016-2020) be amended accordingly.*



Consent  
Agenda  
Item

8. **IMPROVED ENERGY EFFICIENCY IN DISTRICT ENERGY CONNECTED BUILDINGS**

(File Ref. No. 10-6125-07-01; 12-8060-20-009531) (REDMS No. 4905885 v. 11)

CNCL-64

See Page CNCL-64 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9531 be introduced and given first reading.*



Consent  
Agenda  
Item

9. **FEDERAL MINISTER FOR SENIORS AND AGING**

(File Ref. No. 07-3400-01) (REDMS No. . 4965973 v. 2)

CNCL-71

See Page CNCL-71 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That a letter be written to the Federal Government respectfully requesting that consideration be given to appointing a Minister for Seniors and Aging; and*
- (2) *That copies of the letter be forwarded to Richmond Members of the Legislative Assembly and Richmond Members of Parliament.*



Consent  
Agenda  
Item

10. **APPLICATION BY CASA MIA PROJECTS LTD. TO REZONE THE PROPERTIES AT 10231 AND 10251 RUSKIN ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. RZ 15-710997; 12-8060-20-008871/9519) (REDMS No. 4888822)

CNCL-78

See Page CNCL-78 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned; and*

- (2) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 for the rezoning of the properties at 10231 and 10251 Ruskin Road from Single Family Detached (RS1/E) to Single Detached (RS2/B) be introduced and given first reading.*



Consent  
Agenda  
Item

11. **APPLICATION BY JAN W. KNAP FOR REZONING AT 10420/10440 ODLIN ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. RZ 15-700202; 12-8060-20-009540) (REDMS No. 4964527)

CNCL-94

See Page CNCL-94 for full report

PLANNING COMMITTEE RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9540 for the rezoning of 10420/10440 Odlin Road from “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.*



Consent  
Agenda  
Item

12. **APPLICATION BY TIEN SHER CHATHAM DEVELOPMENTS LTD. FOR A REZONING AT 3735, 3751, 3755 AND 3771 CHATHAM STREET FROM STEVESTON COMMERCIAL (CS3) TO COMMERCIAL MIXED USE (ZMU32) - STEVESTON VILLAGE AND A RELATED HERITAGE ALTERATION PERMIT**

(File Ref. No. RZ 15-697899; HA 15-697904; 12-8060-20-009451) (REDMS No. 4964828)

CNCL-109

See Page CNCL-109 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to create the “Commercial Mixed Use (ZMU32) - Steveston Village” zone, and to rezone 3735, 3751, 3755 and 3771 Chatham Street from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU32) - Steveston Village”, be introduced and given first reading; and*
- (2) *That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:*
- (a) *demolition and removal of any existing structures and buildings;*

- (b) *tree and landscaping removal, land clearing, excavation and any necessary site preparation activities;*
- (c) *site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works; and*
- (d) *deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.*



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CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

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NON-CONSENT AGENDA ITEMS

PARKS, RECREATION AND CULTURAL SERVICES  
COMMITTEE

Councillor Harold Steves, Chair

13. **ORIS DEVELOPMENT (RIVER DRIVE) CORP. DONATION OF  
PUBLIC ARTWORK WATER #10**

(File Ref. No. 11-7000-09-20-129) (REDMS No. 4717377 v. 6)

CNCL-138

See Page CNCL-138 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

*None.*

Note: The following staff recommendation was **DEFEATED** at Committee  
(with Cllrs. Steves, Johnston and McNulty opposed):

*That the donation of the artwork Water #10 by Oris Development (River Drive) Corp. to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled “Oris Development (River Drive) Corp. Donation of Public Artwork Water #10”, dated February 25, 2016, be approved.*



Pg. #      ITEM

14. **POLYGON DEVELOPMENT 273 LTD. (KINGSLEY ESTATES)  
DONATION OF PUBLIC ARTWORK SPIRIT OF STEVESTON**  
(File Ref. No. 11-7000-09-20-188) (REDMS No. 4906554 v. 4)

CNCL-149

See Page CNCL-149 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

Opposed: Cllr. McNulty

*That the donation by Polygon Development 273 Ltd. (Kingsley Estates) of the artwork Spirit of Steveston to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled “Polygon Development 273 Ltd. (Kingsley Estates) Donation of Public Artwork Spirit of Steveston”, dated March 4, 2016, be approved.*

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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

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CNCL-164

Deirdre Whalen and Alex Nixon, representing the **Richmond Poverty Response Committee**, to request endorsement of letter sent to Premier of British Columbia regarding bus pass fee increases and persons with disabilities.

16. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-165**      Water Use Restrictions Bylaw No. 7784 Amendment **Bylaw No. 9530**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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- CNCL-167**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8934**  
(7451 and 7491 Bridge Street, RZ 09-496160) Opposed at 1<sup>st</sup> Reading –  
None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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- CNCL-169**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8997**  
(8651/8671 No. 2 Road, RZ 12-623032) Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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ADJOURNMENT

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## **For Metro Vancouver meetings on Friday, April 1, 2016**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, [Greg.Valou@metrovancover.org](mailto:Greg.Valou@metrovancover.org) or Jean Kavanagh, 604-451-6697, [Jean.Kavanagh@metrovancover.org](mailto:Jean.Kavanagh@metrovancover.org).*

## **Greater Vancouver Regional District**

### **Metro Vancouver Input to the B.C. Climate Leadership Plan, Phase II Engagement**

**RECEIVED**

The Province is currently developing a new Provincial Climate Leadership Plan. Metro Vancouver participated in the initial Phase I engagement process for the plan in the latter half of 2015 and is now participating in Phase II engagement.

The report provided an update on the consultation process for the B.C. Climate Leadership Plan, and outlines the content of Metro Vancouver staff's proposed submission on the plan to the Province in the Phase II engagement period.

The Board received the report for information.

### **"A New Direction: Advancing Aboriginal and Treaty Rights": Update**

**APPROVED**

In April 2015, then-Minister of Aboriginal Affairs and Northern Development Canada, the Honourable Bernard Valcourt, released the report titled "A New Direction: Advancing Aboriginal and Treaty Rights." The report provides a comprehensive analysis of the federal government's position on treaty making in Canada, and makes 43 recommendations for developing a new federal reconciliation framework. It recommends that the federal government fast-track treaties now near completion, and provide exit strategies for those with little prospect of settlement.

Metro Vancouver staff analyzed the report, and noted that moving away from the current approach in treaty negotiations in favour of non-treaty agreements could have serious implications for local governments. Staff explained that unresolved outstanding Aboriginal rights and title issues have the potential to affect local government land use planning decisions, land acquisitions, project completion, and investment in local communities.

The Board directed staff to consult with federal staff at the Department of Indigenous and North Affairs Canada on the federal approach to treaty negotiations, and to report back to Metro Vancouver's Aboriginal Relations Committee on the results of those discussions.



**Response to the Provincial Consultation on Revisions to the Emergency Program Act** **APPROVED**

On January 11, 2016 the provincial Minister of State for Emergency Preparedness sent a letter to local authorities seeking input and feedback on the provincial discussion paper titled "A Discussion Paper on the Legislative Framework for Emergency Management in British Columbia". The Provincial Discussion Paper reviews the current Emergency Program Act, and sets out the key responsibilities and authorities to guide and enable experts at the local and provincial levels in preparing for, responding to, and recovering from emergencies and disasters.

The Province is considering changes to the Act and is seeking stakeholder feedback by April 22, 2016. Requests for input from local governments were solicited through the Regional Emergency Planners Committee (REPC), and responses have been summarized and incorporated into a report from the Committee. A copy of the report has been referred to the Regional Administrators Advisory Committee (RAAC) for additional comment.

The Board endorsed the comments as presented and will forward them to the Minister of State for Emergency Preparedness.

**George Massey Tunnel Replacement Project – Information on Provincial and Federal Environmental Review Processes** **APPROVED**

The George Massey Tunnel Replacement Project is currently undergoing a provincial environmental assessment process. The Project did not trigger a federal environmental review because it does not overlap with a federally designated wildlife area or migratory bird sanctuary. However, the responsible federal minister may order a federal environmental review "if, in the Minister's opinion, either the carrying out of that physical activity may cause adverse environmental effects or public concerns related to those effects may warrant the designation."

The Board will send a letter to the federal Minister of Environment and Climate Change requesting that the Minister, pursuant to section 14(2) of the Canadian Environmental Assessment Act, 2012, order a federal environmental assessment of the George Massey Tunnel Replacement Project.

**GVRD Financial Plan Amending Bylaw No. 1232, 2016** **APPROVED**

The Greater Vancouver Regional District Financial Plan Bylaw No. 1225, 2015 was adopted by the Board on October 30, 2015. The Bylaw must be amended to take into account the changes to the 2016 Labour Relations function budget that the GVRD Board approved on February 26, 2016.

The Board adopted the Financial Plan Amending Bylaw.



## **Greater Vancouver Sewage and Drainage District**

### **Award of Contract for Phase 2 - Design-Build-Finance Procurement Consulting Services for the Lions Gate Secondary Wastewater Treatment Plant Project** **APPROVED**

An RFP was issued for engineering consulting services for the Consulting Services for the Lions Gate Secondary Wastewater Treatment project. AECOM was the successful proponent and is nearing completion of Phase 1, Pre-Procurement and Design-Build-Finance Procurement Documentation. It is recommended that, in response to this request, the Board authorize the Commissioner and the Corporate Officer to execute the documents required to add Phase 2.

The Phase 1 and Phase 2 consulting services for the Owner's Engineer and other advisors represent less than 1.5 % of the \$700 Million budget. By procuring these services at this time, Metro Vancouver will continue its efforts to meet the regulatory requirements without committing a disproportionate amount of funds in order to advance the Project. This will allow continued discussions with the Province and the Government of Canada over the rest of 2016 to secure a suitable funding agreement prior to awarding the Design-Build-Finance contract, while maintaining Project momentum.

The Board approved the award of contract for Phase 2, Design-Build-Finance Procurement Services, for \$2,385,374 (exclusive of taxes) to the Phase 1 consultant, AECOM Canada Ltd.



## Parks, Recreation and Cultural Services Committee

Date: Wednesday, March 30, 2016

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 23, 2016, be adopted as circulated.*

**CARRIED**

### DELEGATIONS

1. (1) Kion Wong, Richmond Lawn Bowling Club, referenced his submission (attached to and forming part of these minutes as Schedule 1) and spoke on the request by the Richmond Lawn Bowling Club for a new clubhouse. He added that the clubhouse has insufficient space for current members and for hosting large events.

In reply to queries from Committee, Mr. Wong noted that (i) the Richmond Lawn Bowling Club have raised approximately \$90,000 towards a new clubhouse, (ii) the lawn remains in good condition, and (iii) funding has not been requested from senior levels of government.

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

1.

**Parks, Recreation & Cultural Services Committee**  
**Wednesday, March 30, 2016**

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It was moved and seconded

*That staff examine the feasibility of developing a new clubhouse for the Richmond Lawn Bowling Club and report back.*

**CARRIED**

- (2) Discussion ensued with regard to proceeding with the presentation related to the remediation of the farm portion of Mylora Properties.

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

It was moved and seconded

(1) *That the item be referred to staff; and*

(2) *That Planning staff provide a report on the potential development of the lands formerly occupied by the Mylora Golf Course for the April 5, 2016 Planning Committee meeting.*

The question on the motion was not called as discussion ensued with regard to referring the item back to Planning Committee and staff providing information on the potential development.

In reply to queries from Committee, Mike Redpath, Senior Manager, Parks, advised that preliminary proposals would develop the Mylora backlands for farming and would be transferred to the City. He added that no applications related to the potential development have been presented to the Committee.

Staff were then directed to circulate the report on the proposals related to the Mylora backland soil remediation to Council.

Discussion took place regarding the potential development of the front 110 metres of the property and authorizing the remediation of the backlands for agricultural purposes in a timely manner

The question on the motion was then called and it was **DEFEATED** with Cllrs. Day, Johnston and Steves opposed.

Brian Dagneault, Dagneault Planning Consultants Ltd. and Bruce McTavish, McTavish Resource and Management Consultants Ltd. were invited to present on the potential remediation of the Mylora backlands.

**Parks, Recreation & Cultural Services Committee**  
**Wednesday, March 30, 2016**

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With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Mr. Dagneault and Mr. McTavish briefed Committee on the potential soil remediation of the Mylora backlands, noting that (i) the size of the site is 20 acres, however 2 acres may be provided for the proposed Highway 99 expansion, (ii) the front 10 acres is proposed for institutional use, (iii) once the backlands are converted to farmland, the land will be transferred to the City, (iv) remediation work requires suitable weather conditions, (v) the developer wishes to inform the City of intentions to pursue remediation work on the backlands allowed under the zoning, and (vi) consultation with staff will be done prior to relocation of top soil on-site.

Discussion ensued regarding (i) placing development signage on-site, (ii) potential concerns by Richmond residents on the potential development and (iii) the application process and timeline.

It was then requested that the Planning Committee Chair add the potential development of the former Mylora Golf Course to the April 5, 2016 Planning Committee meeting agenda.

## COMMUNITY SERVICES DIVISION

**2. ORIS DEVELOPMENT (RIVER DRIVE) CORP. DONATION OF PUBLIC ARTWORK WATER #10**

(File Ref. No. 11-7000-09-20-129) (REDMS No. 4717377 v. 6)

Discussion ensued with regard to (i) the proposed location of the artwork donation, Water #10, (ii) the developer's public art contribution and the costs of the artwork donation, and (iii) the City's public artwork contribution policies.

In reply to queries from Committee, Eric Fiss, Public Art Planner, noted that (i) developers may place the artwork within the development site, however are encouraged to locate artwork on public lands, (ii) the total public art voluntary contribution from the developer is approximately \$574,000 with approximately \$400,000 used to purchase the artwork, (iii) the remaining balance of approximately \$148,000 will be allocated by the developer for artwork at Tait Waterfront Park, (iv) the developer has opted to keep Water #10 on-site at the Cambie Pump Station, and (v) developers have the option to provide the public art contribution in the form of art, cash or a combination of art and cash.

Jane Fernyhough, Director, Arts, Culture and Heritage Services, advised that the developer has chosen to purchase the artwork as part of the public art contribution and that the City has the option to refuse the artwork donation.

**Parks, Recreation & Cultural Services Committee**  
**Wednesday, March 30, 2016**

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Discussion ensued with regard to options to allocate developer public art contributions towards affordable housing and Cathryn Volkering Carlile, General Manager, Community Services, noted that staff will respond to a referral to examine affordable housing contributions from developments.

It was moved and seconded

*That the donation of the artwork Water #10 by Oris Development (River Drive) Corp. to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled "Oris Development (River Drive) Corp. Donation of Public Artwork Water #10", dated February 25, 2016, be approved.*

**DEFEATED**

Opposed: Cllrs. Steves  
Johnston  
McNulty

**3. POLYGON DEVELOPMENT 273 LTD. (KINGSLEY ESTATES)  
DONATION OF PUBLIC ARTWORK SPIRIT OF STEVESTON**

(File Ref. No. 11-7000-09-20-188) (REDMS No. 4906554 v. 4)

Discussion ensued with regard to (i) the suitability of the artwork for the site, (ii) accessibility of public art to all residents, and (iii) the public art contribution from the developer.

In reply to queries from Committee, Mr. Fiss noted that the artwork will be placed on the City-owned entry plaza, accessible from No. 2 Road and added that the artwork was designed for the former site of Steveston High School. Mr. Redpath further noted that public consultation was done with respect to the public artwork.

It was moved and seconded

*That the donation by Polygon Development 273 Ltd. (Kingsley Estates) of the artwork Spirit of Steveston to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled "Polygon Development 273 Ltd. (Kingsley Estates) Donation of Public Artwork Spirit of Steveston", dated March 4, 2016, be approved.*

**CARRIED**

Opposed: Cllr. McNulty

**4. RICHMOND HERITAGE UPDATE 2015**

(File Ref. No. 11-7000-01) (REDMS No. 4931847 v. 3)

With the aid of a video presentation (copy on-file, City Clerk's Office), Connie Baxter, Supervisor, Museum and Heritage Services, and Sheila Hill, Exhibit and Program Coordinator, reviewed 2015 activities, noting that staff can provide an annual update and that the video presentation was edited by the Richmond Media Lab.

**Parks, Recreation & Cultural Services Committee**  
**Wednesday, March 30, 2016**

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It was moved and seconded

*That the Richmond Heritage Update 2015 as presented in the staff report titled "Richmond Heritage Update 2015" from the Director, Arts, Culture and Heritage dated March 8, 2016 be received for information.*

**CARRIED**

**5. MANAGER'S REPORT**

**(i) Racquetball and Squash Courts at South Arm Community Centre**

David Ince, Manager, Community Recreation Services, noted that staff are examining options to install a removable wall in the South Arm Community Centre to simultaneously accommodate squash and racquetball use, as a result of feedback from players. He added that the City will partner with the South Arm Community Association to advocate for Federal funding for the potential upgrade.

**(ii) Britannia Shipyard Site**

Dee Bowley-Cowan, Britannia Site Supervisor, advised that staff are in the process of preparing the site for public visits and anticipates that the whole site will be open in the coming week.

**(iii) Garden City Lands Update**

Jamie Esko, Manager, Park Planning and Design, and Kevin Connery, Research Planner 2, provided a revised schedule (attached to and forming part of these minutes as Schedule 2), and updated Committee on the Garden City Lands (GCL) project, highlighting (i) the preliminary work done on water and trail element design, (ii) the consultation process, (iii) the upcoming stakeholder meetings, and (iv) the approval process.

In reply to queries from Committee, Ms. Esko noted that some elements within the GCL, such as the perimeter trail may be considered non-farm use in the Agricultural Land Reserve (ALR) and require an application to Agricultural Land Commission. She added that staff can examine options to utilize park elements that would be permitted under the ALR.

Discussion ensued with regard to the input provided at the March 15, 2016, public information session. Ms. Esko noted that the public information session was well attended and the input stakeholders provided covered a broad range of topics. She added that the two upcoming information sessions will be open to the public.

Mr. Connery briefed Committee on the GCL's hydrological structure and offered comments on options to provide drainage and irrigation to the site.

Discussion ensued with regard to the GCL's soil composition and utilizing rain water to irrigate the site.

**Parks, Recreation & Cultural Services Committee**  
**Wednesday, March 30, 2016**

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Dr. Rebecca Harbut, Kwantlen Polytechnic University (KPU), referenced her submission (attached to and forming part of these minutes as Schedule 3), and offered comments on the GCL's Farm Management Plan and KPU's role in farm development.

In reply to queries from Committee, Mr. Redpath noted that staff will be making the recommendation to increase KPU's farm allocation to 20 acres and an agreement to farm the site is in process.

Discussion ensued with respect to (i) expediting the timeline to initiate farming on the GCL, (ii) examining a phased or concurrent approach to soil remediation for farming, and (iii) the cost of soil remediation.

***(iv) Nature Preschool Registration***

Mr. Ince, advised that the Nature Preschool will be accepting student registrations in the coming weekend. He added that due to high demand, parents are expected to line up overnight to secure registration and that washrooms will be available. He further noted that for future registrations, staff and the Thompson Community Association will review alternative registration methods, such as a lottery or online registration.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (5:25 p.m.).***

**CARRIED**

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 Wednesday, March 30,  
2016.

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Councillor Harold Steves  
Chair

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Evangel Biason  
Legislative Services Coordinator

C O P Y



**RICHMOND LAWN BOWLING CLUB**

**6131 Bowling Green Road**

**Richmond, BC , V6Y 4G2**

Schedule 1 to the Minutes of the  
Parks, Recreation & Cultural  
Services Committee meeting of  
Richmond City Council held on  
Wednesday, March 30, 2016.

March 30, 2016.

The City Council,  
City of Richmond,  
6911 No. 3 Road,  
Richmond, B C,  
V6Y 2C1.

I refer to my letter to you on April 12, 2011 (Appendix I) requesting a new clubhouse, and the reply dated October 13, 2011 (Appendix II) from Parks and Recreation Department informing us that the Department has put forward a capital project submission for \$2,500,000 to the Capital Budget Committee for consideration in the 5 Year Capital Budget.

It has been almost five years since receipt of the letter from Parks and Recreation Department, but we are not informed of any development in the submission.

I have to appeal to you that our Club badly needs a new clubhouse. Our present clubhouse, which was built in 1966 with 33 members, only has a maximum capacity of 75, in accordance with the fire regulations. While the number of club members rose to almost 300, we have always limited our club functions to not more than 75 members with this restriction. Whenever there are competitions, be it club games, inter-club events or Provincial competitions, the number of players is also limited as there is not enough space for lunch and refreshment. Furthermore, we can only allow a maximum of 75 members to attend our Annual and Semi-annual General Meetings, or else we have to rent another venue. Last but not the least, because of insufficient room, new members are unable to be allocated a locker which is necessary for keeping of lawn bowls.

We believe that with a new clubhouse to go along with our artificial turf, the Richmond Lawn Bowling Club can become an even greater source of pride for Richmond, one that will attract many more major events and commerce for our community.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Wong".

Ivan Wong  
Co-ordinator

**Mailing Address: Box 733, 186 – 8120 No. 2 Road, Richmond, BC V7C 5J8**

**Clubhouse Phone: 604-276-2695**

**CNCL - 17**



## **RICHMOND LAWN BOWLING CLUB**

*6131 Bowling Green Road*

*Richmond, BC , V6Y 4G2*

April 12, 2011.

The City Council,  
City of Richmond,  
6911 No. 3 Road,  
Richmond, B C,  
V6Y 2C1.

Your Worship Mayor Brodie, Honorable City Councillors,

On behalf of the members of Richmond Lawn Bowling Club, let me extend my sincere thanks to your generous approval of funds for the construction of 2 artificial greens at our club. Since the opening of the new greens last July, the problems we had with the greens have been solved. Our members are able to bowl even in the cold season, the very first time in our club history since its establishment in 1966.

The new greens are attracting members of other clubs including provincial and world champions. This year, the Vancouver and District Bowls Association, with 23 associate lawn bowling clubs, assigned 2 district level competitions to be held in our club, the "Colt Singles" for men and "Sophomore Singles" for women. For the first time, the British Columbia Lawn Bowling Association (Bowls BC) decided to have one of the provincial competitions, the "Provincial Mixed Pairs", take place on our greens in August. Furthermore, Bowls BC asked to have 2 of the Provincial Training Camps conducted in our club in May and September this year. The artificial turf at our club has proven to be welcomed by many because of its problem-free nature and internationally accepted standard. Last year, White Rock Lawn Bowling Club, with one artificial green, hosted the Canadian National Mixed Pairs. Our club, the only lawn bowling club across Canada with two artificial greens, will have potential to hold even more national tournaments in the years to come when BC becomes the host for lawn bowling.

The number of club members rose to 300 members last year. However, our clubhouse, which was built in 1966 with 33 members, only has a maximum capacity of 75, in accordance with the fire regulations. With this restriction, we have always limited our club functions to not more than 75 members. Whenever there are competitions, be it club games or inter-club events, the number of players is also limited as there is not enough space for lunch and refreshment. Furthermore, we can only allow a maximum of 75 members to attend our Annual and Semi-annual General Meetings, or else we have to rent another venue. Last but not the least, because

of insufficient space, 34 of the new members who joined us last year are unable to be allocated a locker.

At our Semi-annual General Meeting held in March this year, all members were of the opinion that a new clubhouse is needed for our 300 members. We believe that with a new clubhouse to go along with our new artificial turf, the Richmond Lawn Bowling Club can become an even greater source of pride for Richmond, one that will attract many more major events and commerce for our community.

We commit to raising \$30,000 towards the building of the new clubhouse. Please consider providing funds for our request and make Richmond Lawn Bowling Club a showcase for the City of Richmond.

Yours Sincerely,

(sd.)

Ivan Wong  
President

c.c. Dave Semple, General Manager, Parks and Recreation

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**Mailing Address: Box 733, 186 – 8120 No. 2 Road, Richmond, BC V7C 5J8**  
**Clubhouse Phone: 604-276-2695**



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2E1  
www.richmond.ca

## Appendix II

October 13, 2011

File: 11-7200-01/2011-Vol 01

### Parks and Recreation

5599 Lynas Lane, Richmond, BC  
V7C 5B2  
Telephone: 604-244-1208  
Fax: 604-244-1242

Richmond Lawn Bowling Club  
Box 733, 186 – 8120 No 2 Road  
Richmond, BC V7C 5J8

Dear Ivan Wong - President:

### Re: Request for a New Lawn Bowling Clubhouse

I am writing in response to your letter dated April 12, 2011 requesting a new clubhouse for the 300 member Richmond Lawn Bowling Club.

It is my understanding that your Club has decided not to pursue your earlier clubhouse expansion proposal, which was to add a 475 square foot deck to the upper floor at an estimated cost of \$100,000. Instead, you are asking the City to fund a new clubhouse, for which your Club is prepared to raise \$30,000 towards the costs.

City staff researched the cost of designing and building a 5,000 square foot clubhouse to replace the existing facility on the current building site. The estimated cost is between \$2,000,000 and \$2,500,000 (which includes demolishing the existing building, permit and design fees and building construction expenses). *Note that this cost can be reduced or increased depending upon the final facility size, layout and finishes.*

In response to your request, the Parks and Recreation Department put forward a capital project submission for \$2,500,000 to the Capital Budget Committee for consideration in the 5 Year Capital Budget. The lawn bowling clubhouse project is weighed against several high priority sport and recreation Capital budget projects, and to date, has not been recommended for funding.

As you are aware, Richmond Sport Council is currently developing a sport facility needs assessment for all Richmond based community sport groups. We have been informed that your Club has submitted your need for a new clubhouse for inclusion in this study. Once this study is completed, we expect that the results will be brought forward to the Parks, Recreation and Cultural Services Committee for review, prioritization and consideration for future Capital funding.

It is my recommendation that your Club continue its efforts to raise funds for a new clubhouse. Having funds readily available to contribute towards the cost of a new clubhouse may improve your chances of success should the opportunity arise in the future to apply for senior government grant funding for this project.

Yours truly,

Eric Stepura  
Manager, Sports and Community Events

pc: Dave Semple, General Manager, Parks and Recreation Services  
Vern Jacques, Acting Director Recreation and Sport Services

# GARDEN CITY LANDS - PRELIMINARY PROJECT SCHEDULE

Schedule 2 to the Minutes of the Parks, Recreation & Cultural Services Committee meeting of Richmond City Council held on Wednesday, March 30, 2016.

MARCH	APRIL	MAY	JUNE	JULY	AUGUST
<b>WEEK 1</b> Hydrogeological Concepts & Seepage Model <i>Presentation to Staff occurred on Mar 1st</i>  KPU Farm Management Plan - <i>Discussion with Staff &amp; Consultant occurred on Feb 29th</i>  <b>WEEK 2</b> AAC Meeting - No Meeting Held Hydrogeological Concepts & Seepage Model & Draft Water Resources Mgt Plan deferred to April 14th Mtg  Draft Water Resource Management Plan <i>Presentation to Staff - deferred to Mar 31</i>	<b>WEEK 1</b> Draft Ecological Resource Management Plan <i>Presentation to staff rescheduled to 3rd week of April</i>  <b>WEEK 2</b> <b>STAKEHOLDER &amp; COMMUNITY MEETINGS</b> Trails & Water Management Infrastructure <b>TENTATIVE SCHEDULE:</b> <b>Saturday April 23 &amp; Tuesday April 26</b>  AAC Meeting - April 14 Hydrogeological Concepts & Seepage Model & Draft Water Resources Mgt Plan.  <b>WEEK 3</b> ACE Meeting - Hydrogeological Concepts & Seepage Model & Draft Water Resources Mgt Plan.  <b>WEEK 4</b> Draft O&M and Monitoring Plan <i>Presentation to staff deferred to 2nd week of May</i>  PRC Meeting Update <b>Preliminary Trails and Water Management Plan Presentation</b>	<b>WEEK 1</b> Trail and Water Management Infrastructure <b>Revised Design Underway</b> <b>STAKEHOLDER &amp; COMMUNITY MEETING</b> Revised Trails & Water Management Infrastructure <i>Deferred to Week 3</i>  <b>WEEK 2</b> Draft Ecological Management and O&M Plan  AAC Meeting - Trail and Water Management Infrastructure and Draft Ecological Management Plan and O&M Plan  <b>WEEK 3</b> <b>REPORT TO COMMITTEE</b> Trails and Water Management Infrastructure - <i>Deferred to Week 4/June Week 1</i>  AGRICULTURAL LAND COMMISSION Non Farm Use Application - <i>Deferred to 1st week of June</i>  ACE Meeting - Trail and Water Management Infrastructure and Draft Ecological Management Plan and O&M Plan  100% Trail and Water Management Infrastructure - <i>deferred to mid June</i>  <b>WEEK 4</b> Water & Ecological Resource Management Strategy Presentation to staff  PRC Meeting Update - <i>Revised Trails and Water Management Plan</i>	<b>WEEK 1</b> Landscape Team's work ongoing <b>FINAL Trails and Water Management Infrastructure Due 4th Week of June</b>  <b>WEEK 2</b> AAC Meeting Farm Management Plan & Draft Ecological Resource Mgt Plan  <b>WEEK 3</b> ACE Meeting Farm Management Plan & Draft Ecological Resource Mgt Plan  <b>REPORT TO COMMITTEE</b> Water and Ecological Resource Management Strategy for Approval KPU Farm Management Plan for Information  <b>WEEK 4</b> Landscape Team's work ongoing  PRC Meeting Update	<b>WEEK 1</b> Landscape Team's work ongoing  <b>WEEK 2</b> Landscape Team's work ongoing  <b>WEEK 3</b> A/C Response PRC Working Update  <b>WEEK 4</b> PRC Meeting Update	Trail Construction commences Perimeter Trail

## **Development of the Garden City Lands Farm Management Plan**

### **What is a whole farm management plan?**

A whole farm management plan provides the framework of objectives and guidelines for the development and management of an ecologically and economically sustainable farm. The plan takes into account the social, ecological and economic context in which the farm exists, describes the characteristics and potential capacity of the farm and facilitates collaborative, productive agreements between the people and communities that interface with the farm. A well developed farm management plan will facilitate the development of land use and tenure agreements and business plans.

### **Process of developing a Whole Farm Management Plan**

When all preliminary information has been gathered for the farm (sections 1-4 below) an advisory group will be assembled to contribute to the remainder of the process. This advisory group will be composed of key partners and stakeholders, scientific experts and community members. This approach to developing a farm management plan will result in a more comprehensive and useful plan that will have support of those involved. This is particularly important for the Garden City Lands as this parcel of farmland is owned by the community and KPU is a public institution with a mandate to serve the regional community. It is also important to ensure that partners and community members have a sense of engagement with the land and its use at all stages of development.

### **Elements of a Whole Farm Management Plan:**

#### **1. Development of Goals and Mission Statement**

- a. Historical assessment of the site
- b. Activities required to achieve goals
- c. Identification of potential risks/barriers to the project

#### **2. Resource Assessment and Existing Conditions**

- a. Site maps (political and physical)
- b. Topography
- c. Hydrology
- d. Vegetation and biodiversity
- e. Soil types and conditions
  - Physical characteristics – soil profiles/cores
  - Chemical characteristics – pH, buffering capacity, nutrients, contaminants
- f. Boundary assessment (use of adjacent lands)
- g. Climate data

### **3. Legal information and documentation**

- a. Parcel information – ownership, parcel #, area, encumbrances
- b. Zoning and location – ALR regulations, building/infrastructure
- c. Land use/tenure contracts

### **4. Future Conditions and Infrastructure plans**

- a. Description of future use and development of adjacent lands
- b. Location of infrastructure
  - Water management (dykes, ditches, drainage)
  - Irrigation systems (inlet, pump stations, header pipes)
  - Buildings (shed, processing station, hightunnel)
- c. Potential areas for cultivation, community garden, other uses
  - Based on site assessment

### **5. Activities**

- a. Food production
- b. Agricultural research and education
- c. Public access and education
- d. Conservation

### **6. Food Production**

- a. Description of production systems to be used
  - Certified organic production system
    - Description of certification process and requirements
    - Identification of partners required to participate in certification process
- b. Identification of production areas
  - Perennial and annual production areas
  - Specific crops, rotation strategies
- c. Farming practices
  - Equipment
  - Water conservation and management

### **7. Land user guidelines**

- a. Standards, protocols and guidelines for users

### **8. Business Plan (only for KPU)**

- a. Management structure
- b. Human Resources
- c. Marketing, promotion and distribution plan

### **9. Education and Research (only for KPU)**

- a. Description of educational program based at the farm
  - Formal KPU programs
  - Education program open to public
- b. Description of research programs to be carried out at the farm



## General Purposes Committee

Date: Monday, April 4, 2016

Place: Anderson Room  
Richmond City Hall

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

Absent: Mayor Malcolm D. Brodie

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on March 21, 2016, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 9536**  
(File Ref. No. 03-0900-01/2015-Vol 01) (REDMS No. 4840527 v. 3)

**General Purposes Committee**  
**Monday, April 4, 2016**

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Ivy Wong, Manager, Revenue, and Venus Ngan, Manager Treasury and Financial Services, offered comments on the proposed credit card payment service fee, noting that (i) the City will be terminating ePost services at some point in the future and subscribers will be notified electronically, (ii) the proposed program will be implemented as a pilot project and credit card users will be charged a credit card service fee 1.75%, and (iii) staff will provide periodic updates on the proposed program.

It was moved and seconded

- (1) *That the City accept credit card payments for online property tax and online utility payments as a pilot project effective August 1, 2016;*
- (2) *That the City charge a service fee of 1.75% for online property tax and online utility payments to recover the credit card fees, and that the rate setting be revisited at the completion of the pilot project;*
- (3) *That the Credit Card Payment Service Fee Bylaw No. 9536 be introduced and given first, second and third readings; and*
- (4) *That The City's 2016 Capital Budget be amended to include the Tempest Application Project in the amount of \$100,000 and that the 5-Year Financial Plan (2016-2020) be amended accordingly.*

**CARRIED**

**ENGINEERING AND PUBLIC WORKS DIVISION**

**2. IMPROVED ENERGY EFFICIENCY IN DISTRICT ENERGY CONNECTED BUILDINGS**

(File Ref. No. 10-6125-07-01/2016-Vol 01) (REDMS No. 4905885 v. 10)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9531 be introduced and given first reading.*

**CARRIED**

**3. FEDERAL FUNDING FOR MAYORS' COUNCIL 10-YEAR PLAN FOR TRANSPORTATION AND TRANSIT "SHOVEL READY" PROJECTS**

(File Ref. No. 01-0154-03/2016-Vol 01) (REDMS No. 4966813)

In reply to queries from Committee, Victor Wei, Director, Transportation, noted that the P3 Federal funding model is separate from the proposed Federal funding committed for transportation and transit "shovel ready" projects.

## General Purposes Committee

Monday, April 4, 2016

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It was moved and seconded

*That the staff report titled "Federal Funding for Mayors' Council 10-Year Plan for Transportation and Transit 'Shovel Ready' Projects," dated March 30, 2016 from the Director of Transportation, be received for information.*

**CARRIED**

### COMMUNITY SERVICES DIVISION

4. **FEDERAL MINISTER FOR SENIORS AND AGING**

(File Ref. No. 07-3400-01/2016-Vol 01 v. 2) (REDMS No. 4965973 v. 2)

Discussion ensued with regard to providing copies of the letter to the Federal Government to Richmond Members of the Legislative Assembly and Members of Parliament.

It was moved and seconded

- (1) *That a letter be written to the Federal Government respectfully requesting that consideration be given to appointing a Minister for Seniors and Aging; and*
- (2) *That copies of the letter be forwarded to Richmond Members of the Legislative Assembly and Richmond Members of Parliament.*

**CARRIED**

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:10 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 4, 2016.

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Acting Mayor Carol Day  
Chair

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Evangel Biason  
Legislative Services Coordinator



## Planning Committee

Date: Tuesday, April 5, 2016

Place: Anderson Room  
Richmond City Hall

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

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 22, 2016, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 19, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

### AGENDA ADDITION

It was moved and seconded

*That Mylora Golf Course Application Update be added to the agenda as Item No. 3A.*

**CARRIED**

**Planning Committee**  
**Tuesday, April 5, 2016**

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**PLANNING AND DEVELOPMENT DIVISION**

**1. APPLICATION BY CASA MIA PROJECTS LTD. TO REZONE THE PROPERTIES AT 10231 AND 10251 RUSKIN ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. RZ 15-710997; 12-8060-20-008871/9519) (REDMS No. 4888822)

Wayne Craig, Director, Development, reviewed the application, noting that the proposed subdivided lots will be approximately 13 metres wide and would be consistent with the Lot Size policy in the area.

In reply to queries from Committee, Jeff Chalissery, Casa Mia Projects Ltd., noted that the site will have two-car parking along with parking on the driveway. He added that the proposed development will have yard space and retention space for trees.

In reply to queries from Committee, Mr. Craig advised that the proposed development will comply with setback, lot coverage and landscape coverage requirements.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned; and*
- (2) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 for the rezoning of the properties at 10231 and 10251 Ruskin Road from Single Family Detached (RS1/E) to Single Detached (RS2/B) be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY JAN W. KNAP FOR REZONING AT 10420/10440 ODLIN ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. RZ 15-700202; 12-8060-20-009540) (REDMS No. 4964527)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9540 for the rezoning of 10420/10440 Odlin Road from "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.*

**CARRIED**

**Planning Committee**  
**Tuesday, April 5, 2016**

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**3. APPLICATION BY TIEN SHER CHATHAM DEVELOPMENTS LTD. FOR A REZONING AT 3735, 3751, 3755 AND 3771 CHATHAM STREET FROM STEVESTON COMMERCIAL (CS3) TO COMMERCIAL MIXED USE (ZMU32) - STEVESTON VILLAGE AND A RELATED HERITAGE ALTERATION PERMIT**

(File Ref. No. RZ 15-697899; HA 15-697904; 12-8060-20-009451) (REDMS No. 4964828)

Mr. Craig and Kevin Eng, Planner 2, reviewed the application, noting that (i) the proposed development will provide a contribution to the Steveston Village Heritage Conservation Grant Program, (ii) the applicant has indicated that the addition of a solar roof is not economically feasible, (iii) staff will report back on a referral related to solar roofs in new developments in the second quarter, and (iv) should the application proceed, staff can discuss options to install a solar roof with the applicant through the Development Permit process.

Discussion ensued with respect to (i) reallocating developer contributions towards the installation of a solar roof, (ii) the proposed building height in comparison to other buildings in the area, and (iii) the dimensions of the outdoor amenity constrained by structural elements.

In reply to queries from Committee regarding the long term plan for the adjacent bus stop, Donna Chan, Manager, Transportation Planning, noted that there is increased bus service in the area and limited space for bus layover. She added that there are proposals for a new bus exchange in the area. Mr. Craig further noted that frontage and lane improvements included in the application would address pedestrian safety along Chatham Street.

Discussion ensued with regard to advocating for a new bus exchange in the Steveston area. It was then suggested that the Chair of the Public Works and Transportation Committee include the proposed Steveston bus exchange on an upcoming Public Works and Transportation Committee agenda.

Charan Sethi and Ken Chau, applicant representatives, offered comments on the application and provided drawings of the proposed development (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Mr. Sethi and Mr. Chau, noted that adding a solar roof is not currently economically feasible; however options can be discussed with staff. Mr. Chau added that the dimension of the outdoor amenity is constrained by the building's mechanical elements.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to create the "Commercial Mixed Use (ZMU32) - Steveston Village" zone, and to rezone 3735, 3751, 3755 and 3771 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU32) - Steveston Village", be introduced and given first reading; and**

**Planning Committee**  
**Tuesday, April 5, 2016**

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- (2) *That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:*
- (a) *demolition and removal of any existing structures and buildings;*
  - (b) *tree and landscaping removal, land clearing, excavation and any necessary site preparation activities;*
  - (c) *site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works; and*
  - (d) *deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.*

**CARRIED**

Discussion ensued regarding options to include a solar roof for the proposed development at Chatham Street.

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

It was moved and seconded

*That staff:*

- (1) *review options to install a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street; and*
- (2) *review utilizing developer contributions as incentives for the installation of a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street, in keeping with the forthcoming staff report on solar roofs in new developments, and report back.*

**CARRIED**

**Planning Committee**  
**Tuesday, April 5, 2016**

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**3A. MYLORA GOLF COURSE APPLICATION UPDATE**

(File Ref. No.)

Mr. Craig spoke on the proposed non-farm use application for the former Mylora Golf Course, noting that (i) the proposed application is expected to be presented to Committee in May 2016, (ii) the application will be consistent with the recent amendments to the No. 5 Road Backlands Policy, (iii) the revised No. 5 Road Backlands Policy has provisions for property owners to farm the agricultural portion of their site, or transfer the agricultural portion to the City once it has been improved to agricultural standards, (iv) the applicant will be responsible for the cost to remediate the former Mylora Golf Course site for agricultural use, (v) the existing zoning in the former Mylora Golf Course allows farm activities, such as land remediation, on-site, and (vi) staff is working with the applicant regarding the site's tree retention plan.

**4. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:38 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, April 5, 2016.

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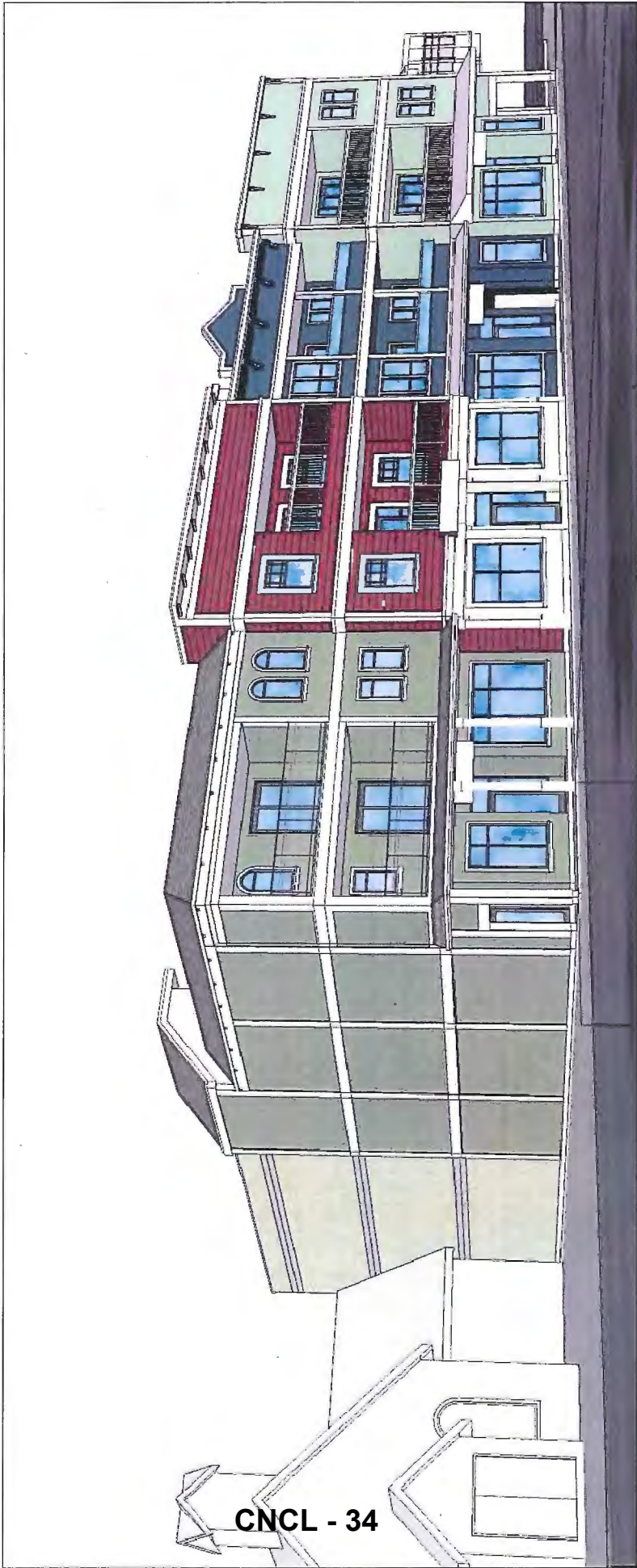
Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator







VIEW 1



KEY PLAN

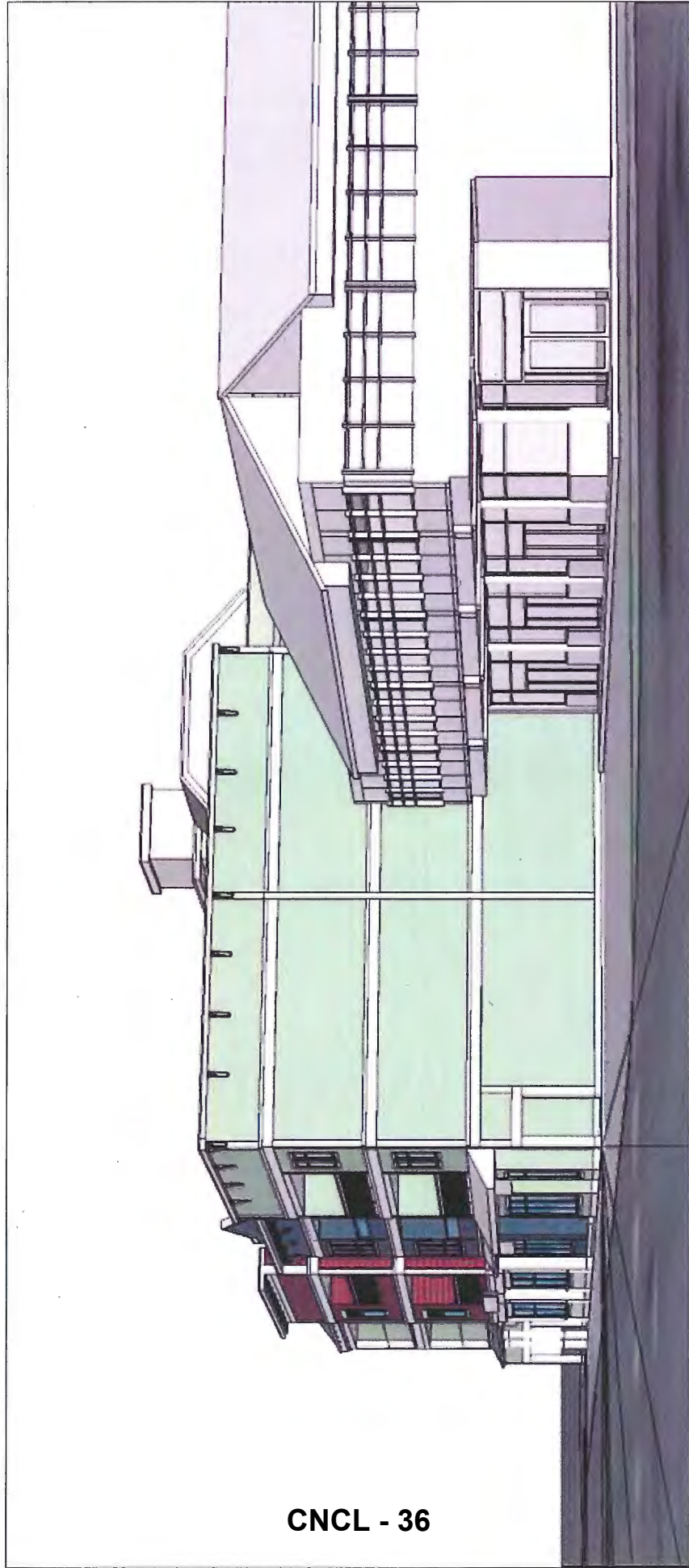


CNCL - 35

VIEW 2



KEY PLAN

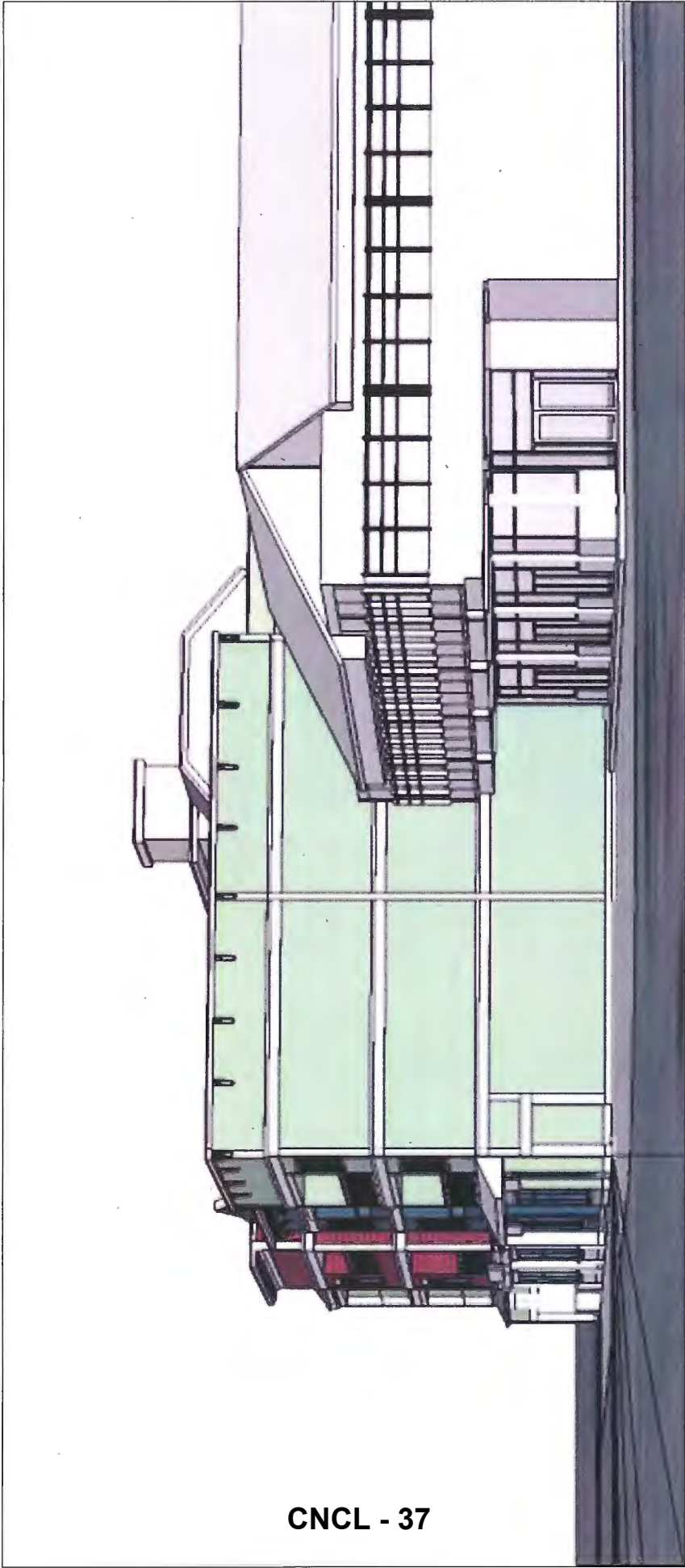


CNCL - 36

VIEW 3



KEY PLAN



CNCL - 37

VIEW 4



KEY PLAN



## Council/School Board Liaison Committee

Date: March 30, 2016

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Alexa Loo  
Trustee Debbie Tablotney  
Trustee Donna Sargent  
Trustee Alice Wong

Also Present: Clive Mason, Director, Facilities Planning, SD38  
Mark De Mello, Secretary Treasurer, SD38  
Sherry Elwood, Superintendent, SD38  
Mike Redpath, Senior Manager, Parks  
Kim Somerville, Manager, Community Social Development  
Cathryn Volkering Carlile, General Manager, Community Services  
Donna Chan, P. Eng., PTOE, Manager, Transportation Planning  
Lesley Sherlock, Planner 2  
Jane Fernyhough, Director, Arts, Culture and Heritage Services  
Serena Lusk, Senior Manager, Recreation and Sport Services

Call to Order: The Chair called the meeting to order at 9:00 a.m.

## AGENDA

It was moved and seconded

***That the Council/School Board Liaison Committee agenda for the meeting of March 30, 2016, be adopted as amended:***

The Chair advised that the order of the agenda would be varied to add:

- (1) Changes noted on Schedule 1 (attached to and forming part of the minutes)
- (2) Item No. 12A. Rideau– Traffic
- (3) Item No. 12B. Rideau – Playground
- (4) Item No. 13. Council Term Goals

**CARRIED**

## MINUTES

It was moved and seconded

*That the minutes of the meeting of the Council/School Board Liaison Committee held on January 20, 2016, be adopted as circulated.*

**CARRIED**

**1. JOINT SCHOOL DISTRICT / CITY MANAGEMENT COMMITTEE**

No Discussion.

**2. PROGRAMS**

Serena Lusk, Senior Manager, Recreation and Sport Services, updated the Committee on the Avenues of Change project, an initiative which encourages residents in the City Centre to connect with others and enables them to learn about different resources to support families with young children.

**3. TRAFFIC SAFETY ADVISORY COMMITTEE**

Donna Chan, Manager, Transportation Planning, noted that pedestrian zone markers have been successful. Recently, there has been theft of the pedestrian zone markers – new items are being ordered. Initiatives for 2016 include the school zone traffic safety measures and the school zone travel planning project.

**4. CANADA 150 CELEBRATION**

Jane Fernyhough, Director, Arts, Culture and Heritage Services, discussed the incorporation of the Canada 150 celebration into various events throughout the year, which included the: Richmond Maritime Festival, Children's Art Festival, and others outlined in the staff report. Ms. Fernyhough also noted that grants are to be made available to those from a neighbourhood level to local businesses etc.

In reply to questions from the Committee, Ms. Fernyhough confirmed that the steering committee is anticipated to be created in the upcoming months and that one of the goals of the Canada 150 Celebration would be to make the activities and events memorable to all students.

The Committee supported the ideas included in the staff report and suggested that it might be a good idea for staff to present the information at an SD38 Board Meeting, or even in elementary schools, in order to spread the word and make people aware of what the City is planning.

**5. SCHOOL PLANNING AND CONSTRUCTION SCHEDULE**

Clive Mason, Director, Facilities Planning, SD38, updated the Committee on the 2015/ 2016 capital plan and confirmed that correspondence from the ministry is still yet to be received.

Mr. Mason also briefly touched upon the projects in process, which included: site acquisition at the City Centre, seismic upgrades at Hugh Boyd Secondary and Cook Elementary, boiler upgrades at McMath Secondary and General Currie Elementary, a roof replacement at Tait Elementary, along with the progression of construction at Anderson Elementary.

**6. RICHMOND ACTIVE TRANSPORTATION COMMITTEE – PROPOSED 2016 INITIATIVES**

Donna Chan, Manager, Transportation Planning, commented on the success of the bike to school program, highlighting that hundreds of students participated in the bike safety and learning to bike programs. It is anticipated that similar amounts of students will be engaged in the program this year as compared to last year.

Concerns were brought up by the Committee regarding the security of the bikes which were being brought to school along with the safety of students riding their bikes on playground areas. Sherry Elwood, Superintendent, SD38, responded to the Committee and explained that the issues arising from the theft of bikes is being caused by members outside of the school. Bike theft from bike racks arises when the students are in class. Ms. Elwood also explained that all students have been informed that they are to dismount from bike when on playground areas.

In reply to questions from the Committee, Ms. Chan confirmed that according to the bylaws people are not required to wear their helmets on trails and that currently, elementary schools have shown the most interest with regards to the bike to school program.

**7. CITY OF RICHMOND – TRANSLINK TRAVELSMART PARTNERSHIP – UPDATE**

Donna Chan, Manager, Transportation Planning, briefly summarized the staff report and confirmed that the pilot will last for the duration of 18 months.

**8. ADULT BASIC EDUCATION – PLANNING COMMITTEE**

Lesley Sherlock, Planner 2, commented on the handout provided to the Committee (attached to and forming Schedule 2 of the minutes) outlining the decline in the numbers of students entering into the Richmond Continuing Education Program.

Ms. Sherlock hopes to gather feedback from the Richmond School District No. 38 regarding potential action resulting from the funding changes to the Adult Basic Education Program and report back to the Planning Committee.

Sherry Elwood, Superintendent, SD38, agreed that it would be necessary to discuss the changes with the staff and with the Richmond School Board in order to gain more insight into the topic.

**ACTION:** *City staff and School District No. 38 staff to communicate with the RCSAC regarding the funding changes to the Adult Basic Education Program and report back to the next Council / School Board Liaison Meeting.*

9. **SWIS ADVOCACY**

Trustee Debbie Tablotney, SD38, remarked that there have been funding cuts in the SWIS (Settlement Workers in Schools) programs. Councillor McPhail suggested that the City has sent a letter of support in the past and could do so again.

As a result of the discussion, it was moved and seconded

*That the City of Richmond / School Board be requested to consider:*

*That City staff investigate the issues regarding funding for the SWIS program and report back to the General Purposes Committee meeting.*

**CARRIED**

10. **PROPOSED TRIP TO PIERREFONDS – LATE MAY 2016**

The Committee discussed the benefits of cultivating a relationship between School District No. 38 and the local schools in Pierrefonds and considered a program in which students from Richmond could have the option to visit Pierrefonds through the school curriculum.

Sherry Elwood, Superintendent, SD38, responded to the discussion from the Committee and mentioned that there is currently an extracurricular option in place for French immersion students to visit Quebec City. This option is most desirable to students because Quebec City markets itself as fully bilingual and therefore appeals to those who want to familiarize themselves with the French language.

Committee emphasized that the relationship with Pierrefonds was significant to City Council and any support from the School District No. 38 would complement the Canada 150 Celebrations. Ideas surrounding a combination trip to Quebec City and Pierrefonds were suggested as an option.

11. **SISTER-FRIENDSHIP CITIES YOUTH TABLE TENNIS TOURNAMENT**

No Discussion.

12A. **RIDEAU SCHOOL - TRAFFIC**

Councillor McPhail informed the Committee that there was a complaint received from the public regarding speeding in the Rideau area. City staff has been assigned to assess the area by conducting a speed study using automatic counters and also by studying the site surroundings.

12B. **RIDEAU SCHOOL - PLAYGROUND**

Councillor McPhail mentioned that at the City Council meeting on March 29, 2016, Mayor Brodie announced that the Rideau Neighbourhood School park would be placed into the 2017 budget for the replacement of the playground.

## Council/School Board Liaison Committee

Wednesday, March 30, 2016

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### 13. COUNCIL TERM GOALS

Councillor McPhail briefly touched upon the previous achievements of Council and made the committee aware of the Council Term Goals report on the City's website.

### NEXT COMMITTEE MEETING DATE

May 25, 2016 at 9:00 a.m. in the Anderson Room.

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (9:56 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on Wednesday, March 30, 2016.

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Councillor Linda McPhail  
Chair

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Shaun Divecha  
Legislative Services Coordinator  
City Clerk's Office

- CNSB-26**    4.    **CANADA 150 CELEBRATION**  
 (COR – Jane Fernyhough)
- (a)    *Richmond Celebrates Canada 150- Proposed Program, report dated February 11, 2016.*
5.    **SCHOOL PLANNING AND CONSTRUCTION SCHEDULE**  
 (RSD – Clive Mason)

### BUSINESS ARISING & NEW BUSINESS

- CNSB-61**    6.    **RICHMOND ACTIVE TRANSPORTATION COMMITTEE – PROPOSED 2016 INITIATIVES**  
 (COR – Victor Wei)
- (a)    *Richmond Active Transportation Committee – Proposed 2016 Initiatives, report dated December 18, 2015.*
- CNSB-75**    7.    **CITY OF RICHMOND – TRANSLINK TRAVELSMART PARTNERSHIP – UPDATE**  
 (COR – Donna Chan)
- (a)    *City of Richmond-Translink TravelSmart Partnership – Update, report dated January 25, 2016.*
- CNSB-72**    8.    **ADULT BASIC EDUCATION – PLANNING COMMITTEE**  
 (COR – Lesley Sherlock)
- That the matter be referred to staff and to the Council/School Board Liaison Committee and that information be provided on:*
- (1)    *funding changes to the Adult Basic Education Program; and*
- (2)    *action taken by Richmond School District No. 38 to address funding changes to the Adult Basic Education Program;*
- and report back to Planning Committee.*
- CNSB-73**    9.    **SWIS ADVOCACY**  
 (RSD –Debbie Tablotney)
- (a)    *Letter to The Honourable John McCallum, P.C., M.P. Minister of Immigration, Refugees and Citizenship*
- CNSB-80**    10. **PROPOSED TRIP TO PIERREFONDS – LATE MAY 2016**  
 (Councillor Linda McPhail)
- Whereas Richmond City Council strongly believes that the Sister-city relationship with Pierrefonds is still viable and relevant, and wishes to consider future Sister-city activities between the two cities;*

*Therefore, be it resolved that:*

- (1) the updated report on Pierrefonds be received for information; and*
- (2) a Richmond School Board representative be invited to join the delegation to Pierrefonds (at their expense).*

**CNSB-82   11.   SISTER-FRIENDSHIP CITIES YOUTH TABLE TENNIS TOURNAMENT**

(Councillor Linda McPhail)

- (a) Sister-Friendship Cities Youth Table Tennis Tournament report dated February 22, 2016*

**NEXT COMMITTEE MEETING DATE**

May 25, 2016, (tentative date) at 9:00 a.m. in the Anderson Room

**ADJOURNMENT**





City of  
Richmond

## Minutes

### Planning Committee

Date: Tuesday, November 3, 2015  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Carol Day  
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 October 20, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

November 17, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

### DELEGATION

Daylene Marshall and De Whalen, representing the Richmond Community Services Advisory Committee (RCSAC), and Michael Khoo, representing Richmond School District No. 38, spoke of the Provincial Government's decision to eliminate funding covering Adult Basic Education (ABE) for graduated adults and made a request for Committee to write a letter to the Premier of British Columbia to consider reinstating the funding for the ABE program.

## Planning Committee Tuesday, November 3, 2015

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Discussion ensued with regard to (i) potential action that City and Richmond School District No. 38 can take to address the changes to the ABE program, (ii) the relationship between education advancement and poverty reduction, and (iii) the potential impact of the funding changes to low-income and new immigrants utilizing the ABE program to transition into post-secondary education.

In reply to queries from Committee regarding action taken by Richmond School District No. 38, Mr. Khoo noted that the District has not taken an advocacy role with respect to the elimination of Provincial funding for the ABE program. He added that the ABE program was introduced in 2008 as a way for adults to upgrade skills and increase skilled workers in the province.

Discussion ensued regarding the role of Richmond School District No. 38 on addressing the issues related to funding changes to the ABE program.

Discussion further ensued with regard to addressing related issues such as poverty in conjunction with adult education.

In reply to queries from Committee, Mr. Khoo noted that there has been a noticeable reduction in Richmond Continuing Education Program enrollment to six graduated adult students in 2015 from 26 graduated adult students in the year preceding the funding changes. He added that some students may qualify for financial assistance at post-secondary institutions, however; it is difficult to determine what percentage of graduated adult students enrolled in the Continuing Education Program are considered to be low-income individuals.

Discussion took place regarding immigrant settlement programs, and in reply to queries from Committee, Mr. Khoo advised that Richmond School District No. 38 partners with the Federal Government to provide programs to assist new immigrants with settlement in Canada and language training.

Discussion then ensued with respect to (i) action taken by Richmond School District No. 38 on the matter, (ii) alternative options to address funding changes to the ABE program, and (iii) the need for more information on the matter.

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

It was moved and seconded

*That the matter be referred to staff and to the Council/School Board Liaison Committee and that information be provided on:*

- (1) funding changes to the Adult Basic Education Program; and*
- (2) action taken by Richmond School District No. 38 to address funding changes to the Adult Basic Education Program; and*

*report back to Planning Committee.*

**CARRIED**

**Planning Committee**  
**Tuesday, November 3, 2015**

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**PLANNING AND DEVELOPMENT DIVISION**

**1. APPLICATION BY CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL BUSINESS PARK (IB1, IB2) ZONE TO PERMIT AN INDOOR SHOOTING RANGE AT 7400 RIVER ROAD**

(File Ref. No. 12-8060-20-009500; ZT 15-710092) (REDMS No. 4731741 v. 4)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that the proposed zoning text amendment would facilitate the relocation of Richmond Rod and Gun Club into a City-owned building and would restrict the proposed indoor shooting range to utilize only air pistols.

In reply to queries from Committee, Mr. Craig advised that the Richmond RCMP has expressed no concerns with respect to the proposed application.

Discussion ensued with regard to a business license application submitted earlier in the year for an airsoft facility that was not approved by the City. Mr. Craig noted that the proposed indoor shooting range would have activities related to target practice using air pistols, compared to the previously proposed airsoft facility that would have activities related to combat simulation. Mr. Craig further noted that the proposed airsoft facility operator was advised they could submit a rezoning application for their proposed facility but the applicant has not pursued a rezoning application to date.

In reply to queries from Committee, Serena Lusk, Senior Manager, Recreation and Sport Services, noted that the Richmond Rod and Gun Club is still working towards the development of their property on Mitchell Island and could potentially utilize the site once their proposed lease of 7400 River Road has expired.

Discussion ensued regarding the safety precautions taken and the equipment used by the Richmond Rod and Gun Club.

In reply to queries from Committee, Mr. Craig noted that the Richmond Rod and Gun Club's site on Mitchell Island was zoned industrial but a rezoning application for the site was considered by Council and has cleared the Public Hearing stage. He added that the Richmond Rod and Gun Club intends to pursue development of the Mitchell Island site once funding issues are resolved.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, for a Zoning Text Amendment to the "Industrial Business Park (IB1, IB2)" zone to permit an indoor shooting range at 7400 River Road, be introduced and given first reading; and**

**Planning Committee**  
**Tuesday, November 3, 2015**

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- (2) *That Council, subject to adoption of Zoning Text Amendment Bylaw No. 9500, approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Bylaw 4183.*

**CARRIED**

2. **APPLICATION BY ANWER KAMAL FOR REZONING AT 6571/6573 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)**  
(File Ref. No. 12-8060-20-009491; RZ 11-578758) (REDMS No. 4643140)

Edwin Lee, Planning Technician – Design, briefed Committee on the proposed application, noting that (i) the site of the proposed development is on a single orphaned lot along No. 4 Road, (ii) vehicle access will be from the adjacent property north of the subject site, (iii) the applicant has notified surrounding property owners of the proposed development, (iv) the proposed development will consist of two and three storey townhomes, and (v) the proposed development will be designed to achieve EnerGuide 82 standards and provide pre-ducting for solar hot water.

In reply to queries from Committee, Mr. Craig noted that vehicle access will be from the adjacent property to the north through an access easement arrangement. Also, he noted that the proposed development will have a stand-alone amenities area. He added that a shared amenity area would require legal agreements to secure a share arrangement and could introduce liability concerns related to the use of play equipment.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, for the rezoning of 6571/6573 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)," be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 7180 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**  
(File Ref. No. 12-8060-20-009291; RZ 14-674043) (REDMS No. 4740452)

Cynthia Lussier, Planning Technician, briefed Committee on the proposed application, noting that (i) the proposed rezoning application would allow for a coach house on-site with vehicle access from the rear lane, (ii) the proposed application would require a lot size policy amendment, and (iii) the proposed application will include a servicing agreement for off-site improvements to the boulevard on Railway Avenue.

4.

**Planning Committee**  
**Tuesday, November 3, 2015**

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In reply to queries from Committee, Mr. Craig advised that the proposed coach house will not include sundecks facing the rear lane. Also, he noted that staff are recommending that a cherry tree on-site be removed and replaced as the condition and species of the existing tree do not make it an ideal candidate for retention.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9291, for the rezoning of 7180 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)," be introduced and given first reading.*

**CARRIED**

**4. MANAGER'S REPORT**

**(i) Row Houses**

Discussion ensued with regard to the popularity of row houses in other municipalities.

In reply to queries from Committee, Mr. Craig noted that row houses appear similar to the design of townhouses, however; each row house would have individual service connections and would require a different fire rating for the shared walls. As a result of the different requirements, row houses would be built at an additional cost compared to townhouses. He added that row houses would be individually owned and that the row house development would not stratified.

Discussion then ensued with regard to alternative developments, such as split-level townhomes, to increase ownership opportunities.

**(ii) Land Use Contract Information Meeting**

Mr. Craig briefed Committee on the upcoming Land Use Contract Information Meeting scheduled for November 5, 2015 at City Hall, noting that staff will be available at the event to answer public queries and that information displays and a frequently asked questions brochure will be available to the public. He added that staff will update Council regarding the outcome of the Land Use Contract Information Meeting.

Discussion ensued with regard to the ownership of houses and the levels of poverty in the City.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that current data is insufficient to accurately gauge the number of individuals living below the poverty line in the city, however; staff can continue reviewing available data and report findings to Council.

5.

**Planning Committee**  
**Tuesday, November 3, 2015**

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Discussion ensued with regard to newspaper reports claiming that some owners of high-value properties and businesses declare to be low-income. Joe Erceg, General Manager, Planning and Development, advised that the said newspaper reports can be circulated to Council.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:38 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 3, 2015.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator (Aux.)



## Richmond Community Services Advisory Committee

To: Mayor Brodie and Councillors

From: Daylene Marshall and Alex Nixon, Co-Chairs, RCSAC

CC: Cathy Carlile and Lesley Sherlock

Date: September 10, 2015

Re: Adult Basic Education Courses No Longer Free

Issue	Potential impact	Agency or individuals affected	Suggested action
<p>The BC government advised school districts that effective May 1, 2015 they would no longer cover Adult Basic Education (ABE) courses for Grades 10, 11 and 12 for graduated adults. SD 38 now charges \$550 per course. For a graduated adult (from anywhere in the world) to upgrade in order to enrol in university/ college courses in sciences, engineering, nursing, etc. it will cost up to \$3000 per year. SD 38 Adult Education advises that from 2010-2014, they enrolled 793 graduated adults (avg 198/yr) or about 12% of the total ABE student head count. <a href="http://www.RichmondCE.ca">www.RichmondCE.ca</a></p>	<p>Richmond community services agencies deal with numerous low-income and/or immigrant clients that do not have the credentials to enter a Canadian university or college. In the past, agencies could counsel and assist clients to enrol in necessary grade school courses and they were free of charge. Now, low-income and/or immigrant adults must pay up to \$3000/year, which brings a substantial financial burden on clients and their families and in turn, a need for longer-term community services. The impact is community agencies will be requesting increased community grant funding from the City of Richmond to provide their services to an expanding client base.</p>	<p>Any Richmond Community Service Agency dealing with clients that are low-income, immigrant and/or refugee individuals and families.</p>	<p>That Richmond City Council take a position and advocate for Richmond community service agencies and urge the government to roll back the ABE directive for graduated adults by:</p> <ul style="list-style-type: none"> <li>• Writing a letter to Premier Christy Clark and the minister of Education on their position;</li> <li>• Engaging and meeting with SD 38 Board of Education Trustees in the meantime to explore alternatives.</li> </ul>

Date: Mon, 22 Jun 2015 12:23:57 -0700  
 Subject: Fwd: Graduated Adults in our Adult Secondary Completion Program  
 To: de\_whalen@hotmail.com  
 From: mpamer@sd38.bc.ca

Hi De,

Here are our actual numbers for Graduated Adults in the ABE program. Just eyeballing it, it's a little over 10% - 14% in the totals.

Monica

**Monica Pamer**  
 Superintendent of Schools  
 School District No. 38 (Richmond)  
 P: 604.668.6081 F: 604.223.0150 W: [www.sd38.bc.ca](http://www.sd38.bc.ca)

----- Original Message -----

Hi Monica,

Sorry I missed your call.

RE: Graduated Adults in our Adult Secondary Completion program

Here are some stats as per requested:

I have highlighted in red the headcount of Graduated Adults in our Adult Secondary Completion program. For example: in 2010-2011, we served 1,273 adult students. 225 were Graduated Adults while 1,048 were non-Graduated Adults.

School Year	School-Age Students	Adult Students (Graduated Adults)	Total Headcount
2010-2011	305	1,273 (225)	1,578
2011-2012	257	1,257 (168)	1,514
2012-2013	291	1,460 (241)	1,751
2013-2014	181	1,454 (159)	1,635
<b>TOTAL</b>	1,034	5,444 (793)	6,478

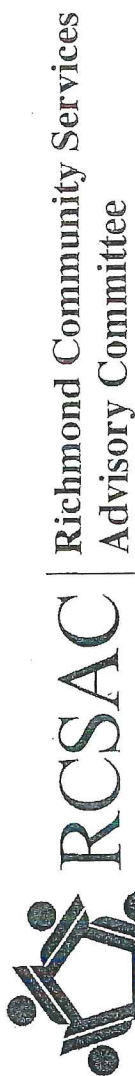
From 2010-2014, we have served 793 Graduated Adults out of 6,478 learners (school-age and adults). Thus, Graduated Adults represent about 12% of our total student headcount in our Adult Secondary Completion program.

NOTE: I don't have complete data for 2014-2015 right now but can get that later if you need it.

Hope this helps.

If you wish to call me, my mobile is 778.835.2970.

Michael Khoo  
 Richmond Continuing Education



To: Mayor Brodie and Councillors

From: Daylene Marshall and Alex Nixon, Co-Chairs, RCSAC

CC: Cathy Carlile and Lesley Sherlock

Date: September 10, 2015

Re: Adult Basic Education Courses No Longer Free

Schedule 2 to the Minutes of the Council/School Board Liaison Committee held on Wednesday, March 30, 2015.

Issue	Potential impact	Agency or individuals affected	Suggested action
<p>The BC government advised school districts that effective May 1, 2015 they would no longer cover Adult Basic Education (ABE) courses for Grades 10, 11 and 12 for graduated adults. SD 38 now charges \$550 per course. For a graduated adult (from anywhere in the world) to upgrade in order to enrol in university/ college courses in sciences, engineering, nursing, etc. it will cost up to \$3000 per year. SD 38 Adult Education advises that from 2010-2014, they enrolled 793 graduated adults (avg 198/yr) or about 12% of the total ABE student head count. <a href="http://www.RichmondCE.ca">www.RichmondCE.ca</a></p>	<p>Richmond community services agencies deal with numerous low-income and/or immigrant clients that do not have the credentials to enter a Canadian university or college. In the past, agencies could counsel and assist clients to enrol in necessary grade school courses and they were free of charge. Now, low-income and/or immigrant adults must pay up to \$3000/year, which brings a substantial financial burden on clients and their families and in turn, a need for longer-term community services. The impact is community agencies will be requesting increased community grant funding from the City of Richmond to provide their services to an expanding client base.</p>	<p>Any Richmond Community Service Agency dealing with clients that are low-income, immigrant and/or refugee individuals and families.</p>	<p>That Richmond City Council take a position and advocate for Richmond community service agencies and urge the government to roll back the ABE directive for graduated adults by:</p> <ul style="list-style-type: none"> <li>• Writing a letter to Premier Christy Clark and the minister of Education on their position;</li> <li>• Engaging and meeting with SD 38 Board of Education Trustees in the meantime to explore alternatives.</li> </ul>

Date: Mon, 22 Jun 2015 12:23:57 -0700  
Subject: Fwd: Graduated Adults in our Adult Secondary Completion Program  
To: de\_whalen@hotmail.com  
From: mpamer@sd38.bc.ca

Hi De,

Here are our actual numbers for Graduated Adults in the ABE program. Just eyeballing it, it's a little over 10% - 14% in the totals.

Monica

**Monica Pamer**

Superintendent of Schools  
School District No. 38 (Richmond)  
P: 604.668.6081 F: 604.223.0150 W: [www.sd38.bc.ca](http://www.sd38.bc.ca)

----- Original Message -----

Hi Monica,

Sorry I missed your call.

RE: Graduated Adults in our Adult Secondary Completion program

Here are some stats as per requested:

I have highlighted in red the headcount of Graduated Adults in our Adult Secondary Completion program. For example: in 2010-2011, we served 1,273 adult students. 225 were Graduated Adults while 1,048 were non-Graduated Adults.

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<b>TOTAL</b>	1,034	5,444 (793)	6,478

From 2010-2014, we have served 793 Graduated Adults out of 6,478 learners (school-age and adults).

Thus, Graduated Adults represent about 12% of our total student headcount in our Adult Secondary Completion program.

NOTE: I don't have complete data for 2014-2015 right now but can get that later if you need it.

Hope this helps.

If you wish to call me, my mobile is 778.835.2970.

Michael Khoo  
Richmond Continuing Education

## Richmond Continuing Education

### Adult Graduation Program – MoEd funding academic program

School Year	School-Age Students	Adult Students (Graduated Adults)	Total Headcount
2010-2011	305	1,273 (225)	1,578
2011-2012	257	1,257 (168)	1,514
2012-2013	291	1,460 (241)	1,751
2013-2014	181	1,454 (159)	1,635
2014-2015	112	1,390 (84)	1,502
2015-2016	90 + Spring term	952 (31) + Spring term	1,042 + Spring term

#### NOTES:

1. Since May 2015, the BC Ministry of Education stopped funding Grade 10-12 courses for Graduated Adults. The BC Ministry of Education defines an “adult” as any student who is 19 years old or older during the school year.
2. Since May 2015, Richmond Continuing Education has been charging \$550 per Grade 10-12 course for Graduated Adults.
3. However, Graduated Adults who enroll in Foundation Literacy course (e.g. Foundations Language Arts ... equivalent to Grade 9 or lower) continue to be funded through the BC Ministry of Education and therefore, no tuition is charged to these learners.
4. Of the 31 Graduated Adults enrolled in 2015-2016, most of these students paid \$550 per Grade 10-12 course. Very few of our Graduated Adults were enrolled in our Foundation Literacy courses.
5. There is a Spring term which begins in mid-April. This will add to our current 2015-2016 figures. I would estimate that by the end of June, our Graduated Adult enrollment will be 50%-60% of last year's (2014-2015) Graduated Adult enrollment.



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** March 30, 2016

**From:** Jerry Chong  
Director, Finance

**File:** 03-0900-01/2015-Vol  
01



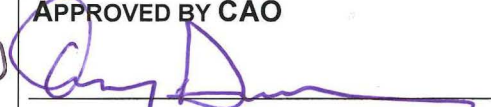
**Re:** Credit Card Payment Service Fee Bylaw No. 9536

### Staff Recommendation

That:

1. The City accept credit card payments for online property tax and online utility payments as a pilot project effective August 1, 2016.
2. The City charge a service fee of 1.75% for online property tax and online utility payments to recover the credit card fees, and that the rate setting be revisited at the completion of the pilot project.
3. The Credit Card Payment Service Fee Bylaw No. 9536 be introduced and be given first, second and third readings.
4. The City's 2016 Capital Budget be amended to include the Tempest Application Project in the amount of \$100,000 and the 5-Year Financial Plan (2016-2020) be amended accordingly.

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

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

## **Staff Report**

### **Origin**

The City has been utilizing ePost, an online bill delivery service offered by Canada Post, since 2002 to deliver property tax and utility bills to customers who registered to receive their property tax and utility bills online. As an incentive to switching to paperless transactions, the City's ePost customers were offered the option of paying by credit card through ePost.

There are currently 3,799 and 2,773 customer accounts subscribed for the City's property tax and utility ePost service respectively.

Due to the end of support of ePost by the City's property tax and utility software application (Tempest) in its upcoming system upgrade, the City's current arrangement with ePost will be terminated before the end of 2016.

The purpose of this report is to explain the implications of the termination of ePost services and to propose alternatives for the services currently offered by ePost.

### **Findings of Fact**

- Paperless billing is becoming a widely acceptable means of bill delivery. Most major players in the utility and telecommunication industries are going paperless due to its efficiency (saves time and provides 24/7 accessibility), sustainability (saves trees and energy) and security (traditional paper mail is more prone to be intercepted or comprised).
- The electronic billing option is preferred by those customers that do not wish to receive their bills in the mail.
- An increasing number of city services are transacted electronically due to its convenience. Some of the services currently offered under the City's E-Services include applying for electronic home owner grant, paying for parking tickets and dog license renewals, renewing of business licence, registering for recreational programs and booking for facilities.
- Currently, customers also have an option to receive property tax and utility bills electronically by registering on "My Property Accounts" on the City's website.
- Continuing to offer property tax and utility customers with the electronic billing and electronic payment options are in line with the City's Digital Strategy, where a secured and integrated customer experience is provided to our constituents in an e-Commerce environment.
- The City is subject to credit card fees that vary between 1.30% and 2.60% for accepting online credit card property tax and utility payments.
- The City currently incurs \$175,000 annually in credit card fees for accepting online credit card payments through ePost for property tax and utility payments. (approximately \$10 million in property tax and utility payments are paid through credit card via ePost annually)
- For certain services, such as property tax payments the City collects on behalf of other agencies (about 50% of the property tax bill), when such payment is made by credit cards, any credit card charges associated with these third party payments are borne by the City and are non-recoverable from these outside agencies.

- Credit card fees are funded from the tax base, meaning credit card users are subsidized by non-credit card users.
- The City does not accept credit card payment in person.

### **Analysis**

The termination of ePost services has the following two implications, which will be further discussed in the sections below.

- i) Subscribers to ePost will no longer be receiving their property tax and/or utility bills electronically.
- ii) The option to pay by credit card online through ePost will no longer be available.

### E-Billing

An alternative e-billing option is currently available through “My Property Accounts” on the City’s website. Customers who were signed up with ePost and would like to continue to receive their bills electronically could do so by registering their property tax and/or utility accounts online.

The availability of e-billings through “My Property Accounts” will ensure that there will be no change in the level of available e-billing service offered to our property tax and utility customers.

### Pay by Credit Card

Despite the popularity of using credit cards as a payment method, it has always been a challenge for non-profit agencies, governments and regulated entities to accept credit card payments due to the high credit card fees associated with accepting them in a not-for-profit operating environment.

As a general best practice, municipalities do not accept credit card for property tax and utility payments due to the potential credit card fees associated with accepting these high dollar value payment items. To promote online payments, municipalities encourage their customers to pay their property tax and utility bills using online banking or bill payment option (i.e. pay directly from the customer’s bank account) offered by the financial institutions that the customers bank with.

A few municipalities (as well as certain rate regulated entities such as BC Hydro) accept credit card bill payments through third party providers. This is an arrangement where customers are routed to the third party’s website in making their payments by credit cards, where they will be charged the original bill amount plus a service fee of between 2.0% to 3.0% as determined by the third party providers. Credit card payments will be processed and received by the third party provider, after which funds will be remitted back to the municipality from the third party provider. This outsourcing model, though available, is not typically endorsed by municipalities as the reliability of these providers are unknown and doing such will cause the municipalities to lose direct control over the security of payments received from the customers.

Considering the above factors such as general practices, customers' preferences, and payment security, the following are the alternatives that the City can consider with regards to accepting credit cards as a payment option for property tax and utility payments.

***Alternative #1: Do not accept credit card payments***

This option is consistent with the general practice of other cities in the Lower Mainland. Customers will be able pay at the bank/credit union, through online banking, over the phone, by drop boxes at City Hall, or pay in person by cash, cheque or debit card.

By not accepting credit cards for property tax and utility payments, the City will realize savings of at least \$175,000 annually (based on current program with ePost).

***Alternative #2: Accept credit card for online property tax and utility payments, with a 1.75% service fee (Recommended)***

Effective May 25, 2015, Visa Card released a new Visa Core Rule (rule 5.6.3.1) that allows Canadian merchants in permitted categories to impose a surcharge/convenience fee ("service fee") of up to 1.75% on credit card sales that are paid online. Some of these permitted categories that are relevant to the City include property tax payments and utilities. MasterCard also has a rule that allows for a convenience fee in an online environment.

Staff are proposing that a credit card service fee of 1.75% (as proposed in the attached Credit Card Payment Service Fee Bylaw No. 9536) be charged to customers who choose to pay their property tax and utility payments online. (e.g. to pay a \$2,000 property tax bill with a credit card online, the customer will be charged a service fee of \$35, for a total of \$2,035)

A credit card service fee of 1.75% is proposed because:

- Based on the City's credit card transaction history through ePost, the City is subject to credit card fees that vary between 1.30% and 2.60% for property tax and utility payments.
- There is a wide range of credit card fees (i.e. 1.30% to 2.60%) because transactions are assessed based on card types. Credit cards with minimal or standard rewards features ("standard cards") will be assessed at a lower credit card fee rate while credit cards with premium rewards and benefits ("premium cards") will be assessed at a higher rate.
- Various levels of sensitivity analysis were performed by staff to ensure that the 1.75% proposed credit card service fee is justifiable.
- Based on the projected credit card mix (50% standard cards and 50% premium cards), it is estimated that the City will be able to accept online payments for property tax and utility on a break-even basis with a service fee of 1.75%.
- In the worst case scenario where 100% of the online payments are paid by premium cards and the credit card fees average 2.25%, the City would have to incur a net cost of \$5,000 ( $2.25\% - 1.75\% = 0.50\%$ ) for every \$1,000,000 in payments received. This net cost would be justifiable as the acceptance of credit card payments would continue to provide flexibility to property tax and utility customers and would result in cost savings in the areas such as staff time serving the customers in person, cash handling time, insufficient funds, risk of error, etc.

***Alternative #3: Accept credit card payments for property tax and utility payments, without a service fee***

Every \$10,000,000 in property tax and utility payments that the City receives through credit cards will cost the City approximately \$175,000 in credit card fees.

By more widely accepting credit card payments (which is often a preferred option for customers due to the rewards associated with using credit cards), it will be very costly for the City and will result in tax impact as such fees will need to be funded from property taxes.

In addition, the City collects approximately \$190 million per year on behalf of other agencies and the credit card fees associated with these payments would be borne by the City as they are not recoverable from these agencies.

Based on the following evaluation criteria and analysis, staff are recommending Alternative #2 in accepting credit card for online property tax and utility payments with a service fee.

Evaluation Criteria	<u>Alternative #1</u> Do Not Accept Credit Card	<u>Alternative #2</u> Accept Credit Card with Service Fee (Recommended)	<u>Alternative #3</u> Accept Credit Card without Service Fee
Enhances customer service (at a minimum, current level of service should be maintained)	x	✓	✓
Aligns with City's Digital Strategy in providing an integrated customer experience in an e-Commerce environment	x	✓	✓
Results in cost savings to the City	✓	✓	x
Aligns with Council Term Goal in ensuring that strategic financial opportunities are optimized	x	✓	x

By shifting the credit card fees back to the credit card users, the recommended Alternative #2 is deemed to be beneficial to both the customers and the City due to the fairness, convenience and flexibility it can bring to both parties.

Benefits for the customers

- Property tax and utility customers will be able to pay their bills conveniently in the comfort of their own home or business, thus avoiding wait times at City Hall or at the banks.
- Credit card users enjoy the benefit of interest-free payment from the time of purchase to the end of the credit card's billing period.

- Credit card users receive rewards and benefits through the credit card program offered by their banks.
- Those customers that do not pay by credit card will not need to subsidize the credit card users through property taxes, thus user-pay principle is applied.

#### Benefits for the City

- Cost savings on credit card fees (fees paid by credit card users).
- No risks of poor creditworthiness of customers or insufficient funds.
- Reduced cash on hand, thus reducing risks associated with handling large sums of cash.
- Reduced cash handling time and costs (such as costs associated with counting cash at the end of the day and armoured transport etc.)
- By abiding to the card brand rules (i.e. Visa and MasterCard rules), the City would be able to continue to conduct in accordance with our merchant operating agreement on a cost neutral basis for accepting credit card online payments for property tax and utility, while offering our property tax and utility payers the convenience of the online credit card payment option.
- If this recommendation is accepted by Council, Richmond will be the first municipality in the Lower Mainland that accepts and administers credit card payments for online property tax and utility payments through its municipal website.

The amended credit card regulations provide this special exemption for the City to charge a service fee only for online property tax and utility payments. Under the operating rules of the credit card brands, the City will not be able to impose such service fee for in-person credit card payments. Therefore, this recommended credit card acceptance with a service fee is only applicable to online property tax and utility payments through the City's website. The City will continue not to accept credit card property tax and utility payments in person.

This recommended approach allows the City to be in full control of online property tax and utility payments received while operating within the card brand rules. Staff is therefore recommending that the proposed user-pay model of online payments (for property tax and utility payments only) be considered by Council.

It is recommended that the proposed model be rolled out as a pilot program, with an effective date of August 1, 2016. Advanced communication (on City's website and on property tax/utility notices) will be made to the public to inform them of the availability of this proposed user-pay online credit card payment option. The communication will ensure that customers will be able to make an informed choice in whether or not to select this as their payment method once it becomes available.

The City's online payment system will be designed to alert customers of the service fees during their online checkout process. Customers will be prompted with the option to cancel their transactions (with service fee separately shown in their shopping cart) before the final charges (with service fees) will be processed onto their credit cards.

Staff will provide an update by mid-2017 to assess the success of the program and determine if the mandated rate of 1.75% is achieving the break-even objective as intended.

If the above recommendation is accepted by Council, the attached Credit Card Payment Service Fee Bylaw No. 9536 will require adoption in order for the City to assess a service fee for online property tax and utility payments.

### **Financial Impact**

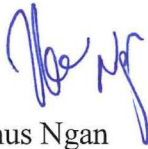
The potential annual savings of accepting credit card online payments under the user-pay model through the City's website is \$175,000 per year.

A one-time initial setup cost of approximately \$100,000 is required in configuring Tempest (City's property tax and utility system) in a manner that is acceptable to the credit card brands.

The proposed funding of \$100,000 will be accommodated by using available funding within the Finance Division's operating budget. The City's 2016 Capital Budget and the 5-Year Financial Plan (2016-2020) will be amended accordingly.

### **Conclusion**

Staff is recommending that credit card acceptance (with a service fee of 1.75%) for the City's property tax and utility online payments be approved as a pilot program effective August 1, 2016. Credit Card Payment Service Fee Bylaw No. 9536 is attached for Council's consideration.



Venus Ngan  
Manager, Treasury & Financial Services  
(604-276-4217)



City of  
Richmond

## Bylaw 9536

### Credit Card Payment Service Fee Bylaw No. 9536

The Council of the City of Richmond enacts as follows:

1. Where a credit card is used to pay for property taxes and utilities through any of the City of Richmond's online payment platforms, a service charge of 1.75% of the final transaction amount, net of all discounts and rebates, shall be assessed and charged to the payor in addition to the final transaction amount.
2. This Bylaw is cited as "**Credit Card Payment Service Fee Bylaw No. 9536**", and is effective August 1, 2016.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** March 30, 2016

**From:** John Irving, P.Eng. MPA  
Director, Engineering

**File:** 10-6125-07-01/2016-Vol  
01

**Re:** Improved Energy Efficiency In District Energy Connected Buildings

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9531 be introduced and given first reading.

John Irving, P.Eng. MPA  
Director, Engineering  
(604-276-4140)

Att. 2

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

March 30, 2016

## **Staff Report**

### **Origin**

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

*Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.*

- 4.1. *Continued implementation of the sustainability framework.*
- 4.2. *Innovative projects and initiatives to advance sustainability.*

### **Background**

In consultation with the City's consultants and local developers, staff have identified an opportunity to improve energy efficiency in district energy (DE) connected buildings within the City Centre Area. Improvements in energy efficiency can be achieved based on the type of mechanical heating and cooling system installed in the building. Developers have been installing water source heat pumps (WSHPs) to extract and transfer heat into buildings through the district energy system. Although water source heat pumps are cheaper to install, they operate vapour compressors in heating mode, which requires greater electricity use than other technologies and are therefore less energy efficient.

The proposed zoning bylaw amendment would provide a floor area ratio (FAR) exemption to allow developers to install more energy efficient equipment without adversely affecting their sellable area. This report summarizes the analysis and industry consultation and presents the proposed zoning amendment bylaw for Council's consideration.

### **Analysis**

#### Energy Savings and Occupant Comfort

WSHPs use vapour compressors during heating mode, which require increased electricity usage compared to other technologies. Based on analysis completed by staff, installation of alternative technologies such as hybrid heat pumps, four-pipe fan coil and radiant heaters, could reduce electricity costs for the occupant of an average sized unit by approximately \$138 annually. In a development with 300 units, total savings for all occupants could reach a combined \$41,400 annually. Since other technologies do not use vapour compressors in heating mode, they are also quieter than WSHPs, increasing occupant comfort.

The major factor preventing developers from installing alternative technologies and realizing the above benefits is the higher installation cost. While operating costs are reduced, there is an initial capital cost premium to install these alternative technologies, estimated at approximately 18% over the cost of WSHPs.

March 30, 2016

### Proposed Floor Area Ratio Exemption

The proposed zoning bylaw amendment would provide a FAR exemption of 1 m<sup>2</sup> (11 ft<sup>2</sup>) per dwelling unit that contains alternative (more energy efficient) district energy compatible heating equipment in-building. Based on a typical development connected to the district energy system in Richmond (approximately 323,000 ft<sup>2</sup> of floor area with 300 units), this would result in approximately 3,300 ft<sup>2</sup> of exempted sellable floor area for the developer.

### Stakeholder Consultation

City staff consulted local developers throughout the technical analysis process. Staff met with UDI representatives in April 2015 and again in March 2016. In addition, a memorandum (Attachment 1) clarifying the proposed amendment to the Zoning Bylaw has been distributed to the stakeholder group for review and comment. The stakeholder group was supportive of the proposed FAR exemption and the only question posed was whether this exemption would apply to developments within the City owned district energy systems only. Staff indicated that there are currently no privately owned district energy systems within City regulated DE service areas.

### **Recommended Zoning Bylaw Amendment (Bylaw 9531)**

The proposed amendment to Zoning Bylaw 8500 will insert a FAR exemption into the General Development Regulations of 1 m<sup>2</sup> per dwelling unit for units that contain heating equipment, where vapour compressors are not being used to deliver heating in buildings committed to connect to a district energy system. The proposed bylaw amendment encourages the installation of more energy efficient technologies without affecting sealable floor area for the developer. It is also expected to reduce energy cost and increase comfort for the occupant.

### **Financial Impact**

None.

### **Conclusion**

The proposed bylaw amendment would provide a floor area exemption to developments that are committed to connecting to district energy in City Centre, and install more efficient in-building mechanical equipment. It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaw 9531 be introduced and given first, second and third reading.

  
Alen Postolka  
Manager, District Energy  
(604-276-4283)

- Att. 1: Richmond Zoning Bylaw 8500, Amendment Bylaw 9531  
2: Memo to Urban Development Institute (UDI)



# City of Richmond

## Bylaw 9531

### Richmond Zoning Bylaw 8500, Amendment Bylaw 9531

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended, as follows:
2. (a) by adding the following as section 4.19:
 

“4.19 District Energy

4.19.1 Notwithstanding a provision for **floor area ratio** established in a **zone**:

  - a) if a **dwelling unit** contains mechanical, heating, ventilation and air conditioning equipment where a **vapour compressor** is not being used to provide heating; and
  - b) if for which **dwelling unit** the owner has entered into a written agreement with the **City** to connect to the **district energy utility**;

then 1 m<sup>2</sup> is exempted from the **floor area ratio** calculation for that **dwelling unit**.”
3. (b) by adding, in the proper alphabetical order, the following definitions to section 3.4:
 

“**District Energy Utility** means the **City** owned district energy utility system for the generation, storage, transmission, and distribution of energy for heating and cooling of space and water at any designated property within the service area;

**Vapour Compressor** means equipment using liquid refrigerant as the medium which draws heat from a source and subsequently rejects that heat into the conditioned space.”
4. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9531”

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



# City of Richmond

6911 No. 3 Road,  
Richmond, BC V6Y 2C1  
www.richmond.ca

March 22, 2016  
File: 10-6125-07-01/2016-Vol 01

Engineering  
Telephone: 604-276-4289  
Fax: 604-276-4197

Mr. Jeff Fisher  
Urban Development Institute  
Suite 200 - 602 West Hastings Street  
Vancouver, BC V6B 1P2

Dear Mr. Fisher:

**Re: District Energy Equipment Floor Area Ratio Exemption**

In April 2015, City staff met with Urban Development Institute (UDI) members where a representative from Trane Canada provided a presentation comparing a range of different in-building mechanical systems that can use energy from the district energy system. The representative compared the installation cost, energy consumption, impacts on occupant comfort, noise impacts and other aspects of different technologies. During discussion between UDI members and City staff following the presentation, UDI members suggested that the City should consider a possibility to provide a FAR exemption for developments that utilize technology that does not use vapour compressors to deliver heating, in order to offset initial higher installation cost to developers.


Water source heat pumps (WSHPs) are frequently used by developers in the Richmond City Centre area due to their relatively lower cost compared to other technologies. However, WSHPs can use only approximately 80% of the District Energy Utility (DEU) energy for space heating and for the remaining energy they have to use electricity (to run the vapour compressors). Other technologies, such as hybrid heat pump, hydronic perimeter heater and 4-pipe fan coil system, do not need to use electricity to provide space heating, which reduces overall heating energy cost to the user.


City staff are bringing forward a zoning bylaw amendment to Council for consideration that will provide a FAR exemption of up to 1 m<sup>2</sup> of floor space for buildings which are not using vapour compressors in heating mode and commit to connect to the district energy system. Based on a typical development in Richmond with two towers (29,700 m<sup>2</sup> of gross floor area and 293 units) this would result in approximately 225 m<sup>2</sup> of additional sellable space for the developer. At the same time, the owner of a 100 m<sup>2</sup> unit in this building would save approximately \$138 in electricity costs annually. Other benefits of the proposed bylaw amendment include:

- Marketability as a more efficient building
- Increased occupant comfort (no compressor noise)
- Compliance with the Oval Village District Energy Utility Bylaw requirement to use 100% of the annual space heating energy from the DEU

Staff are planning to bring forward the bylaw amendment to Council for consideration at General Purposes Committee on April 18, 2016. We are seeking feedback from UDI members prior to April 4, 2016.

For further information please contact Alen Postolka at [apostolka@richmond.ca](mailto:apostolka@richmond.ca) or 604-276-4283 or Steven De Sousa at [sdesousa@richmond.ca](mailto:sdesousa@richmond.ca) or 604 204 8529.

  
Alen Postolka, P. Eng., CP, CEM  
Manager, District Energy

  
Steven De Sousa  
Corporate Support

AP:kdl



# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Cathryn Volkering Carlile  
General Manager, Community Services  
**Re:** Federal Minister for Seniors and Aging

**Date:** March 30, 2016  
**File:** 07-3400-01/2016-Vol  
01

### Staff Recommendation

1. That a letter be written to the Federal Government respectfully requesting that consideration be given to appointing a Minister for Seniors and Aging; and
2. That copies of the letter be forwarded to Richmond's Members of Parliament.

*Cathryn Carlile*

Cathryn Volkering Carlile  
General Manager, Community Services

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Intergovernmental Relations & Protocol Unit	<input checked="" type="checkbox"/>	<i>Cathryn Carlile</i>
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> <i>DW</i>	<b>APPROVED BY CAO</b> <i>[Signature]</i>

## Staff Report

### Origin

At the Richmond Seniors Advisory Committee (RSAC) January 13, 2016 meeting, the topic of the need for a Minister of Seniors was discussed and it was resolved:

*That the Richmond Seniors Advisory Committee submit a letter to City Council proposing that the Federal Government appoint a Minister for Seniors.*

The RSAC subsequently sent a letter to Council (Attachment 1) with this request. The purpose of this report is to present the letter and attached information to Council for consideration.

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

*5.1. Advancement of City priorities through strong intergovernmental relationships.*

This report also supports the Social Development Strategy Action 41:

*Develop and maintain strong networks and communication channels with senior government partners to seek their policy and financial assistance in addressing Richmond social issues.*

### Analysis

In announcing the Federal Ministry appointments in November 2015, Prime Minister Justin Trudeau, unlike his predecessor, did not appoint a single Minister responsible for Seniors. In announcing Ministers and their mandates, Prime Minister Trudeau indicated that all Ministers were to be of equal rank, hence no Ministers of State were appointed.

While no ministries were given oversight of seniors concerns, the Ministerial Mandate letters, made public for the first time, indicated that many include directives to address such matters. While advocacy organizations have acknowledged that many of these directives will benefit senior citizens, the lack of an oversight Ministry has caused concern. For example, the Council of Senior Citizens' Organizations of BC (COSCO) is working with the National Pensioners Federation to prepare a Seniors Ministry proposal. The COSCO position was discussed at the RSAC January meeting, and a sub-committee was established to research how the Federal Government was planning to address seniors concerns. Relevant excerpts from Ministry Mandate letters are included in Attachment 1.

Staff support the RSAC request. Given that 12 Ministries are involved in delivering mandates related to seniors issues, the range and complexity of these issues, and the significant growth in the seniors population anticipated in coming years, a devoted Ministry would provide needed focus to this substantive body of work. A Minister responsible for Seniors and Aging would provide oversight, coordination and profile to these undertakings. A dedicated Ministry would also provide seniors with a single point of contact in a complex, wide-ranging bureaucracy, thus improving communication channels between legislators and the public they are seeking to serve.

### **Financial Impact**

There is no financial impact.

### **Conclusion**

The RSAC is requesting advocacy to the Federal Government for a Minister Responsible for Seniors and Aging. Given the range and significance of seniors issues to be addressed by the Federal Government through a number of Ministries, as outlined in Attachment 1, staff support the RSAC request. A coordinated, concerted approach to supporting and monitoring the progress of these substantive undertakings through parliament, as well as a single point of contact for seniors, is required to ensure the best possible outcomes for Canadians at all stages of the aging process.

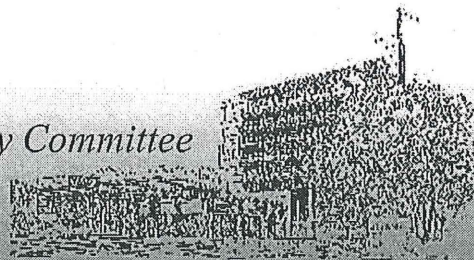


Lesley Sherlock  
Planner 2  
(604-276-4220)

Att. 1: Richmond Seniors Advisory Committee Letter, "Federal Minister for Seniors and Aging", March 9, 2016.



*Richmond Seniors Advisory Committee*  
Serving Richmond since 1991



March 9, 2016

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

Dear Mayor and Councillors:

**Re: Federal Minister for Seniors and Aging**

At the January 13, 2016 meeting of the Richmond Seniors Advisory Committee (RSAC), it was moved:

*"That the Richmond Seniors Advisory Committee submits a letter to City Council proposing that the Federal Government appoint a Minister for Seniors".*

Following the change in government in October 2015, Prime Minister Justin Trudeau selected a Cabinet and issued mandate letters to the thirty-one Cabinet Ministers. The Prime Minister also decided that there would be no Ministers of State and that all his Ministers would be of equal rank.

Many of these mandate letters include responsibilities that directly affect seniors. Extracts from the relevant letters are attached and parts relating to seniors and aging issues have been highlighted.

Projections over the last many years continue to clearly show that seniors are rapidly becoming a significant and growing proportion of the Canadian population. Seniors and organizations representing seniors need one point of contact with government, and this is vitally important at the Federal level.

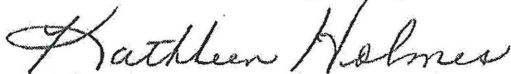
There is an urgent need for a separate Ministry for Seniors to advocate for seniors within the Cabinet, be directly accountable to seniors and organizations representing seniors, conduct policy research, and design and coordinate policies and programs for seniors.

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Richmond City Hall 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Telephone 604 276-4220, Fax 604 276-4052, Email [lsierlock@richmond.ca](mailto:lsierlock@richmond.ca)

The Richmond Seniors Advisory Committee is requesting that Mayor and Council write to the Prime Minister, with copies to all the Premiers and leaders of other Federal and Provincial parties, urging the Prime Minister to appoint a Minister with responsibility for all issues related to seniors and aging.

Thank you for considering this request.

A handwritten signature in cursive script that reads "Kathleen Holmes".

Kathleen Holmes  
*Chair, Richmond Seniors Advisory Committee*

KH:hm  
Att. 1

Federal Government Mandate Letters highlighting items specifically or somewhat related to seniors issues (excerpted by Leslie Gaudette, November 2015)

- Mihychuk: Minister of Employment, Workforce Development and Labour Mandate:
  - Work with the Minister of Finance to improve the income security of lower income seniors living alone by:
    - increasing the Guaranteed Income Supplement (GIS) by ten percent;
    - indexing Old Age Security (OAS) and GIS payments to a new Senior's Price Index;
    - cancelling the increase in age of eligibility for OAS (65 to 67), and
    - working with provinces and territories to ensure adequate and coordinated support programs to address seniors' poverty. - See more at: <http://pm.gc.ca/eng/minister-families-children-and-social-development-mandate-letter#sthash.VHRIOKcs.dpuf>
- Duclos: Minister of Families, Children and Social Development:
  - In your role as Minister responsible for the Canada Mortgage and Housing Corporation, work with the Minister of Infrastructure and Communities to develop a strategy to re-establish the federal government's role in supporting affordable housing, including:
    - prioritizing infrastructure investments in affordable housing and seniors' housing, including finding ways to support the municipal construction of new housing units and refurbishment of existing ones;
    - providing support to municipalities to maintain rent-geared-to-income subsidies in co-ops;
    - providing communities the money they need for Housing First initiatives that help homeless Canadians find stable housing;
    - working with the Minister of Finance to encourage the construction of new affordable rental housing by removing all GST on new capital investments in affordable rental housing;
    - working with the Minister of Finance to modernize the existing Home Buyers' Plan to allow Canadians impacted by sudden and significant life changes to buy a house without tax penalty;
    - working with the Minister of Finance to ensure that the new Canada Infrastructure Bank provides financing to support the construction of new, affordable rental housing; - See more at: <http://pm.gc.ca/eng/minister-families-children-and-social-development-mandate-letter#sthash.VHRIOKcs.dpuf>
- Philpott: Minister of Health No specific mention of a seniors health care plan; nor pharmacare
  - Engage provinces and territories in the development of a new multi-year Health Accord. This accord should include a long term funding agreement. It should also:
    - support the delivery of more and better home care services. This includes more access to high quality in-home caregivers, financial supports for family care, and, when necessary, palliative care;
    - advance pan-Canadian collaboration on health innovation to encourage the adoption of new digital health technology to improve access, increase efficiency and improve outcomes for patients;
    - improve access to necessary prescription medications. This will include joining with provincial and territorial governments to buy drugs in bulk, reducing the cost Canadian governments pay for these drugs, making them more affordable for Canadians, and exploring the need for a national formulary;
    - and make high quality mental health services more available to Canadians who need them. - See more at: <http://pm.gc.ca/eng/minister-health-mandate-letter#sthash.QurEhFqp.dpuf> **note: this could include dementia**
- Momeau, Finance:
  - Meet with your provincial and territorial colleagues at your earliest opportunity to begin a process to enhance the Canada Pension Plan to provide more income security to Canadians when they retire. - See more at: <http://pm.gc.ca/eng/minister-finance-mandate-letter#sthash.JbZzSCx5.dpuf>
- Garneau, Transport:
  - Work with the Minister of Infrastructure and Communities, who will have the lead, and in consultation with provincial and territorial governments as well as municipalities, to develop and implement an Infrastructure Strategy which will see significant investments made to improve public transit infrastructure and green infrastructure. The Strategy should also improve access to, and governance of, existing infrastructure programs, increase data collection capacity, promote better asset management of infrastructure in Canada and provide better supports for local communities. - See more at: <http://pm.gc.ca/eng/minister-transport-mandate-letter#sthash.MSovf8FH.dpuf>
- Wilson-Raybould: Justice:
  - Lead a process, supported by the Minister of Health, to work with provinces and territories to respond to the Supreme Court of Canada decision regarding physician-assisted death.
  - Develop, in collaboration with the Minister of Indigenous and Northern Affairs, and supported by the Minister of Status of Women, an approach to, and a mandate for, an inquiry into murdered and missing Indigenous women and girls in Canada, including the identification of a lead Minister. - See more at: <http://pm.gc.ca/eng/minister-justice-and-attorney-general-canada-mandate-letter#sthash.CukeNWn5.dpuf>

- Sajjan, National Defence:
  - Work with the Minister of Veterans Affairs and Associate Minister of National Defence to reduce complexity, overhaul service delivery, and strengthen partnerships between National Defence and Veterans Affairs.
  - Work with the Minister of Veterans Affairs and Associate Minister of National Defence to develop a suicide prevention strategy for Canadian Armed Forces personnel and veterans.
  - Support the Minister of Public Safety and Emergency Preparedness in a review of existing measures to protect Canadians and our critical infrastructure from cyber-threats. - See more at: <http://pm.gc.ca/eng/minister-national-defence-mandate-letter#sthash.bCYzKz8K.dpuf>
- Lebouthillier, National Revenue
  - Ensure that CRA is a client-focused agency that will: proactively contact Canadians who are entitled to, but are not receiving, tax benefits; offer to complete returns for some clients, particularly lower-income Canadians and those on fixed incomes, whose financial situation is unchanged year-to-year; - See more at: <http://pm.gc.ca/eng/minister-national-revenue-mandate-letter#sthash.rvmd7IGI.dpuf>
- Goodale, Public Safety and Emergency Preparedness
  - Enhance compensation benefits for public safety officers who are permanently disabled or killed in the line of duty, including the creation of a compensation benefit for firefighters, police officers, and paramedics.
- Foote, Public Services and Procurement
  - Work with the Minister of Infrastructure and Communities to conduct an inventory of all available federal lands and buildings that could be repurposed for affordable housing in communities. - See more at: <http://pm.gc.ca/eng/minister-public-services-and-procurement-mandate-letter#sthash.GHv58Ihv.dpuf>
- Qualtrough, Sport and Persons with Disabilities
  - Lead an engagement process with provinces, territories, municipalities, and stakeholders that will lead to the passage of a Canadians with Disabilities Act. In this work, you will be supported by the Minister of Families, Children and Social Development. - See more at: <http://pm.gc.ca/eng/minister-sport-and-persons-disabilities-mandate-letter#sthash.GbKDL5I9.dpuf>
- Hehr, Veteran Affairs
  - Re-establish lifelong pensions as an option for our injured veterans, and increase the value of the disability award, while ensuring that every injured veteran has access to financial advice and support so that they can determine the form of compensation that works best for them and their families
  - Expand access to the Permanent Impairment Allowance to better support veterans who have had their career options limited by a service-related illness or injury.
  - Re-open the nine Veterans Affairs service offices recently closed, hire more service delivery staff, and fully implement all of the Auditor General's recommendations on enhancing mental health service delivery to veterans.
  - End the time limit for surviving spouses to apply for vocational rehabilitation and assistance services.
  - Increase the veteran survivor's pension amount from 50 percent to 70 percent.
  - Eliminate the "marriage after 60" clawback clause, so that surviving spouses of veterans receive appropriate pension and health benefits.
  - Double funding to the Last Post Fund to ensure that all veterans receive a dignified burial.
  - Work with the Minister of National Defence to develop a suicide prevention strategy for Canadian Armed Forces personnel and veterans. - See more at: <http://pm.gc.ca/eng/minister-veterans-affairs-and-associate-minister-national-defence-mandate-letter#sthash.QnnCKG2n.dpuf>



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** March 31, 2016  
**File:** RZ 15-710997


**Re:** Application by Casa Mia Projects Ltd. to rezone the properties at 10231 and 10251 Ruskin Road from Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendations

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned.
2. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 for the rezoning of the properties at 10231 and 10251 Ruskin Road from Single Family Detached (RS1/E) to Single Detached (RS2/B) be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC: hc  
Att.

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

## **Staff Report**

### **Origin**

Casa Mia Projects Ltd. has applied to the City of Richmond for permission to rezone the properties at 10231 and 10251 Ruskin Road (Attachment 1) in order to construct three (3) single family dwellings from the “Single-Detached (RS1/E)” Zone to the “Single Detached (RS2/B)” Zone (Attachment 2).

### **Background**

Prior to this application, Council considered an earlier proposal (RZ 11-591786) and Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 (Attachment 3) was introduced and given first, second and third reading. As the applicant has withdrawn RZ 11-591786, the current rezoning application includes abandonment of Richmond Zoning Bylaw 8500 Amendment Bylaw 8871.

### **Findings of Fact**

A Development Application Data Sheet, providing the technical details of the proposed development, is attached (Attachment 4).

### **Surrounding Development**

Development that immediately surrounds the subject property includes:

- To the north and south along Ruskin Road, parcels are zoned “Single Detached (RS1/E)”.
- To the east along Ruskin Road, parcels are zoned “Single Detached (RS1/E) Zone”, “Single Detached (RS1/B)” and “Single Detached (RS2/B)”.
- To the west along Leonard Road, parcels are zoned “Single Detached (RS1/E)”.

### **Related Policies and Studies**

#### Official Community Plan

The Official Community Plan land use designation for the subject properties is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Single Family Lot Size Policy 5469

The subject site is located within Single Family Lot Size Policy Area 5469 that Council adopted on February 19, 2001 (Attachment 5). The Single Family Lot Size Policy permits those properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place to rezone to the Single Detached (R1/B) Zone. However, the Single Detached (R1/B) Zone was subsequently replaced with the Single Detached (RS2/B) Zone, as per Richmond Zoning Bylaw 8500 Section 2.3.8, where the minimum lot size is 360 m<sup>2</sup> and minimum lot width is 12 m. Given the proposed subdivision is three lots of 491 m<sup>2</sup> with lot width of 13.41m, this rezoning complies with RS2/B zoning standards and Single Family Lot Size Policy 5469.

### Flood Plain Designation and Protection Bylaw 8204

The development proposal is required to comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration on property title of a restrictive covenant for the purpose of flood indemnity is required prior to the adoption of the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### **Public Consultation**

A rezoning sign is installed on the subject properties. To date the City has not received any comments from the public about the proposal. Should Council introduce and give first reading to the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519, this application would then proceed to a Public Hearing.

### **Analysis**

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report, which identifies on-site and off-site tree species, assesses their condition and provides recommendations on tree retention and removal in relation to the proposed development. Specifically, the Report assesses five (5) trees on the subject parcels and two (2) trees near the east property line that are sited within the City Right-of-Way along Ruskin Road.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist Report, conducted visual tree assessments and provide the following comments, which are consistent with the Arborist Report submitted:

- Two (2) trees (tags #1 and #2) in City Right-of-Way should be removed.
- Three (3) trees (tags #3, #4 and #5) located on the development site should be removed.
- One (1) tree (tag #6) 90cm caliper Pine to be retained and protected.
- One (1) tree (tag #7) 18m caliper Holly to be retained and protected.

#### *Tree Retention*

Two (2) trees (tags #6 and #7) are required to be retained and protected as identified in the Tree Retention and Removal Plan (Attachment 6).

To ensure the protection of these trees, the applicant must complete the following items prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and specific measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for Review.
- Submit a Survival Security in the amount of \$2,000.

Prior to demolition of the existing buildings on the subject site, the applicant is required to install tree protection fencing around the Pine and Holly trees at a minimum radius of 3 m from the base of these trees. Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site and must remain in place until the construction and on-site landscaping works are completed.

### *Tree Replacement*

A total of three (3) trees are recommended for removal from the subject site. The OCP tree replacement ratio of 2:1 requires that six (6) replacement trees be planted and retained on-site. Two (2) trees are also recommended to be removed from the City Right-of-Way.

To ensure that the required replacement trees are planted at construction stage and maintained, the applicant is required to submit a Landscape Security of \$500 per tree, or \$3,000 total, for the trees on the subject site. To cover the costs associated with the removal and replacement, the Parks Department requires the applicant to contribute to the City's Tree Compensation Fund in the total amount of \$2,600. Both the Landscape Security and the City Tree Fund contributions must be secured prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### Affordable Housing Strategy

The City's Affordable Housing Strategy policy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$2/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to construct a legal secondary suite in 2 (two) single family dwellings. To ensure that the secondary suites are built to the satisfaction of the City, in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement to be registered on title stating that no final Building Permit inspection will be granted until 2 (two) secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the Zoning Bylaw. Registration of this legal agreement is required prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

### Site Servicing and Frontage Improvements

Prior to approval of subdivision, the applicant is required to secure the design and construction of off-site improvements along Ruskin Road through a Work Order or a Servicing Agreement, as stated in Attachment 7.

### **Financial Impact**

This rezoning would result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure, such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees, and/or traffic signals.

**Conclusion**

The proposal to rezone is consistent with the OCP land use designation and Single-Family Lot Size Policy 5469 and the applicant has consented to all Rezoning Considerations. It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned and that Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 be introduced and given first reading.

*Helen Cain*

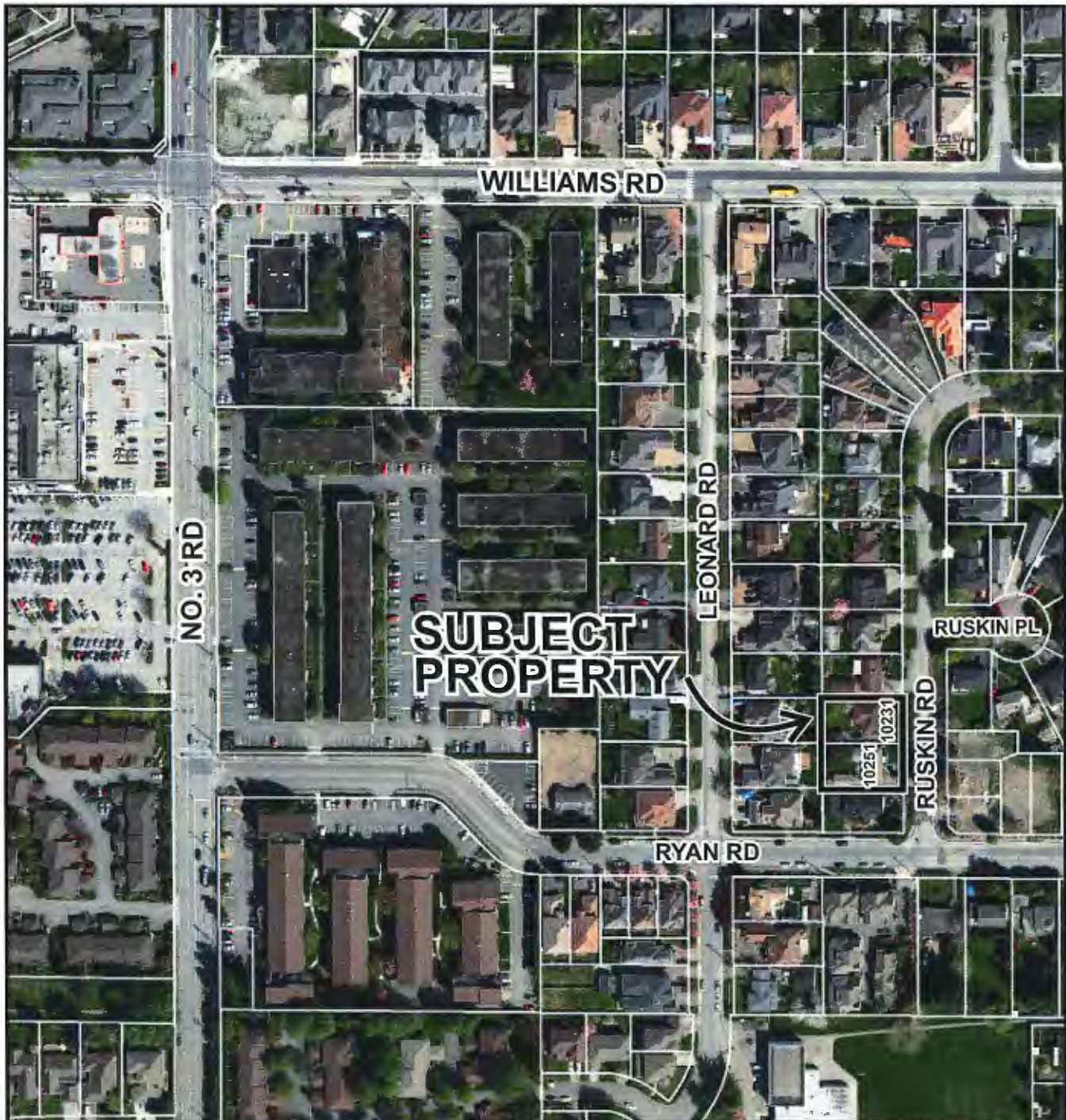
Helen Cain  
Planner 2

HC:cas

- Attachment 1: Location Map/Aerial Map
- Attachment 2: Land Survey of Proposed Subdivision
- Attachment 3: Richmond Zoning Bylaw 8500 Amendment Bylaw 8871
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Area Policy 5469
- Attachment 6: Tree Retention and Removal Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



RZ 15-710997

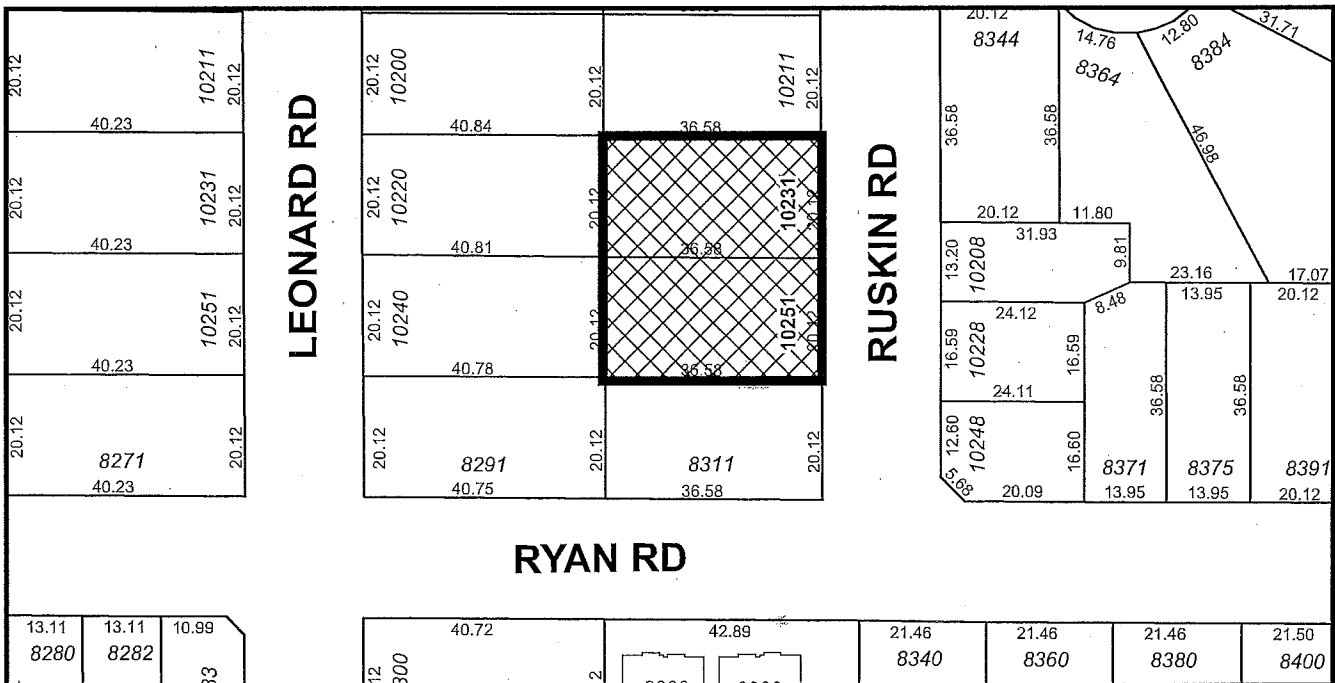
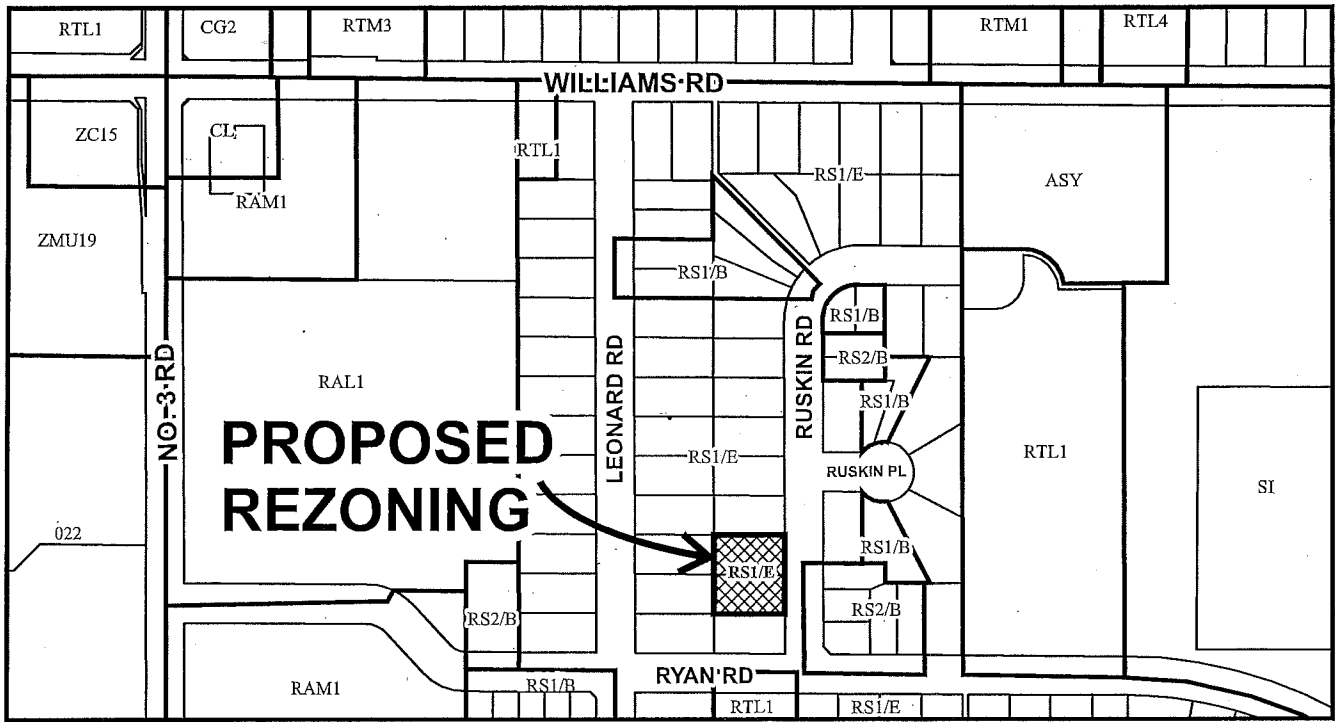
Original Date: 10/05/15

Revision Date: 03/24/16

Note: Dimensions are in METRES



# City of Richmond



## RZ 15-710997

Original Date: 10/05/15

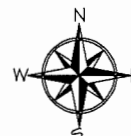
Revision Date: 03/24/16

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19  
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)  
RICHMOND, B.C.  
P.I.D 010-379-801

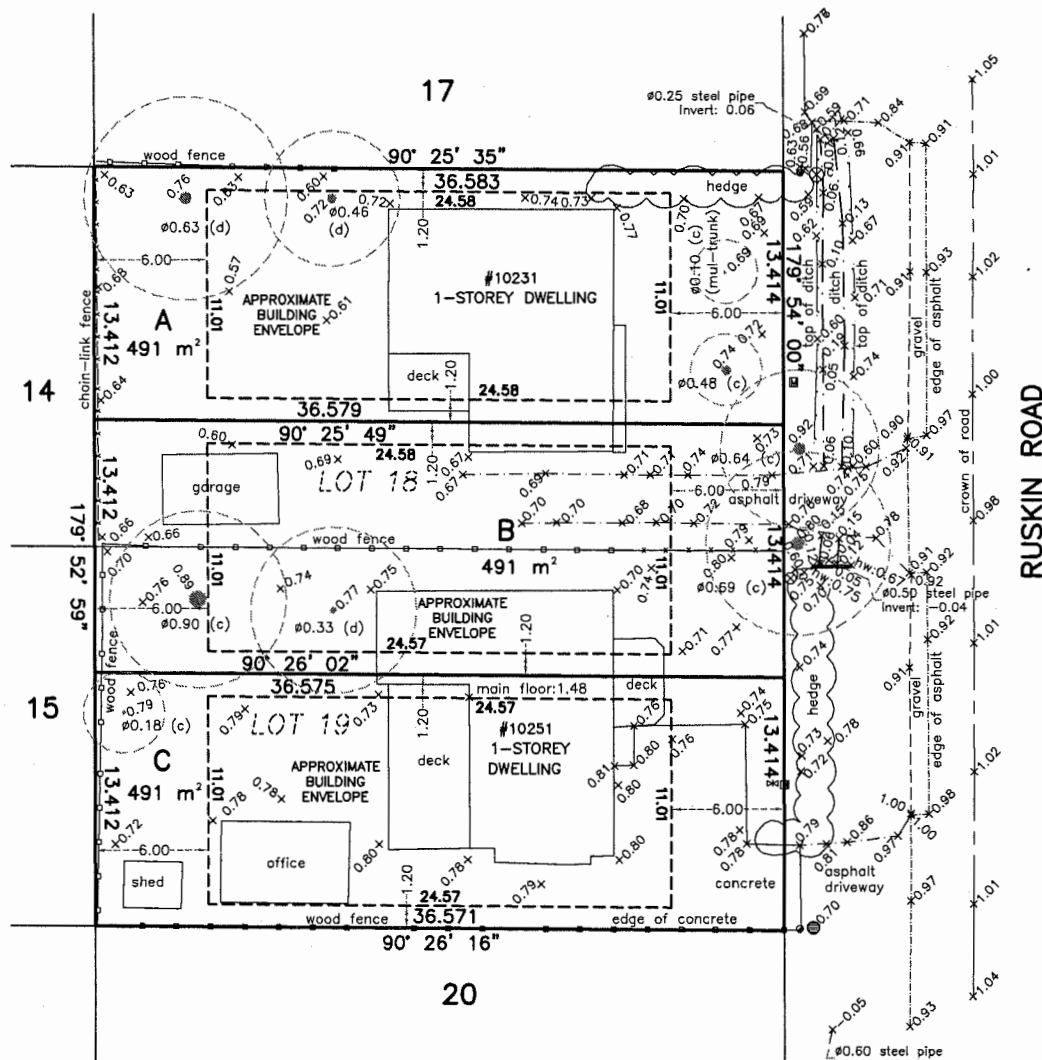
#10251 RUSKIN ROAD, (LOT 19)  
RICHMOND, B.C.  
P.I.D 003-554-988



SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



**LEGEND:**

- (c) denotes coniferous
- (d) denotes deciduous
- denotes power pole
- ⊙ denotes round catch basin
- ⊗ denotes inspection chamber
- denotes water meter
- ⊥ denotes water valve
- HW denotes headwall

**NOTE:**

Elevations shown are based  
on City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #204,  
Control Monument 02H2452  
Located at In grassy area @  
SW corner No.3 Road &  
Steveston Highway  
Elevation = 1.559 metres

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

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

AUGUST 11th, 2015.

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

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

AUGUST 31st, 2011

© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4592  
FB-188 P124-126  
Drawn By: TH/IO

DWG No. 4592-TOPO-02

CNCL - 85



City of  
Richmond

Bylaw 8871

**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8871 (RZ 11-591786)  
10231 AND 10251 RUSKIN ROAD**

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

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

P.I.D. 010-379-801

Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8871"**.

FIRST READING

MAR 26 2012

A PUBLIC HEARING WAS HELD ON

APR 16 2012

SECOND READING

APR 16 2012

THIRD READING

APR 16 2012

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



**City of  
Richmond**

# Development Application Data Sheet

Development Applications Department

**RZ 15-710997**

**Attachment 4**

Address: 10231 and 10251 Ruskin Road

Applicant: CASA MIA PROJECTS LTD

Planning Area(s): Broadmoor

	Existing	Proposed	
<b>Owner:</b>	Casa Mia Projects Ltd. Inc. No. BC0795203	N/A	
<b>Site Size (m<sup>2</sup>):</b>	10231 Ruskin Road – 735 m <sup>2</sup> 10251 Ruskin Road – 735 m <sup>2</sup> Entire site – 1470 m <sup>2</sup>	Lots 1, 2 and 3 – 490m <sup>2</sup> Entire site – 1470m <sup>2</sup>	
<b>Land Uses:</b>	Single Family Dwelling	Single Family Dwelling	
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential	
<b>Area Plan Designation:</b>	None	None	
<b>702 Policy Designation:</b>	5469	5469	
<b>Zoning:</b>	RS1/E	RS2/B	
<b>Number of Units:</b>	2 single family dwellings	3 single family dwellings and 3 secondary suites	
<b>Other Designations:</b>	None	None	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/lot):	One principal dwelling	One principal dwelling	none permitted
Floor Area Ratio:	0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	491 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m (side) Min. 6.0 m (rear)	Min. 1.2 m (side) Min. 6.0 m (rear)	none
Height (m):	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	Max. 2 ½ storeys, or Max. 7.5 m for a flat roof	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R)	2 (R)	none
Off-street Parking Spaces – Total:	2	2	none
Tandem Parking Spaces:	permitted	permitted	none
Amenity Space – Indoor:	N/A	N/A	none



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

**POLICY 5469**

File Ref: 4045-00

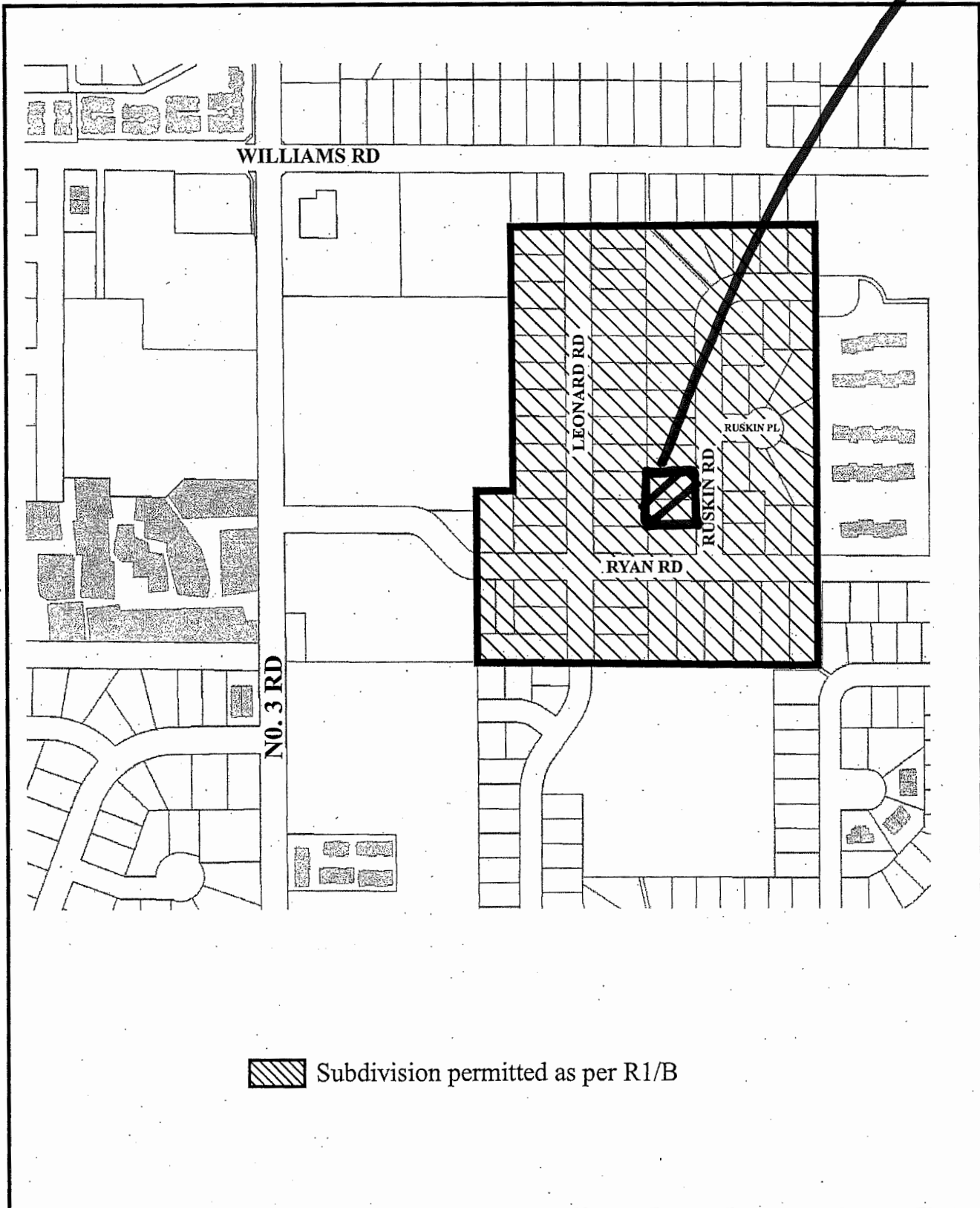
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6


## **POLICY 5469:**

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.

**SUBJECT  
PROPERTIES**



 Subdivision permitted as per R1/B



**POLICY 5469**  
**SECTION 33,4-6**

Adopted Date: 02/19/01  
Amended Date:

**ENCL - 89**

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19  
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)  
RICHMOND, B.C.  
P.I.D 010-379-801

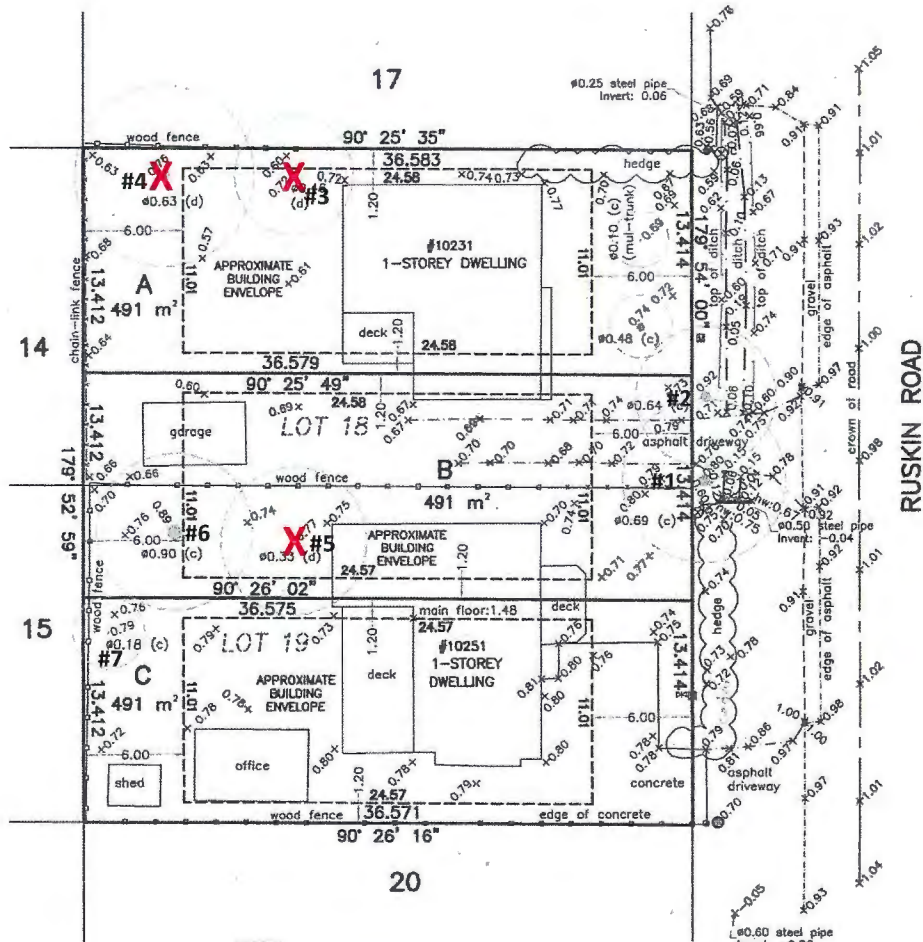
#10251 RUSKIN ROAD, (LOT 19)  
RICHMOND, B.C.  
P.I.D 003-554-988



SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



**LEGEND:**

- (c) denotes coniferous
- (d) denotes deciduous
- ⊙ denotes power pole
- ⊙ denotes round catch basin
- ⊙ denotes inspection chamber
- ⊙ denotes water meter
- denotes water valve
- HW denotes headwall

**NOTE:**

Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #204, Control Monument 02H2452 Located at in grassy area @ SW corner No.3 Road & Steveston Highway  
Elevation = 1.559 metres

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

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

AUGUST 11th, 2015.

**CERTIFIED CORRECT:**  
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JOHNSON C. TAM, B.C.L.S.

AUGUST 31st, 2011

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Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4592  
FB-188 P124-126  
Drawn By: TH/O

DWG No. 4592-TOPO-02

Site Survey - Not to Scale



# City of Richmond

## Rezoning Considerations

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

**Address:** 10231/10251 Ruskin Road

**File No.:** RZ 15-710997

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9519, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$3,000 for the planting and maintenance of a total of six (6) replacement trees on the subject site. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.
2. City acceptance of the developer's offer to voluntarily contribute \$2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
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 \$2,000 for the two trees to be retained.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) of the three (3) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Subdivision approval, the developer must complete the following requirements:**

- The applicant must identify and commit to design and/or provision of the following required water, storm and sanitary sewer connections, and utility works, as secured through a Work Order or a Servicing Agreement:

*Water Works:*

- Using the OCP Model, there is 123 L/s of water available at a 20 psi residual at No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs.
- At Developer's cost, the City will (a) cut and cap at main the existing water service connections along the Ruskin Road frontage; and (b) install three (3) new water service connections complete with meters and meter boxes along the Ruskin Road frontage.

*Storm Sewer Works:*

- A ditch infill may be required to facilitate future driveway construction. This may require a watercourse crossing permit.
- At Developer's cost, the City will (a) install one new storm service connection complete with IC located at the sites north property line fronting Ruskin Road; and (b) install one new storm service connection complete with IC and dual connections located at the adjoining property line of two southern lots along the Ruskin Road frontage.

*Sanitary Sewer Works:*

- The Developer is required to retain two existing sanitary service connections along Ruskin Road frontage.
- At Developers cost, the City will install a new sanitary IC service connection located at the southeast corner of the newly subdivided property.

*Utility Works:*

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers in order to (a) underground Hydro service lines; (b) relocate or modify any existing power poles and/or guy wires within the property frontages and (c) to determine if above ground structures are required and coordinate locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9519 (RZ 15-710997)  
10231 and 10251 Ruskin 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 areas and by designating them **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 010-379-801

Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

and

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9519"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

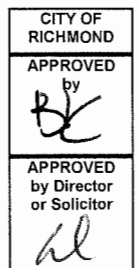
SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** March 24, 2016

**File:** RZ 15-700202

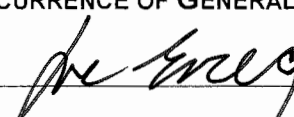
**Re:** Application by Jan W. Knap for Rezoning at 10420/10440 Odlin Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9540 for the rezoning of 10420/10440 Odlin Road from "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:jr  
Att.

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

## **Staff Report**

### **Origin**

Jan W. Knap has applied to the City of Richmond for permission to rezone 10420/10440 Odlin Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone to permit a subdivision to create two (2) single family lots (Attachment 1). The property is currently occupied by a strata-titled duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### **Surrounding Development**

Development immediately surrounding the site is as follows:

- To the North, South, and East are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West is a church on a lot zoned “Assembly (ASY)”, beyond which are dwellings on lots zoned “Single Detached (RS1/B)”.

### **Related Policies & Studies**

#### **Official Community Plan/West Cambie Area Plan**

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential.” The proposed rezoning and subdivision are compliant with this designation.

The subject property is located in the Odlinwood Neighbourhood of the West Cambie Area Plan (Attachment 4). The Area Plan land use designation for the subject property is “Residential (Single-Family only)” (Attachment 5). The proposed rezoning and subdivision are compliant with this designation.

The Odlinwood Neighbourhood was primarily developed during the 1990’s and into the early 2000’s, and includes both multi-family and single-family housing at a range of densities and lot sizes. The Area Plan provides for infill residential development that is compatible with the character of existing development in the neighbourhood. This proposal to rezone the subject property to the “Single Detached (RS2/B)” zone is consistent with the policies and land use designation contained in the Area Plan.

### **Zoning Bylaw**

This rezoning application is also consistent with the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be

considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. Each lot proposed at the subject site will be approximately 12.8 m (42 ft) wide and approximately 437 m<sup>2</sup> (4,703 ft<sup>2</sup>) in area.

### **Aircraft Noise Sensitive Development Policy**

The subject site is located within the Aircraft Noise Area 2. In accordance with the Aircraft Noise Sensitive Development Policy (ANSO) in the OCP, applications involving rezoning from one (1) single-family sub-zone to another may be considered in this aircraft noise sensitive area.

There are existing covenants registered on title of the strata lots to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction (BW234193 and BW234194).

### **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.

### **Ministry of Transportation and Infrastructure Approval**

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one (1) year. Formal approval from MOTI is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

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

Should this application advance to a Public Hearing, any interested parties will have the opportunity to address council directly.

### **Analysis**

#### **Site Access**

Vehicle access to the proposed lots is to be from Odlin Road via separate driveway crossings.

Prior to rezoning, the applicant is required to register a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

**Tree Retention and Replacement**

Consistent with Council Policy 5032, the applicant has agreed to plant two (2) trees on each lot proposed [for a total of four (4) trees]. Prior to final adoption of the rezoning bylaw, the applicant must submit a landscaping security in the amount of \$2,000 (\$500/tree) to ensure that the trees are planted and maintained.

**Existing Legal Encumbrances**

There is an existing covenant (registered on title of each of the two strata lots) that restrict the property to a duplex (charge numbers BW227812 and BW227813). These covenants must be discharged from title prior to subdivision approval.

There is an existing 6.0 m wide statutory right-of-way registered on title for the sanitary sewer within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the right-of-way is not permitted.

**Affordable Housing Strategy**

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City and in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

**Site Servicing and Frontage Improvements**

At future development stage, the applicant must complete the required servicing works as described in Attachment 6.

The applicant is also required to complete the following road improvements along Odlin Road:

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;

- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

**Financial Impact**

This rezoning proposal 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 10420/10440 Odlin Rd from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit a subdivision to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the West Cambie Area Plan.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9540 be introduced and given first reading.



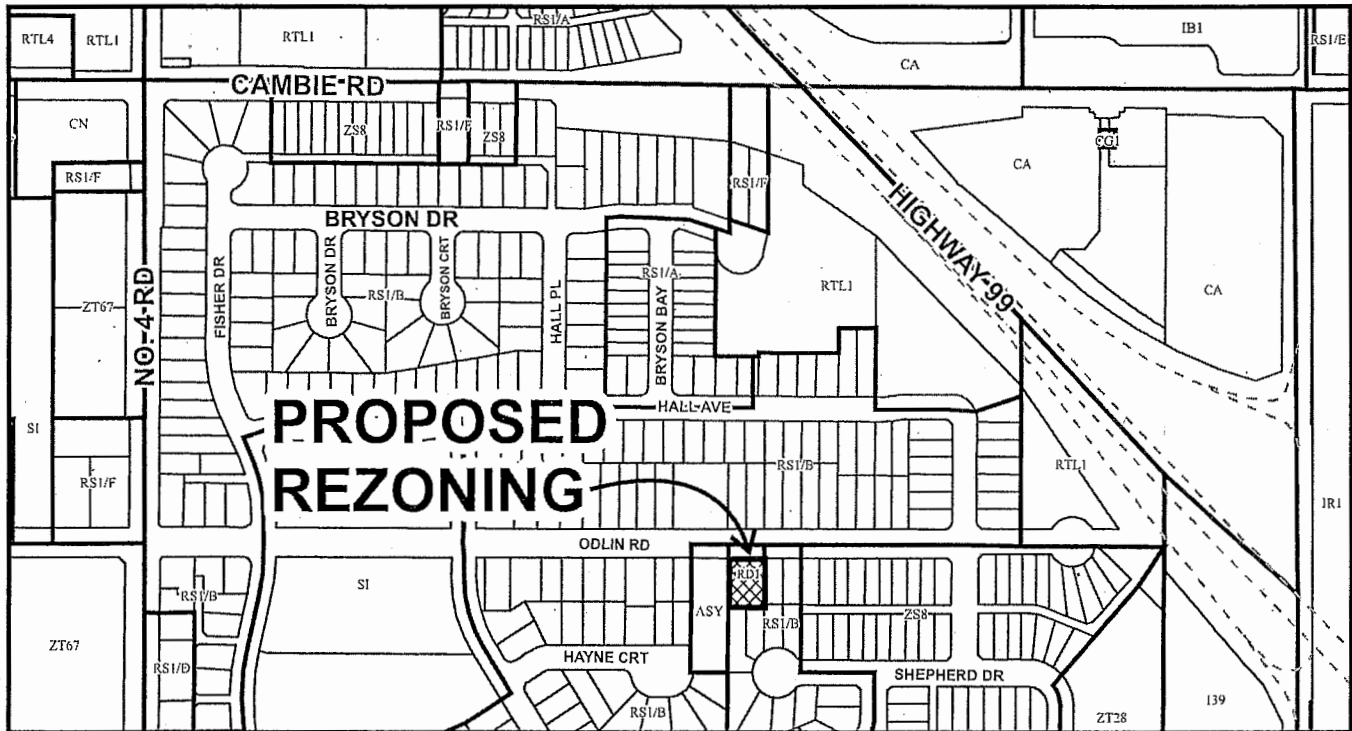
Jordan Rockerbie  
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Neighbourhood Map
- Attachment 5: West Cambie Land Use Map
- Attachment 6: Rezoning Considerations



# City of Richmond



10377	10391	10411	10431	10451	10455	10471	10491	10511	10520
12.84	38.53	12.87	12.87	12.85	12.85	13.00	12.70	12.85	12.84

## ODLIN RD

12.87	12.87	25.72	25.73	12.87	12.87	13.00	11.00	9.00	12.00
10360	10366	10380	10440	10462	10468	10482	10488	10500	10520
30.00	30.00		34.00	31.48	31.48	32.07	32.07	32.07	32.07
12.87	12.87		10420	12.87	12.87	13.00	11.00	9.00	12.00
0.00	0.00	78.68	12.87	12.87		12.00	11.00	11.00	10.00



## RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SITE PLAN OF PROPOSED SUBDIVISION OF STRATA PLAN NWS782, EXCEPT PLAN BCP25965 AND PART DEDICATED ROAD ON PLAN LMP44303 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NWD

OWNERS: 19420 & 10440 Odlin Road, Richmond  
E.D.: 001-522-442 & 001-522-451

SCALE: 1" = 250'

ALL DISTANCES ARE IN METRES

The indicated lot size of this plan is 500m in width  
and 430m in height (c.s.s.) when plotted at a scale of 1:250.

## LEGEND

- DENOTES LEAD PILE FOUND
- DENOTES STANDARD BORN POST FOUND
- DENOTES SQUARE METRES
- DENOTES CATCH BASIN - ROUND
- DENOTES POWER POLE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- DENOTES SUMP
- DENOTES TOP OF WALL ELEVATION
- RL DENOTES RETAINING WALL

ASST. B. ZONING  
19420 & 10440 Odlin Road  
Richmond, B.C.  
Surveyor: 200m minimum  
Respect: 6.0m minimum  
\*Elevations are subject to approval by City of Richmond

NOTES:  
Lot dimensions are derived from Reference Plan EPP50807.  
Measurements shown are to the exterior siding of building.  
Elevations are in feet (1920-2000) - IN METERS  
Elevations are based on the intersection of Brown Road and  
Brown Gate, Elevation = 1.75m.

Level elevations and right of easement from property lines  
have been derived from municipal records and field survey. Contractor  
to verify all service locations and inverts prior to construction.

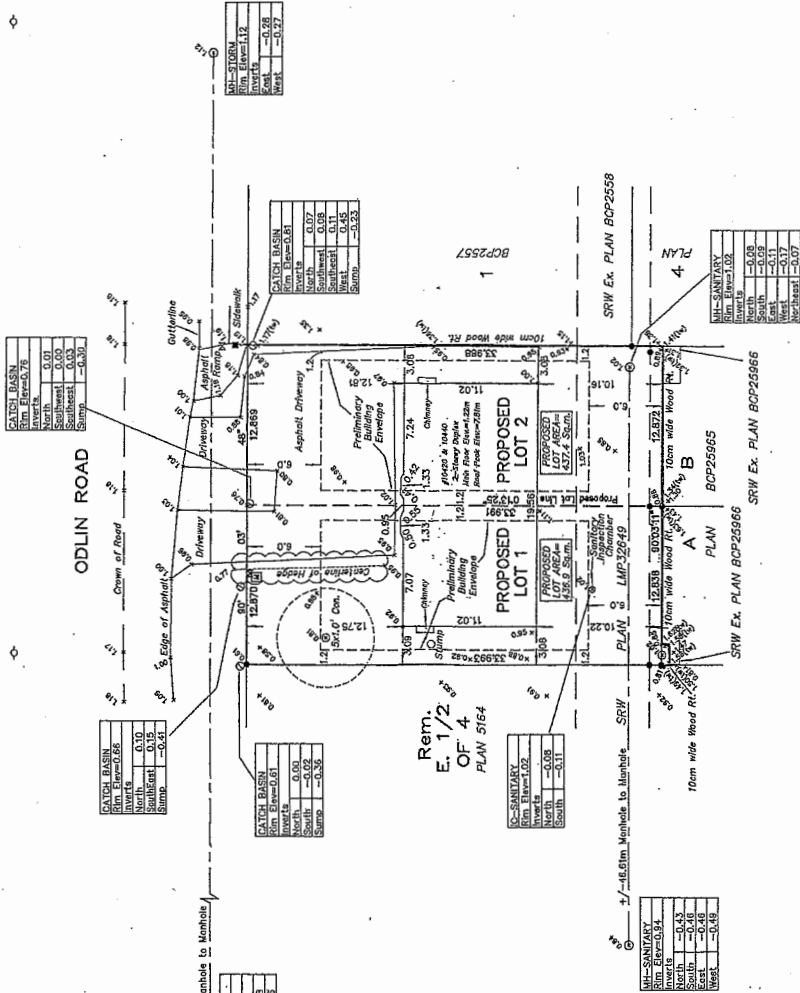
Spot elevations along curb are taken in gutter.  
If this plan is used in digital form, Target Level Surveying (TWS) Ltd.  
will only assume responsibility for information content  
shown on original computerized drawing.

These elevations are subject to 1:12.4m above grade and  
are shown in cm.

This Plan was prepared for architectural design and  
all surveying, engineering, and design work was done by  
Target Level Surveying (TWS) Ltd. and its employees.  
The liability for any damages or claims arising from this  
plan is the responsibility of the client and not the  
surveyor or the engineer without the consent of the surveyor.

TARGET  
LEVEL SURVEYING  
www.targetlevelsurveying.ca  
TEL: 604-262-1200

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COPIES OF THIS PLAN  
DATE: 11TH MAY 2015  
BY: [Signature]  
FOR: [Signature]  
T.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS INDICALLY SIGNED AND  
SIGNED EFFECTS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RECONSTRUCT PROPERTY LINES OR CORNERS



**RZ 15-700202**

**Attachment 3**

Address: 10420/10440 Odlin Rd

Applicant: Jan W. Knap

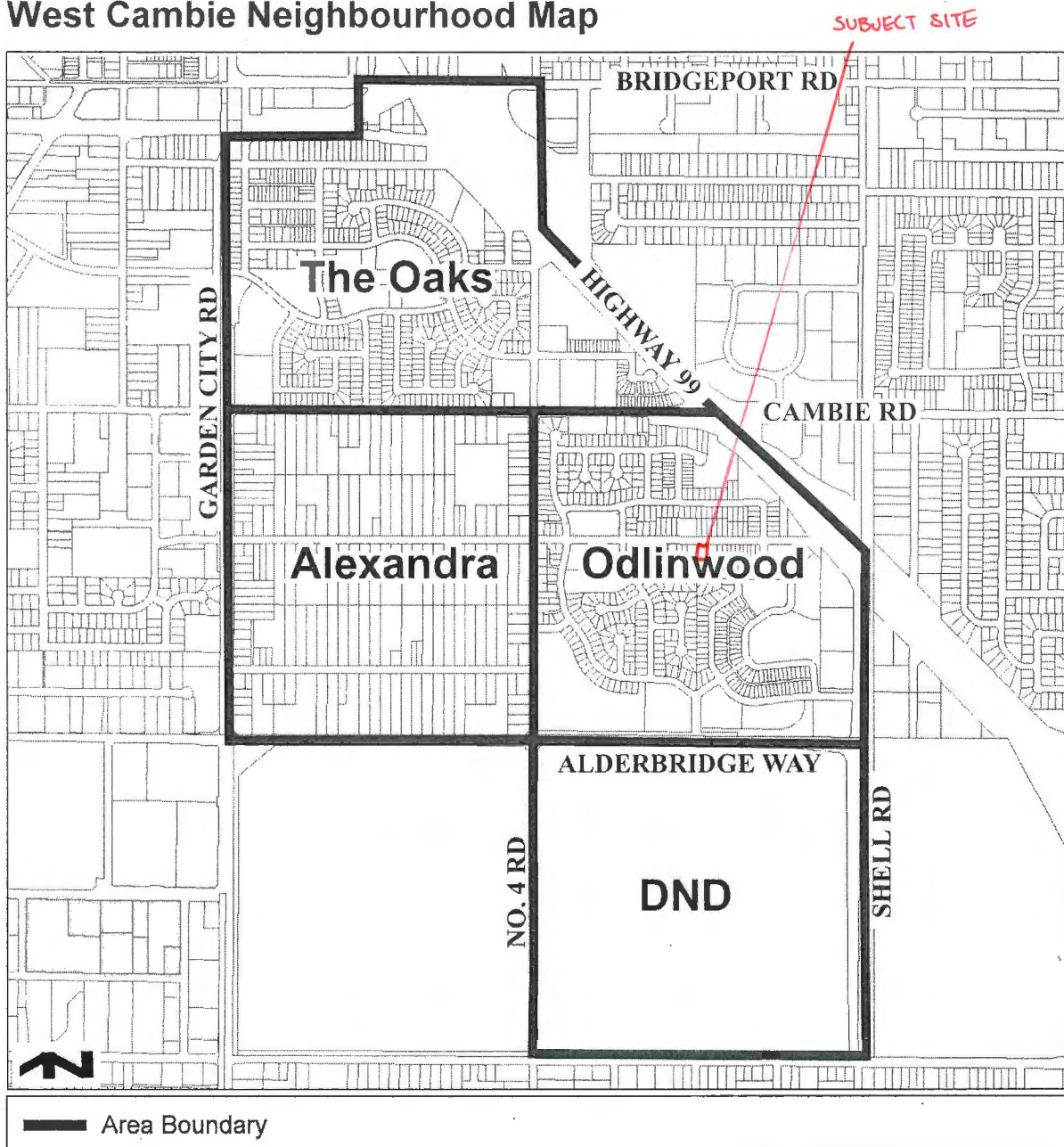
Planning Area(s): West Cambie (Odlinwood Neighbourhood)

	Existing	Proposed
<b>Owner:</b>	Jan Wladyslaw Knap Krystyna Jadwiga Dittmer-Knap Rafal Peter Knap	To be determined
<b>Site Size (m<sup>2</sup>):</b>	875 m <sup>2</sup> (9,418 ft <sup>2</sup> )	Two (2) lots, each approximately 437 m <sup>2</sup> (4,703 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) duplex	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential (Single Family Only)	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	Each approx. 437 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	2 ½ Storeys	2 ½ Storeys	none

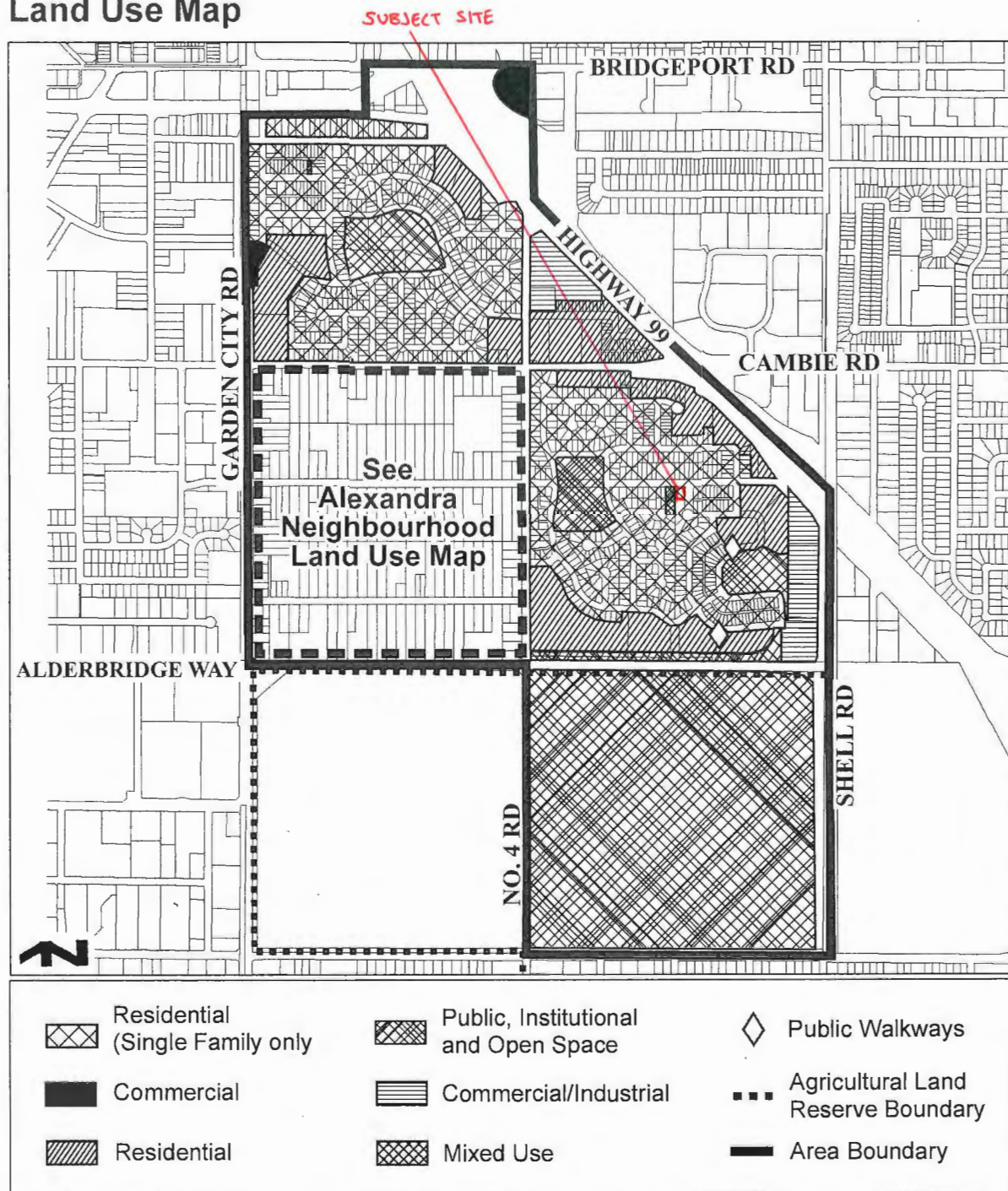
Other: Tree replacement compensation required for loss of bylaw-sized trees.

# West Cambie Neighbourhood Map



City of Richmond

## Land Use Map





**Address:** 10420/10440 Odlin Rd

**File No.:** RZ 15-700202

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9540, the applicant is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$2,000.00 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed [for a total of four (4) trees; minimum 6 cm deciduous caliper or 3 m high conifers].
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
6. Registration of a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

**At Subdivision\* and Building Permit\* stage, the following items must be completed:**

- Discharge of covenants BW227812 and BW227813 from the title of the Strata Lots, which restrict the subject site to a duplex.
- The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

*Water Works:*

- Using the OCP Model, there is 306.0 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95L/s.
- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at Building Permit stage to confirm the 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.
- At the developer's cost, the City is to:
  - Cut and cap the existing water service connection at the watermain, along the Odlin Rd frontage.
  - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Odlin Rd frontage away from proposed driveways.

*Storm Sewer Works:*

- The developer is required to retain the existing storm service connection located at the mid-point of the subject site's Odlin Rd frontage.
- At the developer's cost, the City is to:

- Determine if the existing storm service connections and inspection chambers at the northeast and northwest corners of the subject site are active. If so, remove and cap service. If not, cap the site's service connection.
- Relocate as required and, if necessary, upgrade the existing inspection chamber to the adjoining property line of the proposed lots.
- Remove the inspection chamber and cap the service connection located in the centre of the north property line of proposed Lot 1.

*Sanitary Sewer Works:*

- The developer is required to retain the existing sanitary service connection to service the proposed west lot (Lot 1).
- At the developer's cost, the City is to:
  - Install a new sanitary service connection and inspection chamber, located within the statutory right-of-way along the south property line of the subject site to service the proposed east lot. Tie-in service connection to the existing sanitary manhole (SMH7182).

*Frontage Improvements:*

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;
- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

Note: to maximize opportunities for on-street parking, the two (2) driveway crossings to the proposed lots (each 4 m wide) should be located either next to each other or at opposite ends of the lots.

*General Items:*

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground proposed hydro service lines;
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- The developer is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The 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.
- Obtain a Building Permit for any construction hoarding. If construction 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.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(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.

**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 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 original on file)

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9540 (RZ 15-700202)  
10420/10440 Odlin Road**

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

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

P.I.D. 001-522-442

Strata Lot 1 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

P.I.D. 001-522-451

Strata Lot 2 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9540**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>B/L</i>
APPROVED by Director or Solicitor <i>hl</i>

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** March 24, 2016  
**File:** RZ 15-697899  
HA 15-697904  
**Re:** Application by Tien Sher Chatham Developments Ltd. for a Rezoning at 3735, 3751, 3755 and 3771 Chatham Street from Steveston Commercial (CS3) to Commercial Mixed Use (ZMU32) - Steveston Village and a Related Heritage Alteration Permit

### Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to create the "Commercial Mixed Use (ZMU32) - Steveston Village" zone, and to rezone 3735, 3751, 3755 and 3771 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU32) - Steveston Village", be introduced and given first reading.
2. That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:
  - a. Demolition and removal of any existing structures and buildings;
  - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
  - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
  - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.

*Wayne Craig*  
Wayne Craig  
Director, Development

WC:ke

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	<input checked="" type="checkbox"/>	<i>John E. Evers</i>

## **Staff Report**

### **Origin**

Tien Sher Chatham Developments Ltd. has applied to the City of Richmond for permission to:

- a. Rezone 3735, 3751, 3755 and 3771 Chatham Street from “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU32) - Steveston Village” zoning district in order to redevelop the site into a three-storey mixed use building containing approximately 281 sq. m. (3,026 sq. ft.) of commercial space on the ground floor and 16 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors (totalling approximately 1,025 sq. m or 11,038 sq. ft.).
- b. Obtain a Heritage Alteration Permit on the subject site to allow for site preparation activities, works, investigations and lot consolidation related to the proposed redevelopment.

A location map is contained in Attachment 1

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

### **Surrounding Development**

The subject site consists of four separate lots located on the north side of Chatham Street in Steveston. The site contains an existing house. The remainder of the land is generally vacant with existing landscaping and trees.

To the North: Across an existing lane allowance, a church on a site zoned “Assembly (ASY)”.

To the South: Across Chatham Street, existing commercial developments zoned “Steveston Commercial (CS3)” and under Land Use Contract (LUC70).

To the East: An existing two-storey medical building under Land Use Contract (LUC92).

To the West: A former church building currently being used for commercial activities on a site zoned “Steveston Commercial (CS3)”. This existing building is the former “Steveston Methodist Church” and is an identified heritage resource building in the Steveston Village Conservation Strategy.

### **Related Policies & Studies**

#### **Official Community Plan/ Steveston Area Plan**

The subject site is located in the Steveston Village Core Area of the Steveston Area Plan Official Community Plan (OCP) and is designated “Heritage Mixed Use”. This designation allows for commercial/industrial uses on the ground floor with residential uses above. The proposed mixed-use development proposing street fronting commercial at grade and residential on the second and third levels is consistent with the Steveston Area Plan land use designation for the site.

*Steveston Village Heritage Conservation Area and Steveston Village Conservation Strategy*

The subject site is also located in the Steveston Village Conservation Area, as identified in the Steveston Area Plan OCP. Any construction activity or modification to buildings or land in the Conservation Area (including subdivision), requires approval of a Heritage Alteration Permit (HAP) in conjunction with the normal development applications required for redevelopment. The HAP application being considered in this report to allow for demolition, land clearing/excavation, tree removals, site preparation and lot consolidation complies with requirements in the Steveston Village Conservation Area. A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

The Steveston Village Conservation Area references the importance of the historical subdivision pattern and lot lines associated with the 1892 survey plan and overall heritage character of the area. The proposed development on the subject site generally complies with the heritage character of historic lot lines as the mixed use development is designed to appear as four distinct buildings based on the historic subdivision pattern in Steveston.

**Floodplain Management Implementation Strategy**

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

**Public Consultation**

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

Should Planning Committee endorse this application and should Council grant 1<sup>st</sup> reading to the rezoning bylaw, the rezoning application will be referred to a Public Hearing where any interested party will have the opportunity to address Council directly.

**Richmond Heritage Commission**

The proposed redevelopment was presented to the Richmond Heritage Commission on July 15, 2015, and was supported. Please refer to Attachment 3 for an excerpt of the Richmond Heritage Commission minutes.

**Analysis****Built Form and Architectural Character**

The development will feature a three-storey building placed at zero lot line to the front and side yards, which is consistent with Development Permit guidelines in the Steveston Village Conservation Area. Ground floor elevation will match the elevation of the existing sidewalk consistent with the plan (Attachment 4 – Conceptual Development Plans).

The exterior design and architectural detailing suggests four different design approaches for the purpose of reflecting the existing property line boundaries, a character defining element of the Steveston Village Conservation Area. The detailing of the four different design approaches also draws architectural references to four existing buildings in the Steveston Village Conservation Area that are identified heritage resources, including the Steveston Methodist Church located on the neighbouring site to the west.

### **Proposed Commercial Mixed Use (ZMU32) – Steveston Village Zoning District**

The new zone proposes similar permitted uses as compared to other mixed use zones in Steveston Village that generally includes retail and commercial services, personal and financial services, industrial/manufacturing activities and residential uses that are consistent with the surrounding area.

The new proposed zoning district has specific provisions to take into account:

- General base density of 1.0 FAR.
- Additional density related to affordable housing and Steveston Heritage Conservation Grant Program provisions up to 1.6 FAR.
- A maximum building height of 12 m (3 storeys) – Variance is being requested for rooftop access structures.
- Other regulations specific to permitted lot coverage and shared commercial and visitor residential parking.

### **Tree Retention and Replacement**

The City's Tree Preservation Coordinator has reviewed the submitted report prepared by a Certified Arborist. Parks Department staff have also conducted a review of the report for the trees located on City road/lane allowances. Upon review of the arborist report, staff concur with the findings and recommendations of the report. A total of 29 trees are proposed to be impacted as a result of the development. 7 are off-site trees located on City property (road/lane allowances), 20 are on-site trees (17 are hedgerow trees) and 2 are located on or shared with a neighbouring property (See Attachment 5 for a Tree Removal and Retention Plan). The following is a summary of recommendations.

- Remove 7 off-site trees located on City property and provide a cash-in-lieu contribution of \$7,800 as compensation as recommended by City Parks staff.
- Remove 3 on-site trees, which are fruit trees in poor condition and in conflict with the proposed building envelope.
- Remove 1 cedar hedgerow consisting of 17 existing mature evergreen trees, which are in fair condition, but in conflict with the building envelope such that they cannot be retained.
- Remove 2 neighbouring trees along the site's west property line that cannot be retained due to its close proximity to the proposed development. The applicant has obtained written permission from the property owner to the west to remove the two referenced trees.
- Retain 1 neighbouring tree (62 cm caliper Western Red Cedar in good condition) located adjacent to the north east corner of the development site and protect it based on the recommendations of the consulting arborist.

### *Tree Replacement*

A total of 20 bylaw sized on-site trees are proposed to be removed. As the site is not able to accommodate the required 2:1 ratio of replacement trees (40 trees) to be replanted on-site, a cash-in-lieu contribution (to the City's Tree Compensation Fund) to achieve the OCP tree replacement ratio of 2:1 (\$500 per replacement tree) is proposed for this rezoning. As a result, a \$20,000 cash-in-lieu contribution is being secured through the rezoning considerations for bylaw sized on-site tree removal (refer to Attachment 6 for a summary list of rezoning considerations for this project).

For the 7 off-site trees located on City land (road and lane allowances), Parks staff have reviewed these trees and recommend a cash-in-lieu contribution of \$7,800 as compensation for their removal to accommodate the proposed development. This cash-in-lieu contribution will facilitate tree replacement planting by the City at or near the subject site and is a rezoning consideration for this development.

For the 2 bylaw sized trees on a neighbouring site to the west, an appropriate tree permit is required for removal, with appropriate compensation determined through the review of the tree removal application. Through this rezoning, the applicant has obtained written permission from the property owner for tree removals.

### *Tree Protection*

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the tree to be retained on the adjacent site (north east). 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 must remain in place until construction and landscaping on-site are completed.

### **Transportation and Site Access**

Vehicle access will be through an extension of the existing lane across the entire north edge of the site. The entrance to the parkade structure containing all of the residential parking for this development is proposed at the north east corner of the site. Shared commercial and residential visitor parking for this development will be provided directly off the lane. To enable ease of pedestrian access from the parking area off the lane to the commercial uses or residential entrance along Chatham Street, the proposal includes provisions for a pedestrian connection through the parkade structure and building to a dedicated access to the street.

Off-street parking and bicycle parking requirements are being met in accordance with the zoning bylaw regulations, with no reductions requested by the applicant. The development contains 26 parking spaces for the residential units and 9 spaces to be shared between the commercial and residential visitor parking uses. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking to be shared.

The proposal also includes electrical vehicle charging features to ensure a minimum of 20% of parking stalls are serviced by a 120V receptacle to accommodate electrical vehicle charging equipment and an additional 25% of parking stalls that are designed to allow conversion through

pre-ducting. A legal agreement will be a rezoning consideration to secure the electrical vehicle infrastructure.

### **Variances Requested**

The mixed-use project has been developed to comply with the proposed regulations contained in the zone, with the exception of the maximum building height of 12 m (39.37 ft.). The majority of the proposed flat roof line meets the maximum 12 m (39.37 ft.) height. A small 0.8 m (2.6 ft.) high parapet projection over a small portion of the overall roof line of the development to incorporate a historic design element referenced by the architect will require a variance to be reviewed as part of the Development Permit application.

Two additional building elements are proposed above the 12 m (39.37 ft.) maximum building height. These over height areas are required to provide access to the proposed incorporation of a rooftop outdoor amenity space. The variances would allow the rooftop area to be universally accessible for all users. The requested variances are:

- 1.1 m (3.5 ft.) height increase for two stair enclosures for access/exit purposes from the rooftop amenity area. Due to the size of the rooftop deck, BC Building Code requires a secondary means of exiting from the rooftop deck and these exits must be designed to meet exiting requirements (i.e., full height doors).
- 2.8 m (9.2 ft.) height increase for elevator and related mechanical equipment. The elevator to the rooftop amenity would enable the rooftop amenity to be universally accessible.

In considering the proposed variances to increase height as outlined above, staff note the following:

- The development of an amenity space is encouraged to benefit the development and residents by providing access to additional outdoor areas.
- The programming of the outdoor amenity includes opportunities for urban agriculture for all users.
- The number of access/egress points to the rooftop amenity is kept to a minimum and the rooftop deck area is situated in a manner that mitigates impacts (shadowing, overlook) to surrounding areas.
- Only two stairway structures are proposed in order to meet BC Building Code requirements.
- No trees or high level landscaping is proposed on the rooftop amenity area.
- The rooftop amenity area would be universally accessible with the inclusion of the elevator servicing the rooftop deck area.

The proposed building height variances will be reviewed as part of the forthcoming Development Permit application, should the zoning amendment bylaw proceed to Public Hearing.

### **Affordable Housing Strategy**

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. As the subject rezoning

application was in-stream at the time rate increases were approved in September 2015, the 2015 rate of \$4.00 per sq. ft. applies, for a total cash-in-lieu contribution of \$83,892, secured as a rezoning consideration for this development.

### **Steveston Village Heritage Conservation Grant Program**

The Steveston Area Plan and Steveston Village Conservation Strategy provides additional density if developers provide voluntary financial contributions, to the Steveston Village Heritage Conservation Grant Program. The contribution amount is applicable to all developable floor area over 1.2 FAR density up to a maximum of 1.6 FAR. All buildable floor area above 1.2 FAR, up to a maximum of 1.6 FAR, is charged at \$47 per sq. ft. for contribution to the heritage grant program. In developments that also require an affordable housing response (i.e., cash-in-lieu at the applicable rates), the heritage grant program allows for the contribution to be reduced by the amount of the cash-in-lieu contribution required by the Affordable Housing Strategy.

Under this formula, the proposed developer contributions in accordance with the Steveston Village Heritage Conservation Grant Program is \$213,167, which reflects the \$83,892 affordable housing contribution, to be secured as a rezoning consideration.

### **Public Art Program**

In accordance with the City's Public Art Program, this project is proposing to participate in the program by providing a voluntary cash contribution of \$18,335 to the City's Public Art Reserve fund, to be secured as a rezoning consideration.

### **Amenity Space**

In accordance with the City's Cash In Lieu of Indoor Amenity Space Policy 5041, a voluntary contribution is being made in the amount of \$1,000 per residential unit (i.e., \$16,000).

A rooftop outdoor amenity space, which exceeds the OCP requirements of 6 sq. m. per residential unit, is proposed as part of this development. The proposed total area of 127 sq. m. (1,367 sq. ft.) is situated generally in the centre of the building to minimize overlook, shadowing and visibility of rooftop structures from the street. Generally, programming for this amenity area includes seating/benches, multi-use open space and low level planters proposed for urban agriculture.

### **Site Servicing and Frontage Improvements**

Engineering and Transportation staff have identified the following works and upgrades along Chatham Street and the lane to the north.

- Along Chatham Street – Frontage upgrades involving the installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and new concrete sidewalk between the boulevard and existing property line.
- In the lane – Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting. Works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane

from the development site's west property line to 1<sup>st</sup> Avenue and installation of a new driveway crossing to access the existing lane at the 1<sup>st</sup> Avenue entrance.

- As part of the staff streetscape review being undertaken for Chatham Street, should Council adopt streetscape visions for Chatham Street that differ from the frontage works identified as part of this rezoning, the above frontage works shall be adjusted to be consistent with the Council approved streetscape visions for Chatham Street.
- The above Chatham Street frontage and lane works are at the developers cost and will be completed through a Servicing Agreement required to be completed as a rezoning consideration.

### **Heritage Alteration Permit**

A Heritage Alteration Permit on the subject site is being considered in conjunction with this rezoning application in order to allow for modification to building and lands involving demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation. These works and lot consolidation are related to the rezoning application on the site. The Council issuance of the Heritage Alteration Permit should be subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899)

A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

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

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

### **Conclusion**

The purpose of this rezoning application is to create a new "Commercial Mixed Use (ZMU32) – Steveston Village" zoning district and rezone 3735, 3751, 3755 and 3771 Chatham Street to this new zoning district. The proposed application will allow for development of a mixed use project, accessed through a new lane at the north (rear) portion of the site with street fronting commercial space at-grade and 16 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> levels of a three-storey development.

The subject site is also located in the Steveston Village Conservation Area, which requires Heritage Alteration Permits for any works or modification to land (including subdivision) in Steveston Village. As a result, a Heritage Alteration Permit is also being brought forward in conjunction with the rezoning application to allow for specific works, modification of land and lot consolidation to be done related to the rezoning application and proposed redevelopment.

Staff supports to the rezoning application and related Heritage Alteration Permit application as it is consistent with land use, density and design guidelines for development in the Steveston Village Conservation Area. This development also improves the overall viability of Steveston Village by allowing for a range of commercial activities and introduces additional residential development to the area that will help support all commercial businesses in the area.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9541 be introduced and given first reading.

It is further recommended that Heritage Alteration Permit (HA 15-697904) be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation on the subject site.



Kevin Eng  
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt of Richmond Heritage Commission Minutes (July 15, 2015)

Attachment 4: Conceptual Development Plans

Attachment 5: Tree Removal and Retention Plan

Attachment 6: Rezoning Considerations

# PROPOSED REZONING=





City of  
Richmond



RZ 15-697899  
HA 15-697904

Original Date: 06/26/15

Revision Date: 03/30/16

Note: Dimensions are in METRES

CNCL - 119



**RZ 15-697899**

**Attachment 2**

Address: 3735, 3751, 3755 and 3771 Chatham Street

Applicant: Tien Sher Chatham Developments Ltd.

Planning Area(s): Steveston Area Plan

	Existing	Proposed
<b>Owner:</b>	Tien Sher Chatham Developments Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	Four lots each at 367 m <sup>2</sup>	One consolidated development site at 1,468 m <sup>2</sup>
<b>Land Uses:</b>	Existing single-family residential dwelling. Remaining area vacant with existing landscaping	Mixed-use commercial/residential development with access through a new lane.
<b>Steveston Area Plan Designation:</b>	Heritage Mixed Use (Commercial-Industrial with Residential and Office Above).	No change – complies
<b>Zoning:</b>	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU32) – Steveston Village
<b>Number of Units:</b>	None	Approximately 4 commercial retail units and 16 residential units.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.6	1.6	none permitted
Lot Coverage – Building:	Max. 85%	76%	none
Setback – Front Yard and Side Yard (m):	No minimum setback	0 m	none
Setback – Rear Yards (m):	Min. 6.5 m	Min. 6.8 m	none
Height (m):	12 m	12 m (top of parapet) 12.8 m to 14.8 m for access/egress related rooftop structures to the outdoor amenity area	variance requested
Off-street Parking Spaces – Commercial Residential Shared Commercial Residential Visitor	9 stalls (Commercial) 24 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors)	9 stalls (Commercial) 26 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors)	none
Off-street Parking Spaces – Total:	33 stalls	35 stalls	none
Amenity Space – Indoor:	Min 50 m <sup>2</sup>	Cash in lieu	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per residential unit	127 m <sup>2</sup>	none

**Excerpt of Richmond Heritage Commission Meeting Minutes  
July 15, 2015**

**Development Proposal - 3735, 3751, 3755, 3771 Chatham Street**

Charan Sethi joined the Committee to present on the preliminary review of a rezoning proposal for 3735, 3751, 3755, 3771 Chatham Street. This will be a 3-storey commercial and residential mixed-use development in the Steveston Village Conservation Area.

Committee members provided comments to Mr. Sethi with respect to the roof, respecting the 1892 historical property lines (corresponds to current property lines) and details to the streetscape and façade finishes.

Mr. Sethi noted that he has consulted with other Steveston groups (like Steveston 2020) as well as city staff feedback in this project.

Commission members noted that they liked the idea of the staggered individual fronts to break up the façade as it gives the feeling of individual side by side buildings. Commission members also noted that they like the idea of a roof deck for use by residents of the development.

It was noted that the colours for the building have not been decided upon yet, but they will be consistent with the heritage palette. It was also noted that there will be different cladding materials and treatments on all building elevations.

Discussion ensued on the proximity to the protected united church building to the west, exterior lighting, potential for wall gardens, materials used, a public art contribution, affordable housing, and the Sakamoto guidelines. Discussion further ensued on the parking issue and having an adequate number of usable parking spaces with respect to the zoning bylaws.

It was noted that this project requires a Development Permit application to address the external form and character of the development, which will be forwarded to the Richmond Heritage Commission for review and comment sometime in the future.

The developer will make a contribution to the Steveston Village Conservation Fund for this project based on the provisions of the Steveston Village Conservation Strategy.

It was moved and seconded

***That the Richmond Heritage Commission support, in principle, the redevelopment of this site in the Steveston Village Conservation Area to allow for a commercial/residential mixed-use project, as presented.***

**CARRIED**



[illegible]

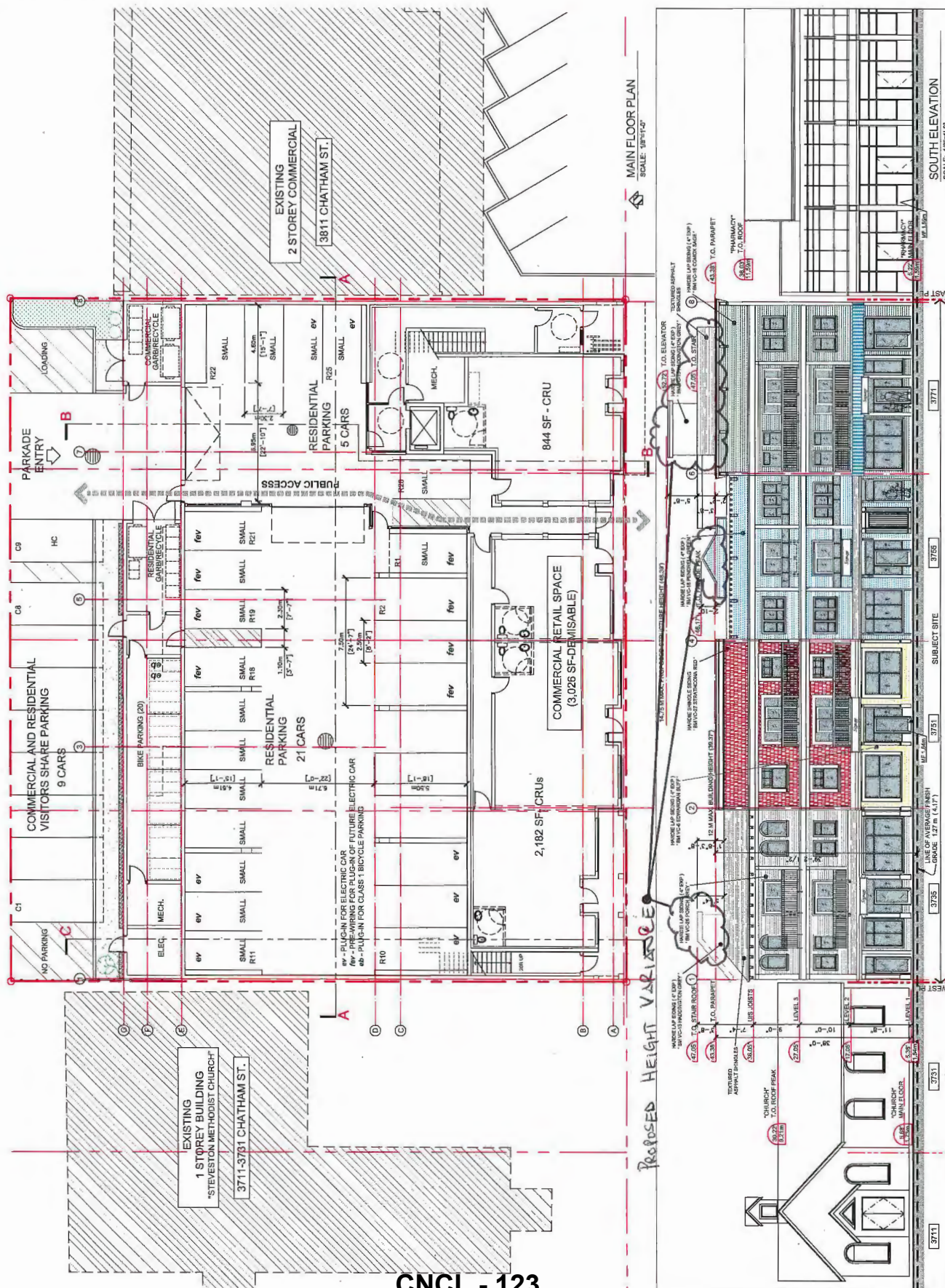
## INTERFACE:

Suite 230  
11590 Camblo Road  
Richmond BC  
Canada V6X 3Z5

T 604 821 1152  
F 604 821 1145

PROJECT	16 UNIT COMMERCIAL MIXED-USE BUILDING
PROJECT NO.	3735 / 3751 / 3765 / 3771
SCALE	1/4"=1'-0"
AS NOTED	
DATE	MARCH 23, 2016
DESIGNED BY	URBANY
CHECKED BY	RCE, RLV
GEOMETRIC	PC
PROJECT	PC
SHEET TITLE	
	MAIN FLOOR PLAN, SOUTH ELEVATION
DRAWING	

## A2.1



**CNCL - 123**



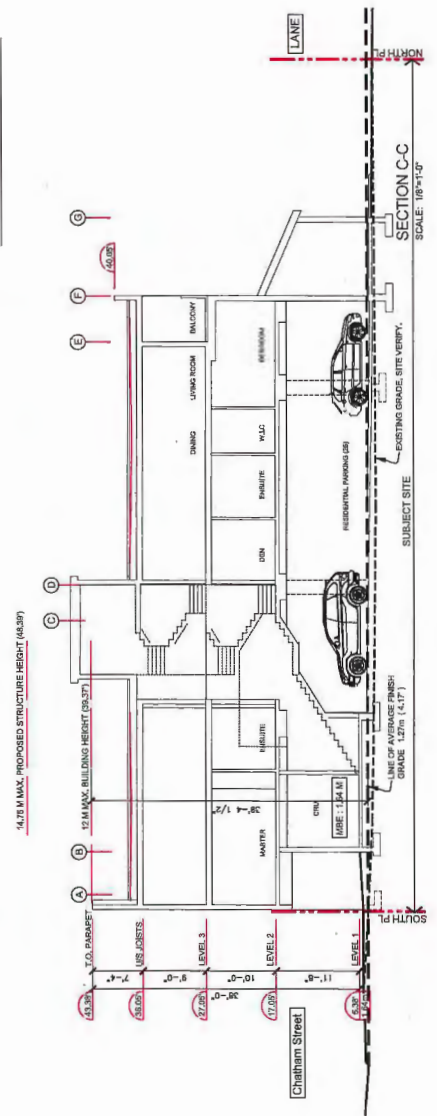
The floor plan illustrates a multi-unit residential building with units 301 through 308. The layout is organized into two main sections, with units 301-304 on the left and units 305-308 on the right. Each unit is shown with its specific room layout, including bedrooms, living areas, kitchens, and bathrooms. Dimensions are provided for various rooms and balconies. The plan also includes common areas, stairs, and elevators. The overall dimensions of the building are 131'-0" wide and 29'-2" deep. The plan is divided into two main sections by a central corridor. The left section contains units 301, 302, 303, and 304, while the right section contains units 305, 306, 307, and 308. Each unit is shown with its specific room layout, including bedrooms, living areas, kitchens, and bathrooms. Dimensions are provided for various rooms and balconies. The plan also includes common areas, stairs, and elevators. The overall dimensions of the building are 131'-0" wide and 29'-2" deep.

**INTERFACE:**  
Suite 230  
11580 Cambie Road  
Richmond BC  
Canada V6X 3Z5  
T 604 821 1162  
F 604 821 1146  
[www.interfacearchitects.com](http://www.interfacearchitects.com)

[illegible][illegible]



PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
PROJECT NO.	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
SCALE	1/8"=1'-0"
DATE	MARCH 23, 2016
DRAWN BY	KYC, BLS, VT
CHECKED BY	KYC
SHEET TITLE	SECTIONS AA, BB
DRAWING	A3.1







**Address:** 3735, 3751, 3755 and 3771 Chatham Street

**File No.:** RZ 15-697899

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9541, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of any existing dwellings).
2. City acceptance of the developer's offer to voluntarily contribute \$20,000 (removal of 20 trees at 2:1 replacement or \$500 per replacement tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City (for on-site tree removals).
3. City acceptance of the developer's offer to voluntarily contribute \$7,800 to the City's Tree Compensation Fund for the planting of replacement trees within the City (for tree removals on City land).
4. The applicant is required to install tree protection fencing around the tree to be retained on the adjacent site (north east). 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 must remain in place until construction and landscaping on-site are completed.
5. Registration of a legal agreement on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to prohibit the conversion of the bicycle parking area into habitable space and requiring that the rooms remain available for shared common use for the sole purpose of bicycle parking.
8. Registration of a legal agreement on title ensuring the provision of electric vehicle charging features: a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; and an additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
9. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$18,335 to the City's public art reserve fund.
12. Contribution of \$16,000 (e.g. \$1,000 per dwelling unit) in accordance with the City's Cash In-Lieu of Indoor Amenity Space Policy 5041.
13. City acceptance of the developer's offer to voluntarily contribute \$4 per buildable square foot (e.g. \$83,892) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$47 per buildable square foot for the density increase from 1.2 to 1.6 FAR (e.g. \$297,059) minus the applicable affordable housing contribution for the development (\$83,892) in accordance with the Steveston Village Conservation Grant Program (Policy 5900). The total required amount being \$213,167.
15. Enter into a Servicing Agreement\* for the design and construction of the following works (all works are at the developers cost):
  - a) Along the Chatham Street frontage

- Installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and a new concrete sidewalk to occupy the remaining space between the boulevard and existing property line (Note: Should Council adopt streetscape visions for Chatham Street prior to the adoption of the rezoning, the above frontage works shall be adjusted, if necessary, to be in keeping with streetscape visions for Chatham Street as approved by Council).
- Removal of existing driveway crossings and reinstallation of concrete barrier curb.
- These frontage works will also need to adjust a driveway crossing (currently extends over the east portion of the subject site's street frontage) that services the medical building to the east to accommodate the above frontage works and also allows for the reconfiguration of this existing driveway crossing to a functional crossing directly servicing the neighbouring site to the east.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- Cut and cap existing storm and water connections to the subject site (including removal of any inspection chambers) and install new storm and water (meter and meter box) connections along Chatham Street (including securing any necessary statutory right-of-ways).
- Assess lighting levels on Chatham Street and relocate/upgrade lighting as required.

b) Lane works

- Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting.
- Lane works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane from the development site's west property line to 1st Avenue.
- Installation of a new driveway crossing to access the existing lane along 1st Avenue.
- Cut and cap the existing sanitary sewer connections to the subject site (including removal of any existing inspection chambers) along the site's lane frontage and install a new sanitary connection, inspection chamber and tie-in to the existing sanitary manhole (SMH5499) c/w external drop.

c) General

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground overhead service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- 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.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Complete an acoustical and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. Provide a landscaping security and contingency for proposed on-site landscaping.

**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 measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

-Signed Copy on File-

Signed

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9541 (RZ 15-697899)  
3735, 3751, 3755 and 3771 Chatham Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - a. Inserting the following table into the existing table contained in Section 5.15.1:

<b>Zone</b>	<b>Sum Per Buildable Square Foot of Permitted <b>Principal Building</b></b>
ZMU32	\$4.00

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

“20.32      **Commercial Mixed Use (ZMU32) – Steveston Village**

20.32.1      **Purpose**

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.32.2      **Permitted Uses**

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **industrial, general**
- **liquor primary establishment**
- **manufacturing, custom indoor**

- microbrewery, winery and distillery
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

#### 20.32.3 Secondary Uses

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

#### 20.32.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.32.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.2” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU32 **zone**.
3. Notwithstanding Section 20.32.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.6” **floor area ratio** if the owner pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$213,167 (calculated at \$47/sq. ft. multiplied by the “0.4” **floor area ratio density** increase from “1.2” to “1.6” **floor area ratio** multiplied by the **lot area** less the sum paid into the **affordable housing reserve** in accordance with Section 20.32.4.2.)
4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

#### 20.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 85% for **buildings**.

**20.32.6 Yards & Setbacks**

1. The minimum **rear yard setback** is 6.5 m.
2. There is no minimum **front yard** or **side yard setback**.

**20.32.7 Permitted Heights**

1. The maximum **building height** is 12.0 m (not to exceed 3 **storeys**).

**20.32.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

**20.32.9 Landscaping & Screening**

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

**20.32.10 On-Site Parking**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
  - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.

**20.32.11 Other Regulations**

1.
  1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line** abutting a **road** shall be used for residential purposes.
  2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 6.0 m in width.
  3. Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
  4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and by designating it **"COMMERCIAL MIXED USE (ZMU32) – STEVESTON VILLAGE"**.

P.I.D. 011-483-041

Lot 7 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-016

Lot 5 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-024

Lot 6 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-643-719

Lot 4 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9541"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ul</i>



File No.: HA 15-697904

To the Holder: Tien Sher Chatham Developments Ltd.

Property Address: 3735, 3751, 3755 and 3771 Chatham Street

Legal Description: PID: 011-483-041  
LOT 7 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 249  
PID: 011-483-016  
LOT 5 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 249  
PID: 011-483-024  
LOT 6 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 249  
PID: 003-643-719  
LOT 4 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.967)
  - ☐ Property Subject to Temporary Protection (s.965)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
  - ☒ Property in Heritage Conservation Area (s.971)
  - ☐ Property Subject to s.219 Heritage Covenant
2. The purpose of the Heritage Alteration Permit is to permit the following activities on the subject site:
  - a. Demolition and removal of any existing structures and buildings;
  - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
  - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
  - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.
4. This Heritage Alteration 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.
5. This Heritage Alteration Permit is issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899).

6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO.      ISSUED BY THE COUNCIL THE DAY OF  
DELIVERED THIS              DAY OF              , 2016

\_\_\_\_\_  
MAYOR

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

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



# City of Richmond

## Report to Committee

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

**Date:** February 25, 2016

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

**File:** 11-7000-09-20-129/Vol  
01

**Re:** Oris Development (River Drive) Corp. Donation of Public Artwork Water #10

### Staff Recommendation

That the donation of the artwork *Water #10* by Oris Development (River Drive) Corp. to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled "Oris Development (River Drive) Corp. Donation of Public Artwork Water #10", dated February 25, 2016, be approved.

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

Att. 4

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications Finance Parks Services Engineering and Public Works	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> DW	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

As part of the Parc Riviera development at 10111 River Drive, the developer proposes to donate the public artwork *Water #10* to the City for permanent placement at its present location at the Cambie Road Drainage Lift Station at 7691 River Road. This report presents for Council's consideration the proposed public artwork, artist and location.

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.*

### Analysis

#### Richmond Public Art Program

The Richmond Public Art Program sets a framework for creating opportunities for people to experience art in everyday life, encouraging citizens to take pride in public cultural expression. The Program also complements the character of Richmond's diverse neighbourhoods through the creation of distinctive public spaces. Donations of artwork to the City are an important part of Richmond's growing Public Art Collection.

#### Development Proposal

Parc Riviera is a multi-phased mixed-use commercial and residential development currently under construction, located along the North Arm of the Fraser River on River Road between No. 4 Road and Shell Road. The development team for the project is a partnership between David Chung of Dava Developments and Parc Riviera Project Inc., owner of the property, and Dana Westermarck of Oris Consulting, applicant and development consultant for the project.

Council approved the development's rezoning application (RZ 07-380169) on October 11, 2011, and the Phase I development permit (DP 11-564405) on August 29, 2012.

As a condition of rezoning, the developer agreed to voluntarily contribute \$574,695 (based on a rate of \$0.60/ft<sup>2</sup> established by the maximum Floor Area Ratio (FAR) at the time of the rezoning application) towards Public Art.

### Water #10 Background

The artwork *Water #10* by artist Ren Jun (Attachment 1) was installed at the Cambie Road Drainage Lift Station at 7691 River Road as part of the Vancouver International Sculpture Biennale 2009-2011 (Vancouver Biennale). A chronology of its history in Richmond is as follows:

- October 26, 2009: Council approved “Additional Art Works for City of Richmond Public Art Program Participation in the Vancouver International Sculpture Biennale, 2009-2011”, including *Water #10*, by artist Ren Jun (China) for a location adjacent to the Cambie Road Drainage Pump Station at the Middle Arm Waterfront Greenway.
- February 3, 2010: *Water #10* was installed by the Vancouver Biennale.
- April 11, 2011: Council received the report on “Results from Public Consultation on Acquiring Biennale Artwork”. The artwork *Water #10* received the second highest total votes in support for inclusion in Richmond’s permanent art collection: 344 in favour of 1,992 total responses to the survey, “Opportunity to Acquire Vancouver Biennale Artwork”.
- August 4, 2011: purchase of *Water #10* from Vancouver Biennale for \$448,000 by David Chung, Parc Riviera Project Inc. for the purpose of fulfilling the Public Art requirement for the Parc Riviera rezoning. It was anticipated that the remainder of the public art contribution funding would be required for relocation, foundations, site preparation and maintenance (Attachment 2).
- October 11, 2011: letter of intent from David Chung to relocate the artwork to the Parc Riviera Project site (Attachment 3).
- October 2011: City Council approved Oris Development Corporation’s application to rezone 1880 No. 4 Road; and 10071, 10091, 10111, 10131, and 10311 River Drive from “Industrial Storage District (I5)” to “Comprehensive Development District (CD/209)” (RZ 07-380169). Included in the proposal was the creation of two parcels to be transferred to the City as fee simple lots for park purposes (Tait Waterfront Park).
- November 14, 2011: Council approved “Request to Extend Temporary Exhibition of Public Artwork *Water #10*” at its present location at the Cambie Road Drainage Lift Station at 7691 River Rd.
- June 18, 2015: a Public Open House was held on the Tait Waterfront Park concept, to gain public input towards the development and refinement of the design plan.
  - Interest in the process was strong and response to the park concept proposal was generally favourable; and
  - Mixed support was shown for the proposed art sculpture (*Water #10*). Some participants did not want any large public art located within the park. Others were receptive of the art piece but would rather it be moved to a location along the park entrance on River Road. This location was suggested to allow more space for the playground area, to permit more uninterrupted play.

### Public Art Advisory Committee Review

On October 13, 2015, staff provided the Richmond Public Art Advisory Committee (RPAAC) an update on the donation of the *Water #10* artwork, originally proposed for a new location in the new Tait Waterfront Park, and noted that the applicant has offered to keep it at its current location at the Cambie Pump Station. The Committee was very supportive of this and noted that this site has already been viewed and approved by the artist and the City. The RPAAC recommended that a conservator and appraiser be retained to assess this artwork.

### Staff Comments on Proposed Artwork Donation to the City

Following the recommendation by RPAAC, staff retained a conservator and an appraiser to report on *Water #10*. The conservation report by Nadine Power Fine Art Conservation notes that the work is in good overall condition. Dust, grime and biological growth near the base of the sculpture should be removed with a light power washing (Attachment 4). The appraiser, Beth Noble, concluded that the estimated fair market value of the proposed donation is \$448,000 CAD, which was the purchase price paid by David Chung, including HST. The engineer responsible for the installation of the artwork at the Cambie Pump Station location has been retained to assess the condition of the structural support, and has reported that the work is in generally good condition.

City staff support acceptance of the donation and recommend that the artwork remain at its current location.

### Cost of the artwork donation

The developer has agreed to provide a voluntary contribution of \$574,695 (based on a rate of \$0.60/ft<sup>2</sup> established by the maximum FAR at the time of the rezoning application) towards Public Art. The cost of *Water #10*, the purchase price without the HST, is \$400,000. The balance of the remaining funds from the contribution is \$174,695. Of this amount, \$148,000 will be allocated by the Developer to a new artwork to be integrated with Tait Waterfront Park, at the direction of the City. The remaining \$26,695 will be deposited to the Public Art Provision for City Administration of the Public Art Program.

A tax receipt for the donation will not be issued as the donation of the artwork is in exchange for the commitment made to a voluntary contribution for public art through the development approvals process.

### **Financial Impact**

The artwork will require minimal periodic washing and maintenance, at an approximate cost of \$300 per cleaning every two years. City funds would be allocated out of the Public Art Program's annual operating budget.

## Conclusion

Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live and visit. The proposed artwork *Water #10* by Ren Jun and donated by Oris Development represents a significant gift to the City of Richmond. It is a continuing show of support by developers for the importance of public art to neighbourhoods and the City.



Eric Fiss  
Public Art Planner  
(604-247-4612)

- Att. 1: Description of *Water #10* and Location  
2: Receipt for Purchase of *Water #10*  
3: Letter from David Chung  
4: Conservation Report

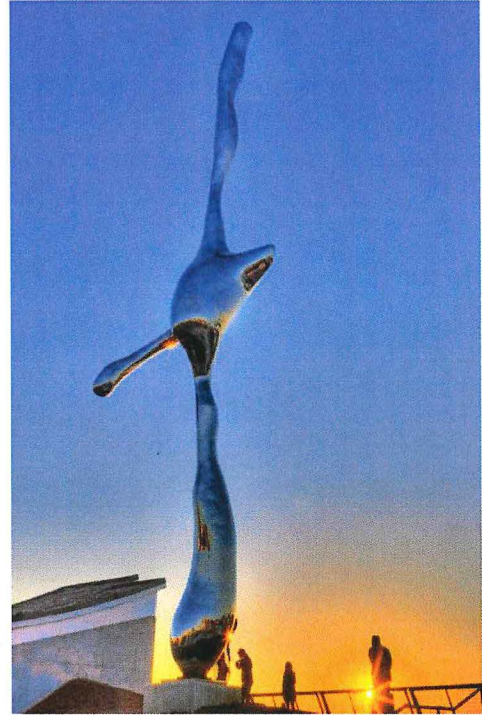
## Description of *Water #10*

**Artwork:** *Water #10*

**Description:** An elegant, monumental, stainless steel sculpture, *Water #10* was one of two large scale sculptures created especially for the 2009-2011 Vancouver Biennale. It explores the essence of pure forms; water and mercury while stopped in motion. The work reflects confidence, freedom and fluidity.

**Artist:** Ren Jun (CHINA, born 1961-)

**Artist Bio:** Ren Jun graduated from the Xi'an Academy of Fine Arts, Shaanxi Province, China. Jun represents the energy and opportunity of a young generation of artists working in a 'New China', with a shifting focus away from the urban metropolis. His early works embody a spirit of heroism that reflects the political, cultural and economic characteristics of a transient Chinese society shaped by historic contradictions. His recent body of work takes a dramatic departure in form and inspiration. He draws inspiration from nature and uses it as a springboard for an exploration of the human spirit. Jun's sculptures are a visual challenge of pure form, a conversion of his philosophical reflection into a visual symbol.



His monumental sculptures have been exhibited across China, including many of the newly emerging industrial cities. Jun made his North American debut with the Water Series, a pair of elegant amorphous stainless steel sculptures which are on display in Vancouver and Richmond.

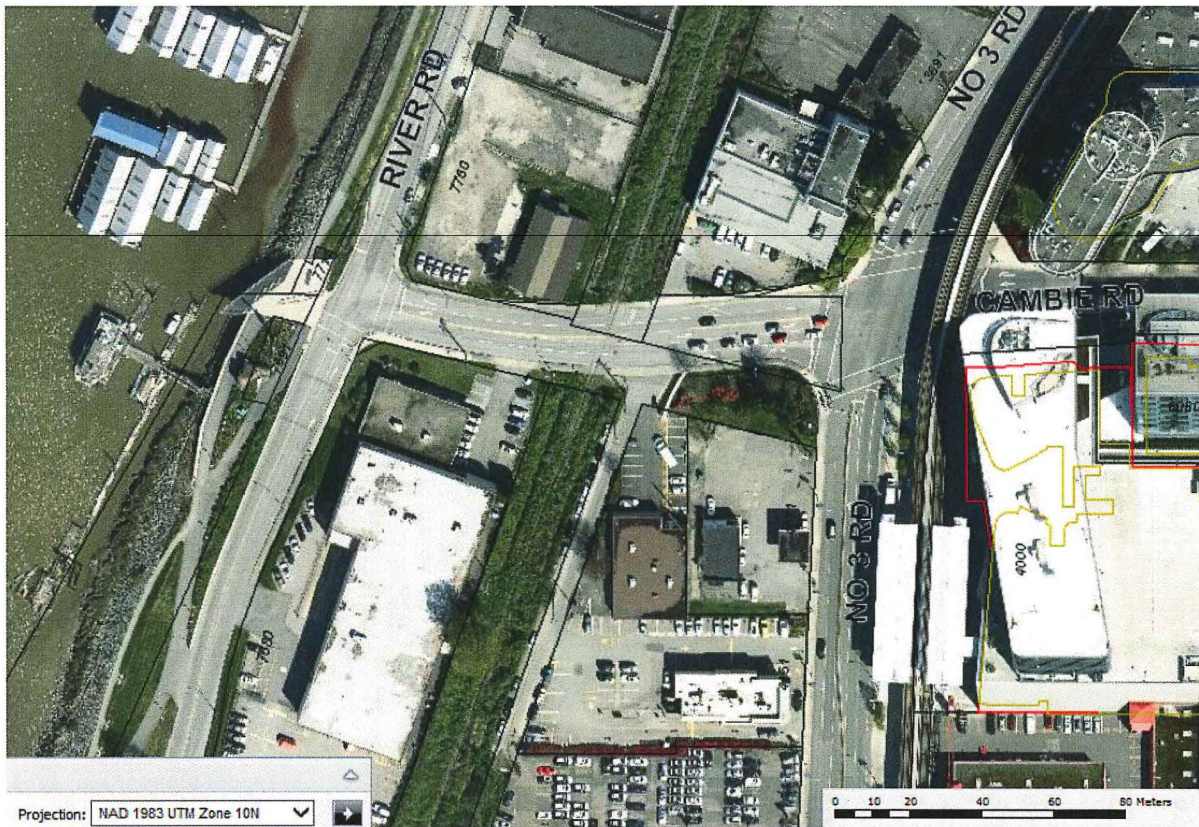
**Media:** High Quality Stainless Steel

**Size:** 650cm (H) x 420cm (D) x 600cm (W) (255in x 165in x 236in)

**Weight:** 88181bs, 4000kg

**Value:** \$448,000

## Location



Cambie Drainage Pump Station 7961 River Road

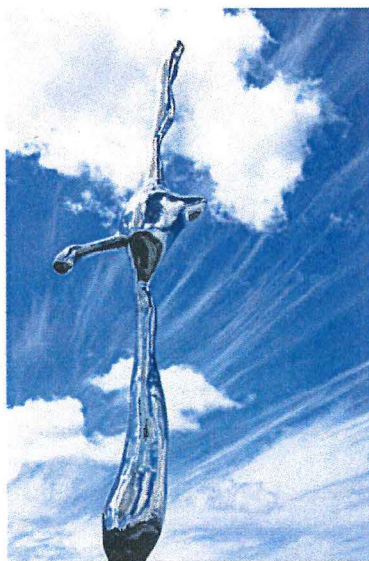


View from River Road

VANCOUVER  
SCULPTURE  
PERFORMANCE  
NEW MEDIA  
BIENNALE

August 4, 2011

Receipt  
For Purchase of:



**Artwork:** *Water #10*

An elegant, monumental, stainless steel sculpture, *Water #10* was one of two large scale sculptures created especially for the 2009-2011 Vancouver Biennale. It explores the essence of pure forms; water and mercury while stopped in motion. The work reflects confidence, freedom and fluidity.

**Artist:** Ren Jun (CHINA, born 1961 - )

A graduate of the Xi'an Academy of Fine Arts, China, Ren Jun is a successful and respected sculptor of large-scale works which span cities from South to North of China. Ren Jun represents a nationalist pride more recently referred to as Cultural Imperialism. This recent work is a dramatic departure in form and inspired by the growth and expansion of China as it takes its place in the world as a leading economic and cultural power.

**Media:** High Quality Stainless Steel

**Size:** 650cm (H) x 420cm (D) x 600cm (W) (255in x 165in x 236in)

**Weight:** 8818lbs, 4000kg

**Reference #27 in Vancouver Biennale 2009-2011 Catalogue:** Page 60

**Purchase Price:** \$400,000 CDN (sculpture only) + HST (12%)

**Paid in Full:** \$448,000 CDN

**Purchaser:** River Drive Four Road Project Inc  
Shell Corporate Centre  
228 - 2680 Shell Road, Richmond, BC V6X 4C9

  
Barrie Mowatt  
Founder + President

NB: De-installation, transfer and re-installation costs are at the purchaser's expense.



August 25<sup>th</sup>, 2011

Mr. Eric Fiss, MAIBC, MCIP, LEED AP  
Public Art Planner  
Arts, Culture, and Heritage Services  
CITY OF RICHMOND  
6911 No. 3 Road,  
Richmond, B.C.  
V7E1T6

Dear Eric,

RE: Public Art Planning Process – Parc Riviera Multi-Residential Project  
File Number: RZ 07 380169

I, David Chung, am the president of River Drive Four Road Project Inc. which is the landowner and developer of Parc Riviera. In response to your e-mail dated 26<sup>th</sup> July, 2011, River Drive Four Road Project Inc. confirms our commitment to complete the Public Art Process requirements as set forth by the Richmond Public Art Advisory Committee.

We have completed the purchase of the sculpture, Water #10 by Jun Ren, from the Vancouver International Sculpture Biennale in July 2011 for the purpose of fulfilling our Public Art requirement for the Parc Riviera Project Rezoning. The invoice of the purchase has been attached for your reference. The remaining balance of the total Public Art Contribution will be spent on additional Public Art for the site.

It is our intention to relocate, at our cost, Water #10 to the Central Park of the Parc Riviera Project, which will be dedicated to the City of Richmond. The exact location is planned to be near the Dyke, and in-line with McLennan Road, subject to the approval of the City of Richmond. The relocation of Water #10 is intended to take place sometime before December 31, 2011.

We have responded to your comments:

1. We will contact Jun Ren regarding our siting proposal and inquire as to his availability.
2. We have revised the transportation and installation costs to \$50,000.
3. Insurance and Maintenance Costs are estimates, but the budget reflects a 3 year period until we turn the Park over to the city after development is complete.
4. Transfer of Ownership indeed does occur after installation and work is completed and accepted.
5. At the moment, we do not know how the remainder of the Public Art contribution will be spent. We will work this out as a part of the Public Art Process we are committed to long before we want to be building on the last two phases.

228 – 2680 Shell Road, Richmond B.C. - tel: 604.273.6266 - fax: 604.273.6121



Additionally, we respectfully request that the formal review of our Public Art Plan by the Direct Commission Review Panel Process and subsequent Public Art Advisory Committee and Urban Development Staff occur after the rezoning process is completed in light of time constraints.

Should you have any questions or require further clarification, please do not hesitate to contact me at (604) 721-9868 or by e-mail at [david.chung@davadevelopments.com](mailto:david.chung@davadevelopments.com).

Yours Truly,  
River Drive Four Road Project Inc.  
Per:

A handwritten signature in black ink, appearing to read "David Chung", is written over the "Per:" line.

David Chung, River Drive Four Road Project Inc.  
President

Cc:	Mr. Brian Jackson	Director of Planning	City of Richmond
	Mr. Francisco Molina	Senior Planner	City of Richmond
	Mr. Dana Westermarck	President	ORIS Development (River Drive) Corp.
	Mr. Nathan Curran	Finance Coordinator	ORIS Development (River Drive) Corp.
	Mr. Joseph Fry	Principal	HAPA Collaborative

228 - 2680 Shell Road, Richmond B.C. - tel: 604.273.6266 - fax: 604.273.6121

NADINE POWER FINE ART  
CONSERVATION

427 Ashley St. Coquitlam, BC, V3K 4B2  
778.688.4894

**Title: Water  
#10**

**Artist:** Jun Ran

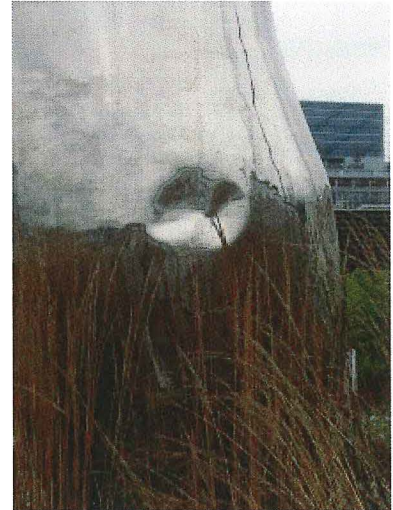
**Media:** Stainless Steel

**Dimensions:** Unavailable

**Date of Installation:** 2009

**Date of Condition Report:** January 28, 2016

**Location:** 7411 River Rd.



**Catalogue Description**

The stainless steel sculpture is inspired from pure forms; liquid water or mercury stopped in motion to reveal its shape as a drop of spill caught in the air. Though weighing three tons with no angles, or hard edges, the form flows visually and appears light and fluid.

This artwork is a temporary installation and was part of the Vancouver International Biennale 2009-2011. The work is currently being acquired into the City of Richmond collection.

**Condition**

This work is in good overall condition.

- There is considerable dust and grime overall with minor scratches noted around the bottom of the work.
- A large dent, measuring approximately 6 inches in diameter is observed on the north side of the work near the bottom.
- Water streaks are also noted overall.
- Biological growth and general grime is observed around the base and lower 3-5 feet of the work.

**Required Maintenance**

This work requires cleaning

- Light power-washing (at lowest setting) will likely remove most dust and grime
- If a detergent is required, use a mild detergent such as Orvus paste or dish detergent with microfiber cloth. DO NOT SCRUB. Rinse thoroughly.
- Scrub cement base with exterior wash such as CLR or TSP to remove biological growth.



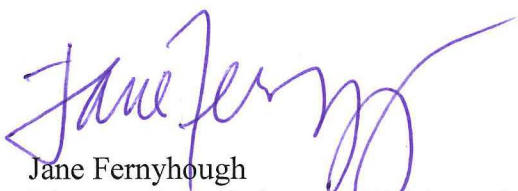
# City of Richmond

## Report to Committee

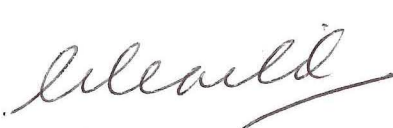
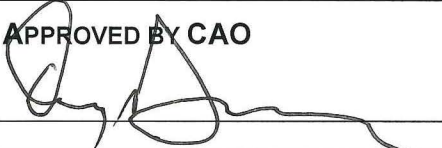
**To:** Parks, Recreation and Cultural Services Committee  
**From:** Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
**Date:** March 4, 2016  
**File:** 11-7000-09-20-188/Vol 01  
**Re:** **Polygon Development 273 Ltd. (Kingsley Estates) Donation of Public Artwork *Spirit of Steveston***

### Staff Recommendation

That the donation by Polygon Development 273 Ltd. (Kingsley Estates) of the artwork *Spirit of Steveston* to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled "Polygon Development 273 Ltd. (Kingsley Estates) Donation of Public Artwork *Spirit of Steveston*", dated March 4, 2016, be approved.

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

Att. 4

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

## Staff Report

### Origin

As part of the Polygon Kingsley Estate development at 10388 No. 2 Road, the developer proposes to donate a public artwork to the City. This report presents for Council's consideration the proposed public artwork, artist and location.

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.*

### Analysis

#### Richmond Public Art Program

The Richmond Public Art Program sets a framework for creating opportunities for people to experience art in everyday life, encouraging citizens to take pride in public cultural expression, and complement the character of Richmond's diverse neighbourhoods through the creation of distinctive public spaces. Donations of artwork to the City are an important part of Richmond's growing Public Art Collection.

#### Development Proposal

Polygon's "Kingsley Estates" development is a residential townhouse development at 10388 No. 2 Road (formerly 10440 and 10460 No. 2 Rd) located on the site of the former Steveston Secondary School. The 133-unit townhouse development, currently under construction, includes dedication of parkland and provision of a City-owned child care facility within the entry plaza park space fronting No. 2 Road on a lot transferred from Polygon to the City.

Council approved the development's rezoning application (RZ 13-649524) and development permit (DP 15-692659) on June 22, 2015. As part of the rezoning and development permit, the developer agreed to integrate a public art project on the development's site or vicinity.

#### Detailed Public Art Plan

The development's Draft Detailed Public Art Plan (Attachment 1) was presented to the Public Art Advisory Committee on March 18, 2014, by Chris Ho, project manager for Polygon Homes, and public art consultant Emily Nixon from Durante Kreuk Ltd. The Public Art Advisory Committee supported the Public Art Plan with the recommendation that an open call to artists be considered and that the artist collaborate with the park planner and design team to integrate the artwork at a public location on the site, including locations on the Entry Plaza and Greenway (Attachment 2). Subsequent to the release of draft Public Art Plan the greenways locations were adjusted but the overall intent of locating the art work on No. 2 Road remains appropriate.

### Terms of Reference

The two-stage call to artists, issued May 5, 2014, incorporated the recommendations from the Public Art Advisory Committee for a call open to all professional artists residing in British Columbia, and identified that the public art should reflect the history of the site as the former Steveston Secondary School and be located along the Greenway and Entry Plaza. The Terms of Reference described the art opportunity, site description, theme, budget, schedule, artist selection process and submission criteria.

The public art consultant worked with Polygon Homes to reach out to the community in Steveston and to the Alumni Association of Steveston High. The site's history as a high school as the theme for the public art was supported at open houses held by the developer to introduce the project.

### Proposed Location

The Detailed Public Art plan proposed that the public art be located at the Entry Plaza where it would be most publicly accessible and visible from No. 2 Road, and will act as a landmark and gateway to the London/Steveston Neighbourhood Park connected by greenways along the perimeter of the site. A new child care facility will be located adjacent to the Entry Plaza.

### Public Art Selection Process

Under the terms of the Public Art Program administration procedures, a five-member selection panel met on July 15, 2014 to review a list of 23 local BC artists who responded to the artist call. Three members of the selection panel were Steveston Secondary alumni, including a former principal. The selection panel recommended that four artists be shortlisted and invited to submit a concept proposal. Four artists subsequently submitted proposals.

On September 3, 2014, the selection panel met to review the concept proposals and interview the shortlisted artists for this opportunity. The concept proposal presented by the artists Cheryl Hamilton and Michael Vandermeer was recommended for the commission (Attachment 3).

The Richmond Public Art Advisory Committee reviewed this proposal on October 13, 2015, and recommended that Council support this proposal for the donated artwork subject to refinement of the site location to maximize visibility from No. 2 Road. Members noted that this piece will act as a landmark and discussed concerns about the location noting that they would like it in as public a location as possible.

The artist consultant team has worked with staff to address this concern. The art work has been shifted closer to the southwest corner of the Entry Plaza and positioned in front of a cluster of cherry trees to emphasize its height and improve its visibility. The work has been aligned to serve as a focus from both the street as well as from major walkways within the site.

### Proposed Artwork

The proposed sculpture, *Spirit of Steveston*, is approximately 12 feet long x 30 feet high. It is based on the iconic Steveston image of a Seine Fishing Boat followed by a flock of seagulls as it returns to port (Attachment 2).

It will be made from cast and fabricated stainless steel, chosen for its non-toxicity and exceptional corrosion resistance. All edges and corners will be rounded. The entire sculpture will be welded, without bolts.

The tilted poles that hold the boat and its flock of seagulls represented by books is to be smoothly polished stainless steel. The poles will be of a narrow diameter and set at such an angle so as to prevent climbing. The surrounding area will be grass.

The *Spirit of Steveston* fulfills two functions:

- The sculpture links the site to its history as Steveston Secondary, celebrating the lives of the sites' previous inhabitants.
- The sculpture links the site to the larger cultural context of Steveston, acknowledging marine industry and the culture of the region.

### Cost of the Artwork Donation

The developer has provided a Letter of Credit on May 19, 2015, in the amount of \$185,237 as security towards the administration, selection, fabrication and installation of public art as a condition of the development approval process.

Of the total public art contribution of \$194,986, an amount of \$9,749 (5%) in cash has been deposited to the City for Public Art Administration in accordance with Council Policy 8703, and \$15,067 (8%) of the \$185,237 Letter of Credit security has been allocated for public art consulting and administration costs by the public art consultant retained by the developer. The artist contract is for \$170,170. A tax receipt for the donation will not be issued as the donation of the artwork is in exchange for the commitment made to a voluntary contribution for public art through the development approvals process.

### **Financial Impact**

The artwork will require minimal periodic washing and maintenance by the City at an approximate cost of \$300 per cleaning every two years. City funds would be allocated out of the Public Art Program's annual operating budget.

## Conclusion

Public art animates the built and natural environment with meaning, while contributing to a vibrant city in which to live and visit. The proposed artwork by Cheryl Hamilton and Michael Vandermeer and donated by Polygon Development represents a significant gift to the City of Richmond. It is a continuing show of support by developers for the importance of public art to neighbourhoods and the City.

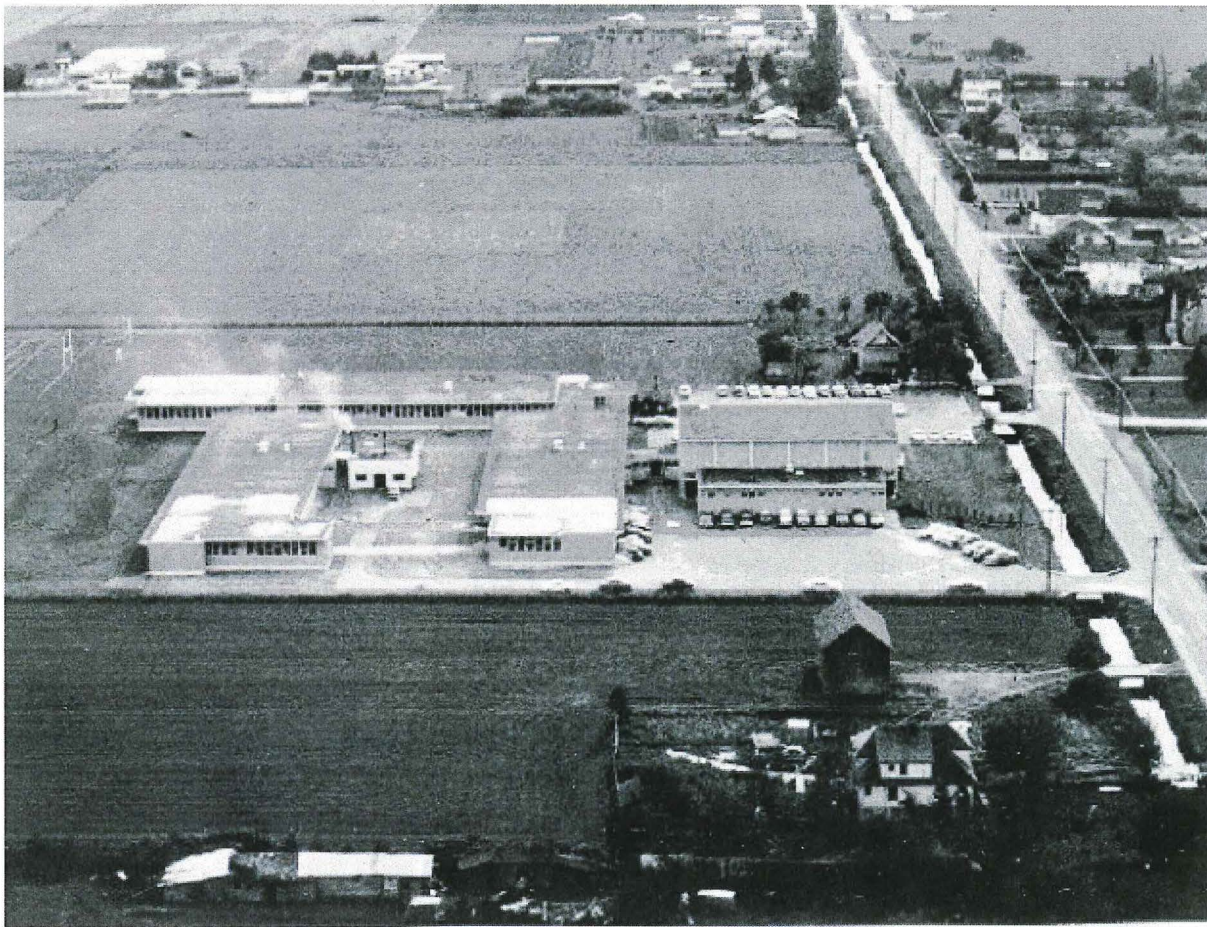
The artwork will interpret the rich heritage of Steveston and Steveston Secondary and activate this new addition to the London/Steveston Park for the enjoyment of visitors and residents.

A handwritten signature in dark ink, appearing to read 'E. Fiss'.

Eric Fiss  
Public Art Planner  
(604-247-4612)

- Att. 1: Detailed Public Art Plan  
2: Site Plan  
3: Artist Concept

# Steveston Site Townhouses **Draft Detailed Art Plan**



Steveston high, 1964. City of Richmond Archives

March 12, 2014  
5000\_016

Prepared For:  
Polygon Development 273 Ltd.



## Contents

1. Project Overview
2. Location
3. Budget
4. Process
5. Timeline
6. Artist Work Schedule

## 1. Overview

### High School + Art

This detailed public art plan outlines the vision for the art allocation of the development at 10440 No. 2 Road in Richmond BC. This site was, since the year 1956, the location of Steveston Secondary School until the year 2008, when it merged with another school in Richmond leaving the building empty.

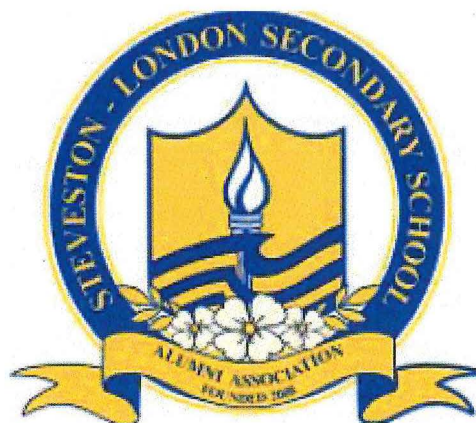
The site was purchased by Polygon Homes in 2013, and a plan is now being developed to convert the site into a 5 acre public park and a townhome development.

The plans are in early stages; the character of the architecture and the features of the park are in development. Polygon views the history of the high school - and its shared history among the lives of thousands over its lifetime - as significant, and proposes that it be commemorated and interpreted through a work of public art.

The school has had a long history of community involvement and charitable works, notably featuring an in-house salmon hatchery constructed in 1988, which enabled students to participate in their local ecology by releasing thousands of fish into streams annually. Beginning in 1983, students also sponsored an orphanage in Guatemala by fundraising throughout the school year. Groups of students would visit once a year and contribute volunteer efforts to make improvements to the building. To this day, former students are



Steveston high, 1977. City of Richmond Archives

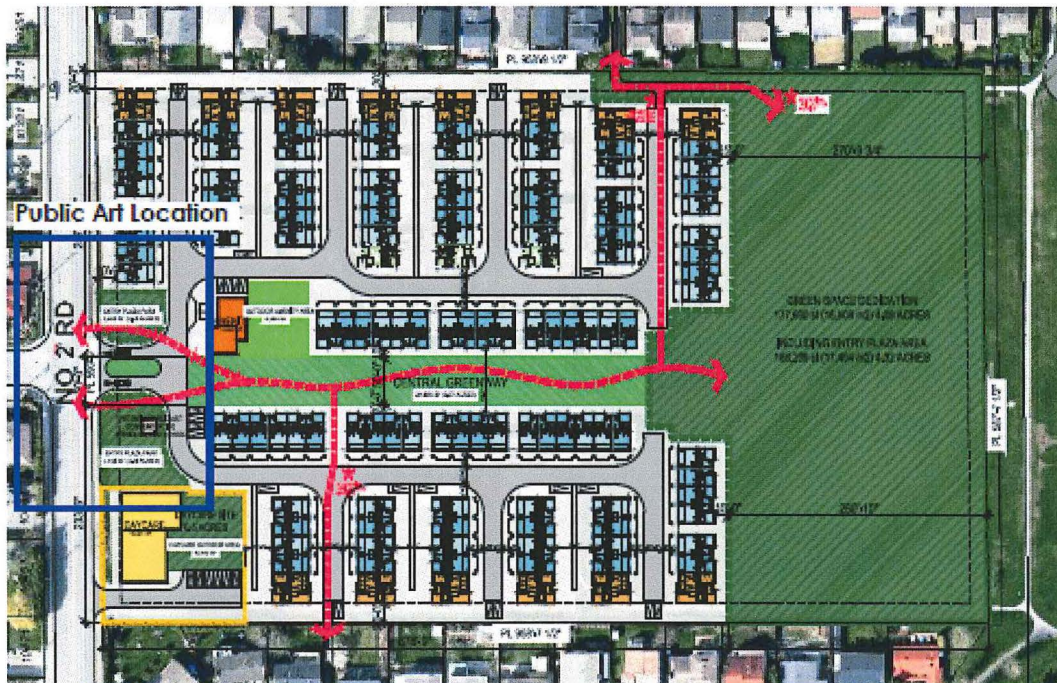


active in an Alumni association, with regular reunions and fundraisers for community projects.

This public art project is therefore an opportunity for the alumni to participate in a work that commemorates the school and its impact on many lives. Polygon is interested in including alumni in the selection of an artist or artists to execute the piece.

## 2. Location

The residential portion of the site will be bisected by a public greenway that will connect Wallace Road to the park. It is proposed that the artwork be located at the entrance to the greenway where it will be most publicly accessible and visible, and will act as a landmark and a gateway piece to the park beyond.



Steveston Site, Polygon Homes.

## 3. Budget

Total allocation.....	\$200,200.00
City of Richmond Administration Costs (15%).....	\$30,030.00
Public Art Consultant (10%).....	\$20,020.00
Amount for honoraria/project costs (5%).....	\$10,010.00
Honoraria:	
Selection Panel: 5 x \$500.00....	\$2500.00
Artist Concepts: 5 x \$1000.00....	\$5000.00
Total for Public Art.....	\$170,170.00

**DRAFT DETAILED PUBLIC ART PLAN: STEVESTON HIGH SCHOOL**

## **4. Process – Invited Competition**

### **4.1 Assemble a Selection Panel:**

#### **Composition**

- 2-3 Steveston High School Alumni
- Developer or developer's representative
- Design consultant: Architect or Landscape Architect
- Richmond Art professional

The public art consultant proposes to create a process based on community input. The Steveston High School Alumni Association will be contacted to solicit interest in participating in the Selection Committee, with the goal of including a minimum of two alumni. Members of the Richmond and Steveston art communities will also be researched. The public art consultant may also take advisement from the Richmond Public Art Committee for potential Selection Panel Members. They will be required to meet three times throughout the selection process.

#### **First Meeting:**

- Develop a base understanding of the project
- Discuss criteria for artist selection
- Selection Panel Members to research and submit artist names to Public Art Consultant after this first meeting, and two weeks in advance of the second meeting.

### **4.2.Create a Shortlist and Terms of Reference**

The Selection Panel will submit their lists of 3-5 names to the public art consultant and she will contact them to determine interest in the project and collect credentials. At the second meeting, the Selection Panel will narrow down the long list of artists through discussion and vote, with the aim of achieving a list of 5 artists.

Instructions to the artists will also be discussed, in order to develop a "Terms of Reference" document to send out to the artists to reference in developing their concepts.

#### **Preliminary Terms of Reference**

- The artwork, at a personal scale should complement the pedestrian environment, being possibly tactile, visually intriguing, and memorable.
- Art work should be safe and prevent physical injury. Artists should consider issues such as climbability.
- Maintenance considerations should be a part of the proposal, and artwork proposed should be simple to maintain and resistant to vandalism.
- Materials proposed for the art should be durable and able to withstand outdoor environmental effects.
- Seasonal and diurnal cycles should be considered: Could the artwork be changed by the changing light and seasons to maximize its impact? Would the proposed piece be enhanced or improved by lighting?

- Artists should consider signage and artwork identification in their proposal.
- Artists should be conscious of the art's impact on vehicular circulation and sightlines, neighbourliness, and liveability of this emerging residential neighbourhood.

**Second Meeting:**

- Review artist credentials (sent in advance of the meeting) and select a short list of 3-5 names
- Create Terms of Reference

### **4.3 Review Concept Submissions**

Selected artists will be given an honorarium of \$1000.00 to develop their work. Their concept presentations should include the following:

- A scaled maquette or rendering of the proposed artwork
- Concept statement
- Material samples
- Sketches and renderings as needed to convey the relationship of the piece to its surroundings
- Budget, including but not limited to material costs, artist fees, legal fees, consultant fees, site lighting (if required)
- Timeline
- Maintenance considerations

The artists will be given an allotment of time to present their concepts to the Panel, and the Panel will have the opportunity to interview the artists on the presentation day. Through discussion and vote, the Panel will choose one artist to execute the commission.

**Second Meeting:**

- Review artist presentations
- Interview artists with predetermined questions
- Select one artist to carry out the commission

## 5. Timeline

First Selection Panel Meeting:	May 7, 2014
Selection Panel Submits Artist List:	May 21, 2014
Second Selection Panel Meeting/ Shortlist:	June 12, 2014
Second Selection Panel Meeting/ Concept Reviews:	July 28, 2014

## 6. Artist Work Schedule

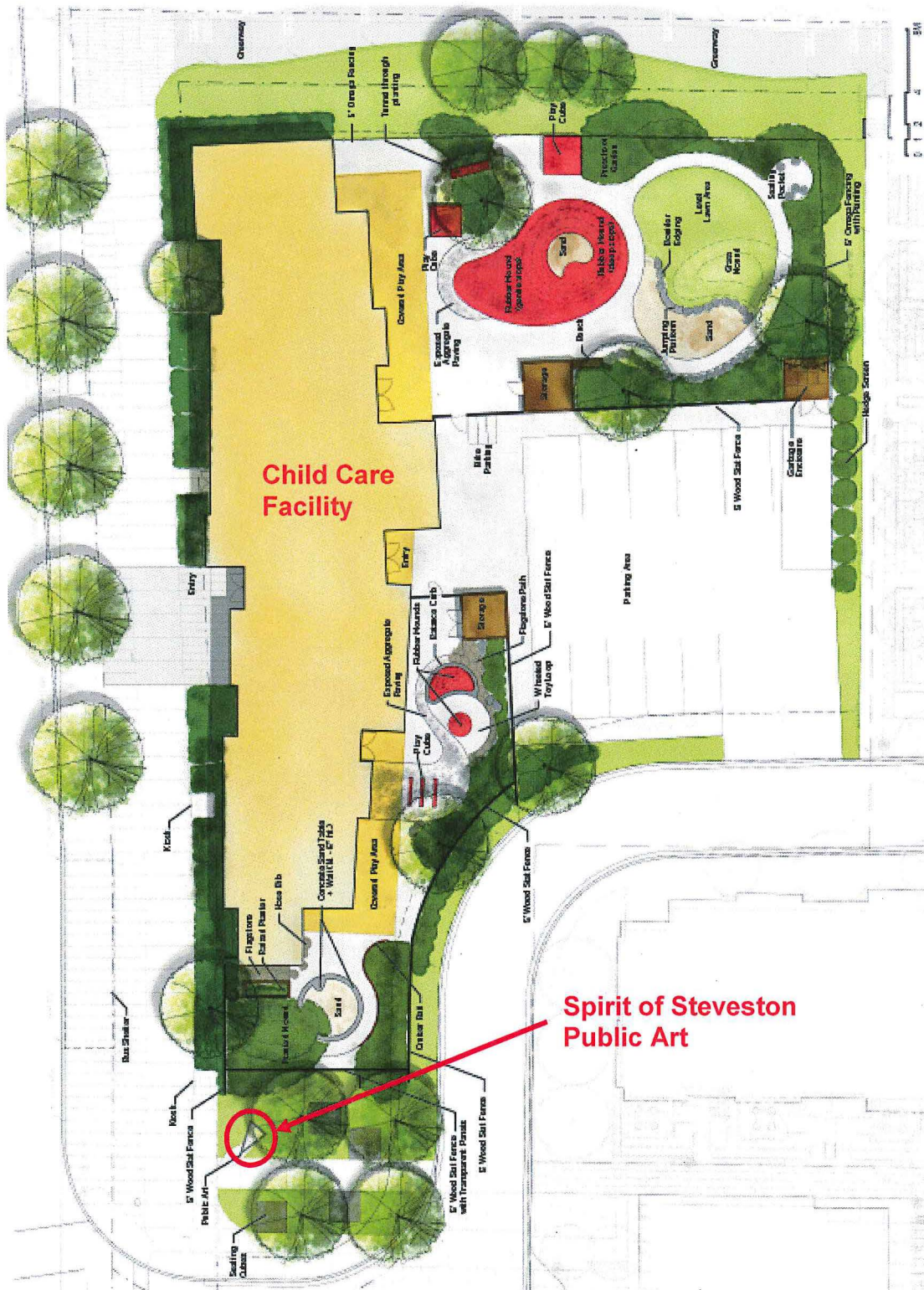
Detailed design phase:	August 2014- October 2014
Artwork construction and site coordination:	October 2014 – October 2015

During the artwork development, the artist must be available to meet with the developer and project consultants periodically. The public art consultant will work with the artist and developer to determine project milestones and schedule coordination meetings with project necessary project team members.



Steveston's Legacy. Norm Williams, class of 1962.

Site Plan – Proposed location for Child Care Facility and Public Art



## *Spirit of Steveston*

*by Cheryl Hamilton and Michael Vandermeer*

### Artistic Overview

**"SPIRIT OF STEVESTON"** is a visual essay that celebrates the relationship between industry and learning. Rendered in mirror-finish stainless steel, and integrating cast stainless steel components, the sculpture boldly strikes a sense of wonder, and is imbued with a subtle humor.

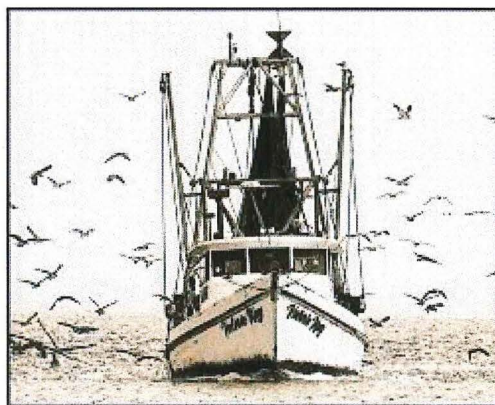
As homage to both the golden era of Steveston's marine industry and the site's previous institutional use we have chosen to launch into the sky a scene that would be familiar to many of Steveston's previous generations - a fishing boat, darting upward to crest a roller, pursued by a flock of ocean birds. The roar of engine, the sigh of wind, the crashing waves and the shriek of gulls will echo in the minds' eye.

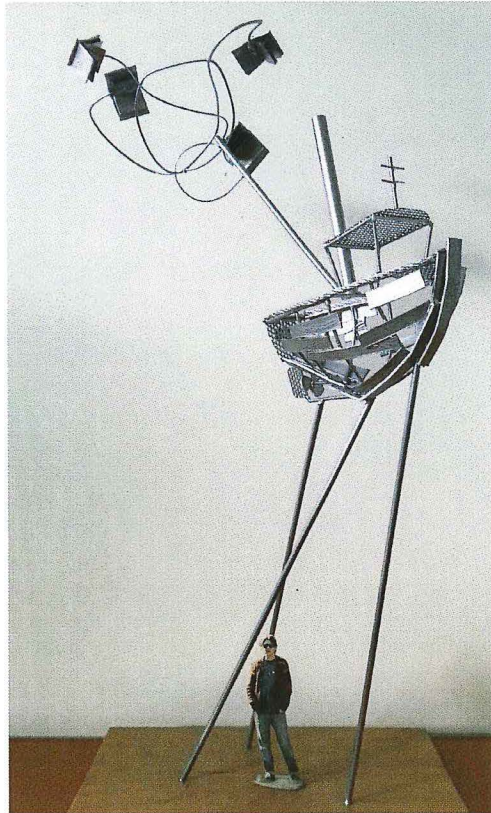
But this work eludes a simple observation. The entirety of the vessel is thrust upwards from the plane of the viewer, visible from a distance, and positioned to place the more proximal viewer literally under the hull. And looking up, on closer study, the birds are revealed as books, artfully swooping and diving.

The ensemble is oddly exhilarating, and immediately engaging; it is playful and it evokes wonder. Placing the viewer into an entirely unique position the SPIRIT OF STEVESTON offers an opportunity to consider the harmony between ocean and air, between knowledge and industry, and between past and our future.

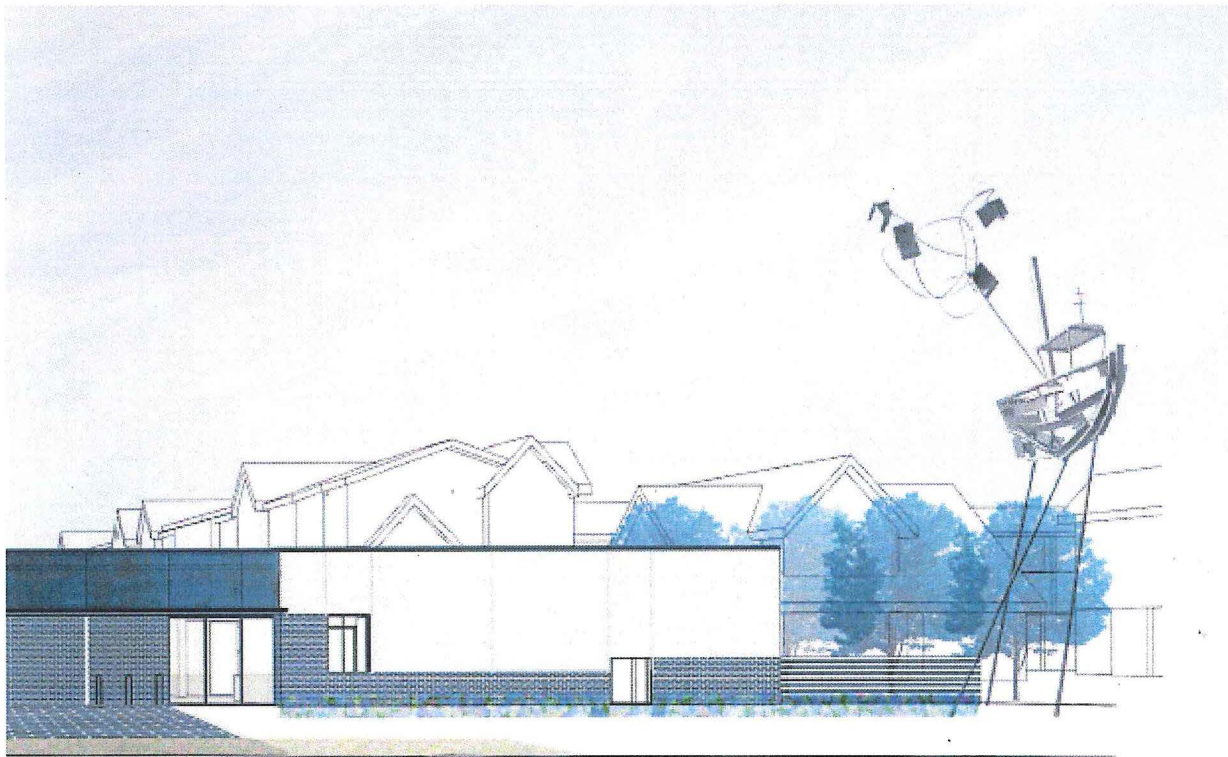
The boat will be crafted from stainless steel, polished to a scintillating mirror finish, and detailed with cast elements and etched surface treatments. It will be beautiful, durable, and will be easily maintained.

The SPIRIT OF STEVESTON is sited to take advantage of views for both local pedestrian and vehicular traffic. The site's relative expansiveness provides an emphasis for the artwork's prodigious verticality. And the viewing opportunities available for users with closer proximity speak to a shift from distance and objectivity to the immersive, speculative and ludic. The sculpture accomplishes this shift through use of bold composition at the architectural scale and meticulous elaboration at the intimate scale.



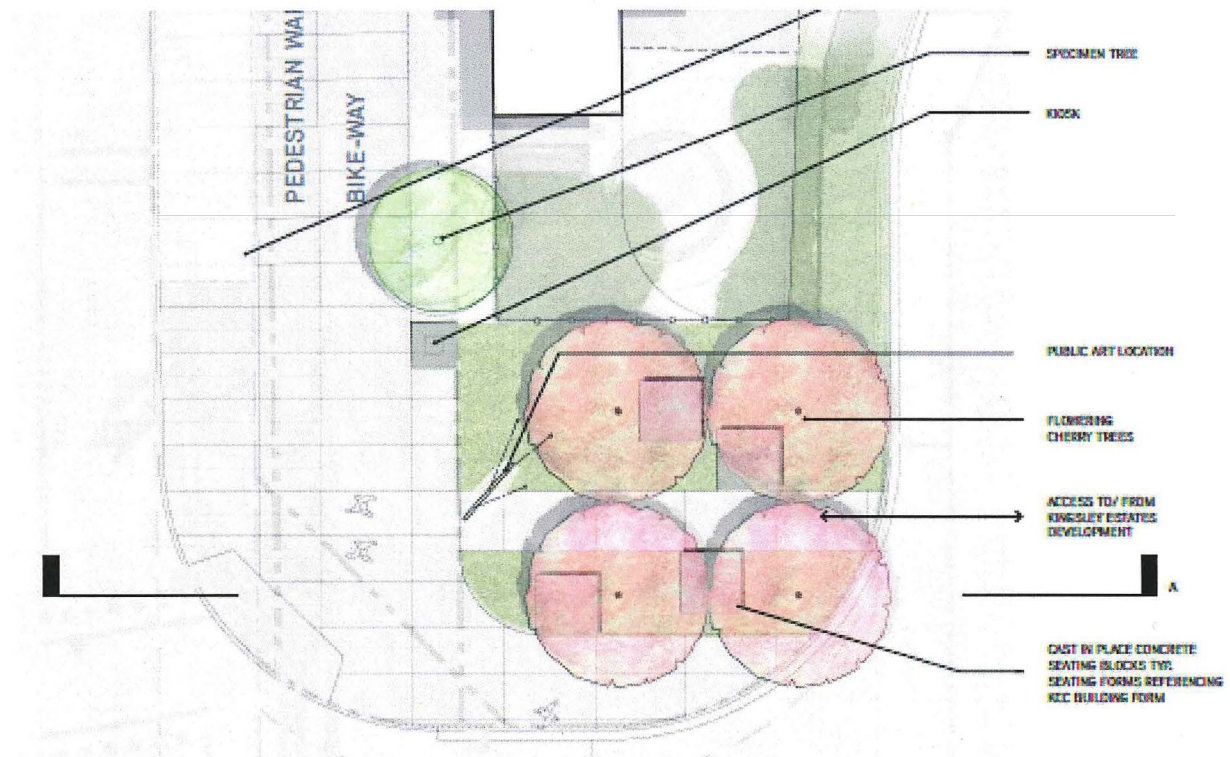


*Spirit of Steveston*, Cheryl Hamilton and Michael Vandermeer

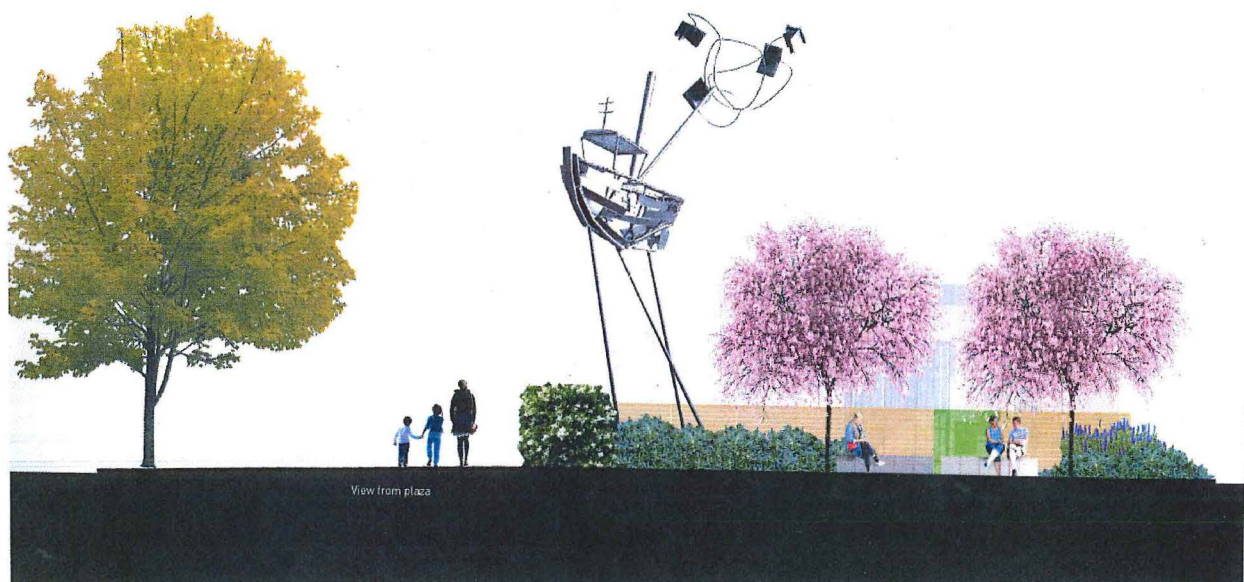


View from No 2 Road

# Entry Plaza Site - Plan and View



1 ENTRY PLAZA PLAN  
1.4 1:100





March 24, 2016

Premier Christy Clark  
West Annex, Parliament Buildings  
Victoria, BC V8V 1X4

Dear Premier Clark:

**Re: Persons With Disabilities (PWD) Bus Pass fee increase**

The Richmond Poverty Response Committee (PRC) is writing to urge the BC government to roll back their decision on the Persons With Disabilities (PWD) Bus Pass fee increase.

The Richmond PRC is very disappointed that the Government's recent budget has dramatically increased the fee for the PWD Bus Pass. The 0.08% rise in disability rates is welcomed, but it is mostly cancelled out by the nearly 1500% increase in cost for the Bus Pass.

People with disabilities already deal with significant challenges and are disproportionately represented in people experiencing the effects of poverty. Hiking the Bus Pass fee will force them to choose between paying for food, paying their rent or having access to transit. Implementing this cost increase is both cruel and antithetical to good governance.

For many people with disabilities your government's decision will increase the probability of social isolation. Even those with strong support networks will be negatively affected if they have to rely on others to get them around. Increasing the cost of the Bus Pass places additional burdens on people who are already dealing with far too many burdens. To quote one of our Richmond residents, "the Bus Pass was the one part of PWD that worked perfectly."

The Richmond PRC urges you to reconsider your decision. Increasing PWD rates should not mean clawing it back through the Bus Pass program, particularly when British Columbia projects a strong surplus. Surely a province that boasts of having the highest economic growth in Canada should not build its surplus on the backs of the disabled.

Sincerely,

A handwritten signature in black ink that reads "Deirdre Whalen".

Deirdre Whalen  
Chair, Richmond Poverty Response Committee

cc. Richmond PRC Executive Committee  
City of Richmond, Mayor and Council  
Richmond Centre for Disability

c/o Richmond Food Bank Society, #100-5800 Cedarbridge Way, Richmond, BC V6X 2A7  
Tel 604-205-4700 [www.richmondprc.ca](http://www.richmondprc.ca)



**Water Use Restrictions Bylaw No. 7784,  
Amendment Bylaw No. 9530**

The Council of the City of Richmond enacts as follows:

1. The Water Use Restrictions Bylaw No. 7784, as amended, is further amended by:

(a) Deleting Section 1.1.4 in its entirety and substituting the following:

“1.1.4 If no **restriction stage** is in force on May 15<sup>th</sup> of any year, **Stage 1 Restrictions** come into force on that date without prior declaration of the **Commissioner** or announcement under section 1.1.2.”

(b) Deleting Section 2.2.1 (c) in its entirety and substituting the following:

“(c) use **water** to fill, re-fill or operate ornamental fountains; or”

(c) Deleting Section 2.3.1 (d) in its entirety and substituting the following:

“(d) use water to fill or re-fill garden ponds, hot-tubs, or swimming pools.”

(c) Deleting Section 2.7 in its entirety and substituting the following:

**“2.7 Exceptions to Water Use Restrictions – Stage 3**

2.7.1 The **Stage 3 Restrictions** specified in subsection 2.3.1 do not apply to **watering**:

- (a) as permitted in clauses (b)(i) through (iv) and (c) of subsection 2.5.1;
- (b) flowers and vegetables at commercial gardens;
- (c) **water play parks** with user-activated switches;
- (d) the tee-off areas and putting greens of golf courses, provided that **water** is used only to the extent necessary to maintain the viability of the grass in those areas; and
- (e) as permitted in clause (a) of subsection 2.6.1.”

(d) Deleting Section 2.8 in its entirety and substituting the following:

**“2.8 Time Limit for Water Use Restrictions**

2.8.1 No **Restriction Stage** remains in force after October 15<sup>th</sup> of any year, unless the **Commissioner** makes a declaration under this section.

2.8.2 At any time before or after October 15<sup>th</sup> of any year, the **Commissioner** may, by letter to the **General Manager, Engineering & Public Works** declare that notwithstanding subsection 2.8.1, a **Restriction Stage** will remain in force or come into force after October 15<sup>th</sup>."

(e) Deleting Section 3.1.1 in its entirety and substituting the following:

"3.1.1 A **person** may, when **Stage 1 Restrictions** or **Stage 2 Restrictions** are in force, apply to the **General Manager, Engineering & Public Works** for a **permit** authorizing the **person** to **water** if:

- (a) the **person** has installed a new lawn, either by placing sod or turf or by seeding, or new landscaping on a substantial part of the outdoor portion of the property; or
- (b) the **person** is applying nematodes to a lawn to control the growth of European Chafer Beetle.

(f) Deleting sections 3.1.4 and 3.1.5 in their entirety and substituting the following:

"3.1.4 Notwithstanding **Stage 1 Restrictions** or **Stage 2 Restrictions** or **Stage 3 Restrictions**, the holder of a valid **permit** is authorized to **water** in accordance with the terms and conditions of the **permit**.

3.1.5 A **permit** does not exempt the **permit** holder from **Stage 4 Restrictions**."

2. This Bylaw is cited as "**Water Use Restrictions Bylaw No. 7784, Amendment Bylaw No. 9530**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED



\_\_\_\_\_  
MAYOR

MAR 29 2016

MAR 29 2016

MAR 29 2016

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

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



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8934 (RZ 09-496160)  
7451 and 7491 Bridge Street**

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 (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**.

P.I.D. 004-238-486

Lot 78 Section 15 Block 4 North Range 6 West New Westminster District Plan 47295

and

P.I.D. 003-532-836

Lot 79 Section 15 Block 4 North Range 6 West New Westminster District Plan 47295

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8934**”.

FIRST READING

SEP 10 2012

A PUBLIC HEARING WAS HELD ON

OCT 15 2012

SECOND READING

OCT 15 2012

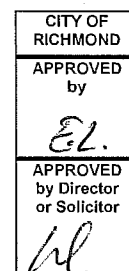
THIRD READING

OCT 15 2012

DEVELOPMENT REQUIREMENTS SATISFIED

APR 05 2016

ADOPTED



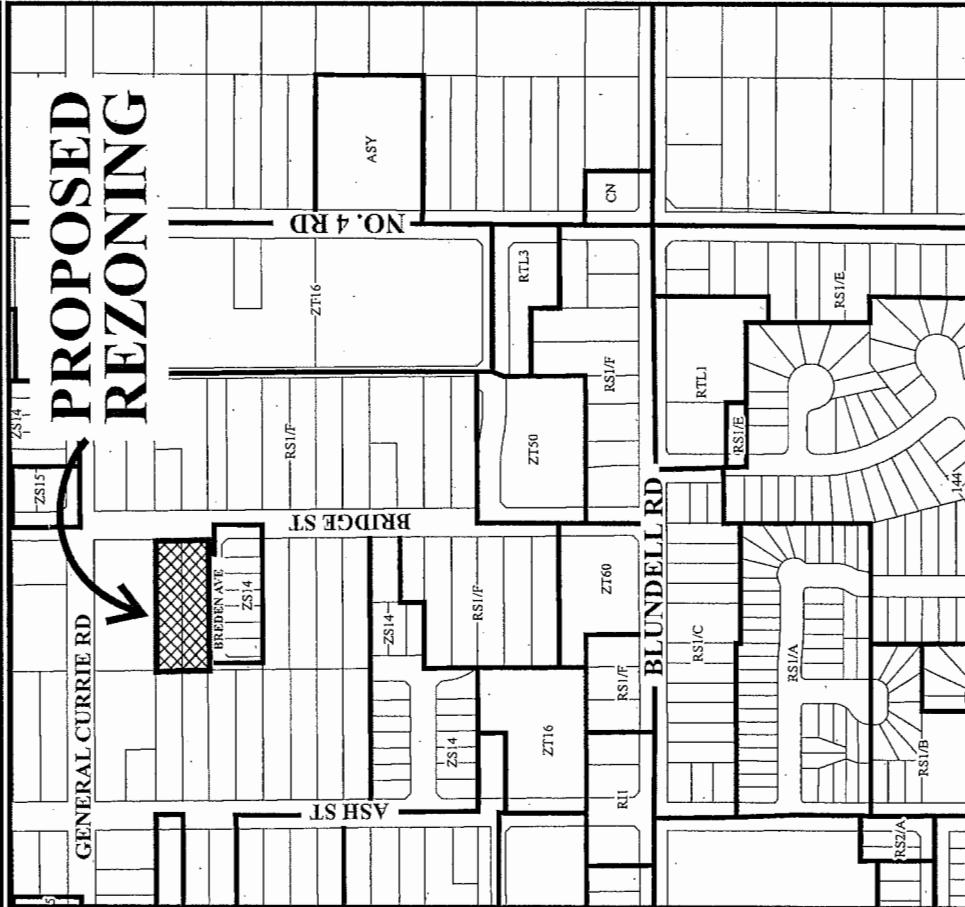
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MAYOR

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



# City of Richmond

**PROPOSED  
REZONING**

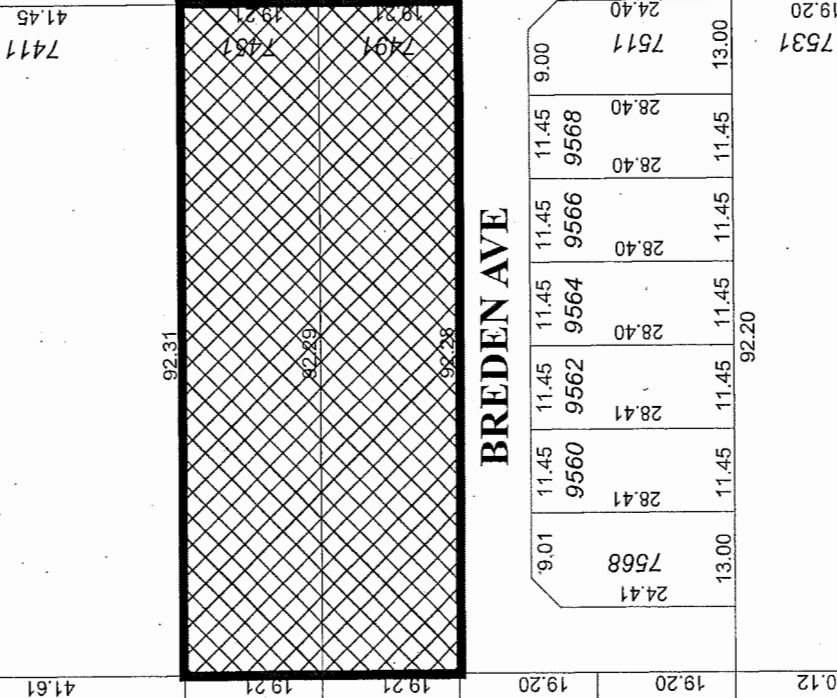


CNCL - 168

**BRIDGE ST**

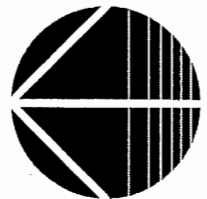
**BREDEN AVE**

20.12 24.69 13.72 19.20 19.20 19.20 19.20 22.25  
7520 7500 7480 7468 7438 7426 7420



Original Date: 10/23/09  
Revision Date: 08/08/12  
Note: Dimensions are in METRES

**RZ 09-496160**





# City of Richmond

## Bylaw 8997

### Richmond Zoning Bylaw 8500 Amendment Bylaw 8997 (RZ 12-623032) 8651/8671 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 **TWO-UNIT DWELLINGS (RD1)**.

P.I.D. 006-717-853

Lot 64 Section 24 Block 4 North Range 7 West New Westminster District Plan 32284

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8997"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 25 2013

APR 15 2013

APR 15 2013

APR 15 2013

APR 06 2016



\_\_\_\_\_  
MAYOR

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