



City Council

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

**Monday, April 13, 2015
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to adopt the minutes of the Regular Council meeting held on Monday, March 23, 2015* (distributed previously).

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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 – ITEM NO. 16.)

4. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Rivershed Society of BC 2015 Fraser River Swim Relay
- Public Parks and School Grounds Regulation Bylaw No. 8771
- Richmond Public Art Program 2014 Annual Report and Public Art Advisory Committee 2015 Work Plan
- 2015 Annual Property Tax Rates Bylaw
- Donation of Surplus from Non Redemption of Tax Sale Property
- Revenue Anticipation Borrowing (2015) Bylaw No. 9226
- Land use applications for first reading (to be further considered at the Public Hearing on Tuesday, May 19, 2015):
 - 2080/2100 No. 4 Road – Rezone from RS1/D to RS2/B (Peter Harrison – applicant)
 - 7751 Heather Street – Rezone from RS1/F to RTH2 (Matthew Cheng Architect Inc. – applicant)

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



6. **COMMITTEE MINUTES**

That the minutes of:

- | | |
|---------|--|
| CNCL-9 | (1) <i>the Parks, Recreation and Cultural Services Committee meeting held on Tuesday, March 24, 2015;</i> |
| CNCL-24 | (2) <i>the General Purposes Committee meeting held on Tuesday, April 7, 2015;</i> |
| CNCL-28 | (3) <i>the Finance Committee meeting held on Tuesday, April 7, 2015; and</i> |

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- CNCL-33 (4) *the **Planning Committee** meeting held on Wednesday, April 8, 2015; be received for information.*



Consent
Agenda
Item

7. **RIVERSHED SOCIETY OF BC 2015 FRASER RIVER SWIM RELAY**
(File Ref. No.)

CNCL-44

See Page CNCL-44 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That Committee endorse the possibility of holding an event on/or around September 25, 2015 at McDonald Beach in conjunction with the Rivershed Society of BC 2015 Fraser River Swim Relay; and*
- (2) *That staff look at opportunities for partnering with the Richmond Blue Dot team, the Rivershed Society of BC, the Richmond School District, and others.*



Consent
Agenda
Item

8. **PUBLIC PARKS AND SCHOOL GROUNDS REGULATION BYLAW NO. 8771**
(File Ref. No. 06-2345-00; 12-8060-20-008771/009139/009140) (REDMS No. 4168989 v. 17)

CNCL-47

See Page CNCL-47 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That Public Parks and School Grounds Regulation Bylaw No. 8771 be introduced and given first, second and third readings;*
- (2) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9139, be introduced and given first, second, and third reading; and*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9140, be introduced and given first, second, and third reading.*



Consent
Agenda
Item

9. **RICHMOND PUBLIC ART PROGRAM 2014 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2015 WORK PLAN**
(File Ref. No. 01-0100-30-RPAR1-01) (REDMS No. 4526352 v. 5)

CNCL-84

See Page CNCL-84 for full report

Pg. # ITEM

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the Richmond Public Art Advisory Committee 2015 Work Plan, as presented in the staff report titled Richmond Public Art Program 2014 Annual Report and Public Art Advisory Committee 2015 Work Plan, dated March 4, 2015, from the Director, Arts, Culture and Heritage Services, be approved.

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Consent
Agenda
Item

10. **2015 ANNUAL PROPERTY TAX RATES BYLAW**
(File Ref. No. 12-8060-20-009231; 03-0925-01) (REDMS No. 4526152)

CNCL-107

See Page CNCL-107 for full report

FINANCE COMMITTEE RECOMMENDATION

That the Annual Property Tax Rates (2015) Bylaw No. 9231 be introduced and given first, second and third readings.

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Consent
Agenda
Item

11. **DONATION OF SURPLUS FROM NON REDEMPTION OF TAX
SALE PROPERTY**
(File Ref. No. 03-1240-01) (REDMS No. 4530462)

CNCL-118

See Page CNCL-118 for full report

FINANCE COMMITTEE RECOMMENDATION

That the donation of the excess proceeds from the sale of 4348 Carter Drive be accepted and the issuance of a donation receipt to Blackcomb Way Properties for \$660.33 be authorized.

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Consent
Agenda
Item

12. **REVENUE ANTICIPATION BORROWING (2015) BYLAW NO. 9226**
(File Ref. No. 03-0900-01) (REDMS No. 4525135)

CNCL-122

See Page CNCL-122 for full report

FINANCE COMMITTEE RECOMMENDATION

That Revenue Anticipation Borrowing (2015) Bylaw No. 9226 be introduced and given first, second, and third readings.

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13. **APPLICATION BY PETER HARRISON FOR REZONING AT 2080/2100 NO. 4 ROAD FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009183; RZ 14-657378) (REDMS No. 4382240)

CNCL-126

See Page CNCL-126 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9183, for the rezoning of 2080/2100 No.4 Road from “Single Detached (RS1/D)” to “Single Detached (RS2/B),” be introduced and given first reading.



Consent
Agenda
Item

14. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7751 HEATHER STREET FROM SINGLE DETACHED (RS1/F) TO HIGH DENSITY TOWNHOUSES (RTH2)**

(File Ref. No. 12-8060-20-009234; RZ 13-644767) (REDMS No. 4536458)

CNCL-143

See Page CNCL-143 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, for the rezoning of 7751 Heather Street from “Single Detached (RS1/F)” to “High Density Townhouses (RTH2),” be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEM

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

15. **RICHMOND WOMEN'S RESOURCE CENTRE FUNDING REQUEST**
(File Ref. No. 08-4055-01) (REDMS No. 4538770)

CNCL-166

See Page **CNCL-166** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs. Au and Steves

That the Richmond Women's Resource Centre's request for additional funding be considered as part of the 2016 Health, Social and Safety Grant Program review.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-215

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9146**
(8600 and 8620 No. 2 Road, RZ 13-644887)

Opposed at 1st Reading – None.

Opposed at 2nd/3rd Readings – None.



Council Agenda – Monday, April 13, 2015

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CNCL-217	5 Year Financial Plan (2015-2019) Bylaw No. 9220 Opposed at 1 st /2 nd /3 rd Readings – Cllrs. Au, Day, and Johnston.	
CNCL-223	<u>Note:</u> See staff memorandum from the Director, Finance, titled “Results of the public consultation process on the 5 Year Financial Plan (2015-2019) Bylaw No. 9220.”	<input type="checkbox"/>
CNCL-233	Fire Protection and Life Safety Bylaw No. 8306, Amendment Bylaw No. 9221 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-235	Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9222 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>

DEVELOPMENT PERMIT PANEL

16. RECOMMENDATION

	See DPP Plan Package (distributed separately) for full hardcopy plans	
CNCL-236	(1) <i>That the minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015, and the Chair’s report for the Development Permit Panel meeting held on Wednesday, March 25, 2015, be received for information; and</i>	
CNCL-300	(2) <i>That the recommendations of the Panel to authorize the issuance of:</i> <div style="margin-left: 40px;"> <i>(a) a Development Variance Permit (DV 14-676341) for the property at 11771 Fentiman Place; and</i> <i>(b) a Development Permit (DP 13-644888) for the property at 8600 and 8620 No. 2 Road;</i> </div> <i>be endorsed, and the Permits so issued; and</i> (3) <i>That Richmond City Council grant concurrence to the proposed temporary telecommunications antenna pole installation (TE 14-672413) for the site located at 11771 Fentiman Place for period of time extending up until October 1, 2015.</i>	<input type="checkbox"/>

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ITEM

ADJOURNMENT





Parks, Recreation and Cultural Services Committee

Date: Tuesday, March 24, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston
Councillor Carol Day
Councillor Bill McNulty
Councillor Linda McPhail
Mayor Malcolm 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 Parks, Recreation and Cultural Services Committee held on Tuesday, February 24, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, April 28, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR HAROLD STEVES

1. **RESTOCKING CHUM SALMON**
(File Ref. No.)

The Chair referenced comments from Biologist Otto Langer (attached to and forming part of these minutes as Schedule 1) and spoke of the options to restock chum salmon in the Terra Nova Slough.

Parks, Recreation & Cultural Services Committee
Tuesday, March 24, 2015

Discussion ensued with regard to the historical First Nation fishing sites in Richmond and the Chair referenced a newspaper article titled "Sites of villages fill gaps in native lore" (attached to and forming part of these minutes as Schedule 2) that lists the sites of First Nation villages in the Lower Mainland.

In reply to queries from Committee regarding a previously proposed project for stocking salmon in the Terra Nova Slough, Mike Redpath, Senior Manager, Parks, advised that in 2004, the proposed project's design sloped to support tidal action. He spoke on its estimated construction costs, noting that although it went to tender in 2009, it was later cancelled by the City.

Discussion ensued regarding the viability of the previously proposed project and the design options to accommodate the tidal flow and connect the Slough to the city's dike system.

In reply to queries from Committee, Mr. Redpath advised that the proposed project would require a Capital submission to proceed.

Discussion further ensued and Committee expressed concern regarding the gravel in the Slough, as it may no longer be useable for a salmon habitat.

In reply to queries from Committee regarding upcoming Capital projects, Cathryn Volkering Carlile, General Manager, Community Services, noted that a list of proposed City Capital projects is anticipated by the end of the year and that staff will assess current and proposed projects by early 2016. Ms. Carlile added that the projects listed do not relate to park development.

Discussion took place with regard to the proposed design and water temperature of the Slough and in reply to queries from Committee, Mr. Redpath advised that the Slough was designed to connect with the Fraser River to respond to tidal flow.

Discussion then ensued on the viability of the previously proposed plan and its place on the capital submissions list.

A video (copy on file, City Clerk's Office) was presented showing spawning salmon in Still Creek in Vancouver, BC.

Discussion ensued with regard to flushing the canals and the use of flood gates prior to the use of pump stations along the City's dikes.

It was moved and seconded

- (1) *That staff explore the establishing of a salmon spawning slough at Terra Nova and stocking it with Chum Salmon fry as planned, and further, consider what other sloughs have the potential for daylighting and stocking with Chum Salmon; and*
- (2) *That the information and videos provided by Metro Vancouver on how the Still Creek salmon run was established be referred to staff.*

CARRIED

2.

Parks, Recreation & Cultural Services Committee
Tuesday, March 24, 2015

COUNCILLOR LINDA McPHAIL

2. RIVERSHED SOCIETY OF BC 2015 FRASER RIVER SWIM RELAY
(File Ref. No.)

Discussion ensued with regard to correspondence received from the Rivershed Society of BC and the Richmond Blue Dot Campaign to promote the 2015 Fraser River Swim Relay in September 2015, which also marks the 20th anniversary of Fin Donnelly's first swim down the Fraser River.

Discussion then took place with respect to the City taking part in an event to promote the 2015 Fraser River Swim Relay in September 2015.

It was moved and seconded

- (1) That Committee endorse the possibility of holding an event on/or around September 25, 2015 at McDonald Beach in conjunction with the Rivershed Society of BC 2015 Fraser River Swim Relay; and*
- (2) That staff look at opportunities for partnering with the Richmond Blue Dot team, the Rivershed Society of BC, the Richmond School District, and others.*

CARRIED

COMMUNITY SERVICES DIVISION

3. 2015 RICHMOND FILM OFFICE ANNUAL REPORT
(File Ref. No. 08-4150-09-01) (REDMS No. 4492082 v. 4)

In reply to queries from Committee, Jodie Shebib, Film and Major Events Liaison, advised that (i) major film studios such as the Walt Disney Company do film on location in Richmond, (ii) filming for upcoming major motion pictures is planned to take place in the city, (iii) the City is currently working with the BC Film Commission to promote Richmond on a global scale, (iv) the City is collaborating with other municipalities in the Lower Mainland to streamline the permit process, and (iv) potential film sites are photographed and inventoried.

Discussion ensued with regard to promoting film sites through signage.

In reply to a query regarding the costs of security to secure filming sites, Ms. Shebib noted that studios have the option of using private security firms or the RCMP for site security; however the RCMP may be required when firearms are used in filming. Also, she noted that RCMP costs are recovered by the City.

Parks, Recreation & Cultural Services Committee
Tuesday, March 24, 2015

It was moved and seconded

That the staff report titled 2015 Richmond Film Office Annual Report, dated March 6, 2015, from the Director, Arts, Culture and Heritage Services, be received for information.

CARRIED

4. PUBLIC PARKS AND SCHOOL GROUNDS REGULATION BYLAW NO. 8771

(File Ref. No. 06-2345-00; 12-8060-20-008771/009139/009140) (REDMS No. 4168989 v. 17)

In reply to queries from Committee, Mr. Redpath advised that the Public Parks and School Grounds Regulation Bylaw No. 8771 has not been updated in 15 years and as such, the proposed bylaw amendments do not necessarily require an increase in the number of Bylaw Officers.

In reply to queries from Committee with regard to violation fines, Beayue Louie, Park Planner, advised that the fines are comparable to those of other municipalities in the Lower Mainland and are proportional to the risks associated with the violations committed.

In reply to queries from Committee, Mr. Redpath advised that the City consulted with Richmond School District No. 38 on the matter and the District has a bylaw which permits the City to continue enforcement on District grounds.

Staff were directed to provide Council with the number of Bylaw Officers currently employed by the City and of those of the past.

Discussion then ensued regarding the types of violations and Mr. Redpath noted that the staff report has included a summary explaining the basis of the proposed amendments.

It was moved and seconded

- (1) That Public Parks and School Grounds Regulation Bylaw No. 8771 be introduced and given first, second and third readings;*
- (2) That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9139, be introduced and given first, second, and third reading; and*
- (3) That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9140, be introduced and given first, second, and third reading.*

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, March 24, 2015

5. **NEW CITY MULTICULTURAL FESTIVAL - NAMING**

(File Ref. No. 11-7400-01) (REDMS No. 4527232 v. 4)

Bryan Tasaka, Manager, Major Events and Film, briefed Committee on the proposed name for the new multicultural festival, noting that (i) after consultation, staff are proposing the name *Lulubaloo – Richmond World Festival* for the event, (ii) corporate partners support the proposed name and have committed funds for the event, and (iii) the event is scheduled for September 5, 2015.

Discussion ensued with regard to (i) alternative names, (ii) consultation and feedback from cultural groups in the city, and (iii) the marketability of the proposed name.

In reply to queries from Committee, Mr. Tasaka advised that a staff team shortlisted potential names and included the word “World” in an effort to recognize the event’s multicultural theme.

Discussion ensued with regard to public’s familiarity with the term “Lulu” and the potential for the public to perceive the event to be exclusively for Richmond residents. In reply to queries from Committee, Mr. Tasaka advised that the event will be broadly promoted including to residents of other municipalities.

In reply to queries from Committee, Ms. Carlile noted that staff consulted with various community groups and the proposed name of the event was well received.

Discussion took place with respect to the (i) multicultural appeal of the proposed event’s name, (ii) marketability of the proposed name, (iii) sponsors committed to the event, and (iv) possible name alternatives.

It was moved and seconded

That the name, Lulubaloo – Richmond World Festival be approved as the name for the City’s new multicultural festival scheduled for September 5, 2015, at Minoru Park.

DEFEATED ON A TIE VOTE

Opposed: Mayor Brodie
Cllrs. Day
McNulty

Discussion ensued with regard to Committee procedures as it relates to reaching a consensus on a name for the event.

In reply to queries from Committee, David Weber, Director, City Clerk’s Office, advised that, in the event that Committee defeats a motion, the item would proceed to Council without a recommendation. He added that should Committee pass a recommendation, the item and Committee’s recommendation would then proceed to a Council meeting.

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

5.

Parks, Recreation & Cultural Services Committee
Tuesday, March 24, 2015

It was moved and seconded

That the staff report titled New City Multicultural Festival – Naming, dated March 5, 2015, from the Director, Arts, Culture and Heritage Services, be referred back to staff to:

- (1) review the proposed name for the new City Multicultural Festival; and*
 - (2) consult with cultural community groups and other stakeholders on the proposed name for the new City Multicultural Festival;*
- and report back.*

CARRIED

6. RICHMOND PUBLIC ART PROGRAM 2014 ANNUAL REPORT AND PUBLIC ART ADVISORY COMMITTEE 2015 WORK PLAN

(File Ref. No. 01-0100-30-RPAR1-01) (REDMS No. 4526352 v. 5)

It was moved and seconded

That the Richmond Public Art Advisory Committee 2015 Work Plan, as presented in the staff report titled Richmond Public Art Program 2014 Annual Report and Public Art Advisory Committee 2015 Work Plan, dated March 4, 2015, from the Director, Arts, Culture and Heritage Services, be approved.

The question on the motion was not called as in reply to queries from Committee, Eric Fiss, Public Art Planner, noted that the budgetary figures are in part based on the completion of the art projects, noting that not all of the projects included will be completed by the end of the fiscal year.

Discussion ensued with regard to installing more functional public art in the city.

Committee acknowledged and thanked the Richmond Public Art Advisory Committee for their work.

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

7. MANAGER'S REPORT

(i) Spring Break Camps

David Ince, Manager, Community Recreation Services, commented on the various youth and children camps offered over spring break, noting that there have been approximately 2,200 registrations.

(ii) Terra Nova Preschool

Mr. Ince spoke of the Nature Preschool at Terra Nova, noting that all spaces have been filled.

Parks, Recreation & Cultural Services Committee
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(iii) Minoru Turf Field and Baseball Diamond

Marie Fenwick, Manager, Parks Programs, noted that turf upgrades for Minoru Park will be completed on April 11, 2015. She added the season opening schedules of sports groups are being finalized and that staff will update Council as information arises.

Mr. Redpath commented on upgrades to the baseball diamond at Minoru Park, noting that the upgrades are nearing completion.

(iv) Wakayama Cherry Blossom Festival

Ms. Fenwick advised that the commemoration of the Wakayama Kenjin Kai's 50th Anniversary will be held on March 27, 2015 at 11:00 a.m. at Garry Point Park.

(v) Sheer Boom

Discussion ensued with regard to debris collecting inside of the Steveston Channel as a result of a damaged sheer boom and photographs of said debris were referenced (attached to and forming part of these minutes as Schedule 3).

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

It was moved and seconded

That staff examine the repair of the sheer boom in the Steveston Channel and report back.

The question on the referral was not called as discussion ensued regarding (i) the debris collecting on City land, (ii) the temporary sheer boom installed in the Steveston Channel, and (iii) the jurisdiction responsible for maintaining the sheer boom.

Dave Semple, General Manager, Community Services, noted that staff can examine the Steveston Harbour Authority's role in maintaining the sheer boom as well as the costs of repairing said boom and report back to Committee.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:10 p.m.).

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, March 24, 2015

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, March 24, 2015.

Councillor Harold Steves
Chair

Evangel Biason
Auxiliary Committee Clerk

Comments by Otto Langer

Carol - I have looked at the agenda RE **putting chum salmon into Terra Nova Slough**. I have also commented on this idea some years ago. It keeps coming up like the moon over the past 3 decades! I will therefore provide a complete response and hopefully end the myths and wishful thinking surrounding this project.

All 5 species of our salmon do not spawn in mud ie clay silt and sand that is 100 percent of the material that makes up at least the upper few hundred feet of Lulu Island ie Richmond. Salmon need cold and clean water and a gravel bed to spawn in - that is a certainty. None of this exists in the Fraser River Sloughs and Terra Nova Slough is especially bad in that it is designed as a pond and if called a slough it is largely cut off from the river. The river does not have free access to the Terra Nova Slough other than when a relatively small pipe is opened up.

However sloughs are good to excellent habitat for chum and Chinook fry to rear in. If you put chum fry into the TN Sough they would be trapped and largely be blue heron food. If you put chum salmon into the slough and if a few did get out they will want to come back here to spawn and there is no way they can get back into the slough and if they could get into the slough where do they spawn - there is only mud and not gravel with good water flow. If the slough has been radically rebuilt in the past year to allow free water movement into the slough from the river, I am totally unaware of that

When salmon spawn they wash the gravel out with their tails ie create a redd / nest. They then deposit their eggs in that redd and cover them up with their washed / cleaned gravel. Here the eggs will sit buried about 30cm deep for 4-5 months depending on water temperature. During this period the eggs must have water circulating over them ie from a river flow or a well oxygenated spring below the redd. In the Terra Nova area the springs are indeed probably toxic due to natural gases in them making them toxic and anaerobic (no oxygen in the water). If the eggs do not get a free flow of water around them they cannot get the oxygen they need and will suffocate. Also the water flow is needed to remove metabolic wastes ie ammonia and carbon dioxide. If the ammonia builds up due to lack of water flow, the eggs die. The worst possible location therefore for eggs would be in fine sediments ie mud! The mud blocks all water flow around the incubating eggs. Most salmon-trout-char type fish would not be silly enough to spawn in such a habitat.

You can trust my opinion on this matter in that I have been an expert witness on this issue in courts all across Canada about 60 times ie on the deleteriousness of

sediment on salmonids and their habitat. However, in that I know Harold is talking about chum -- chum salmon in BC do spawn in the lower reaches of most of our rivers (like in the Fraser in the Chilliwack area) and they do spawn in gravel that is often more 'dirty' (more fines or sediments in the gravel) than sockeye would spawn in such as on the Adams River. As a result, chum salmon egg survivals in nature is often lower and it is the species of salmon that most often does have the lowest level of production ie adults produced for the amount of eggs spawned. In Squamish the chum do spawn in gravel that looks muddy but those spawning areas which some will call a slough does have a good supply of spring water from below the gravel bed. When I did research in Jones Creek near Hope, gravels that were filled with sediment (looked muddy) had survival so as little as 5%. When the same gravel was cleaned and washed, the survival was over 80%.

If you want chum in TN slough you would have to rebuild the intake of the Terra Nova Slough so water can freely flow into it with each outgoing tide. The upper part of the slough would have to be built with a gradient into it (an not just a pond as it now it) and that new channel would have to be filled with gravel. Then some fry could be put into the slough and hope for the adults to return in about 4 years. The adults (big fish - 10 pounds) would need to get into that gravel channel so would need good access - will Richmond allow a good flow through their dyke ie flood risk issue? Also the fry from any eggs spawned there would have to get out of that channel the next spring ie they have to move downstream. The channel is now largely dead ended. You would have to redesign the bottom end so it could empty onto Sturgeon Bank with a good ongoing flow of water.

To make the channel work you may have to put pumps into the river to get water into the channel for a positive stream flow - big cost. The eggs could not be allowed to go dry. Bill Gates did this in his home in Seattle and got sockeye to spawn in it. Does Richmond Parks have the money Bill Gates -Microsoft has for such a project? I would say its not a good use of tax payer money. If you spent that money at a Harrison River chum salmon enhancement project, you could produce 1000+X more chum fry than for each dollar spent at TN Slough.

Meanwhile we have the Province and DFO allowing gravel mining on chum and sturgeon spawning habitat at Chilliwack etc. where we have a million fold more habitat that costs nothing to build or to maintain. Why are we destroying what nature has built for us then we try and recreate it at great expense where it probably will not work?? Any such project at TN Slough would be at a significant cost and at a high level of possible failure. It is a bit of a wild idea. Some will say that they remember chum spawning in the sloughs of Richmond. I entirely doubt that - it goes against all principles of successful salmonid natural reproductive

biology. If they did spawn in the mud of a Richmond Slough none of the eggs would have survived.

Finally if you want the TN Slough to be more natural and less stagnant, allow a positive flow from the river into it at least with each high tide and allow the water to exit on a significant and ongoing basis out onto Sturgeons Bank into a slough / ditch. This way some chum fry will get into the slough from natural sources (ie the river) and can rear there for a few weeks each spring and get out by following the current downstream ie out of the slough and into a good ditch-channel on Sturgeon Bank. This way the fry will not get trapped and be blue heron food. Also the Chinook salmon fry -smolts would use the slough even more than the chum fry.

When we (while in DFO) examined the old farm ditches on Annacis Island 30 years ago when the downstream part of the island was developed we found Chinook fry in the ditches. They got into the old farm ditches by getting around the leaky flap valves in the old dyke system. Something like this could be expected in TN Slough with a bit of ingenuity and some positive flow of water into the slough and out of it. It can be a rearing area for Fraser River fish but the slough should not be made into an attempted chum spawning area. If you put hatchery chum fry into the slough, where will the adults home to or return to? Open up the slough to more positive flow and it will be a more natural area for rearing chum and Chinook fry. Now TN slough is too much like a duck / ornamental pond. DFO does have Community Advisors (if Harper has not laid all of them off) that can also comment on this item.

You have my permission to share this

Sites of villages fill gaps in native lore

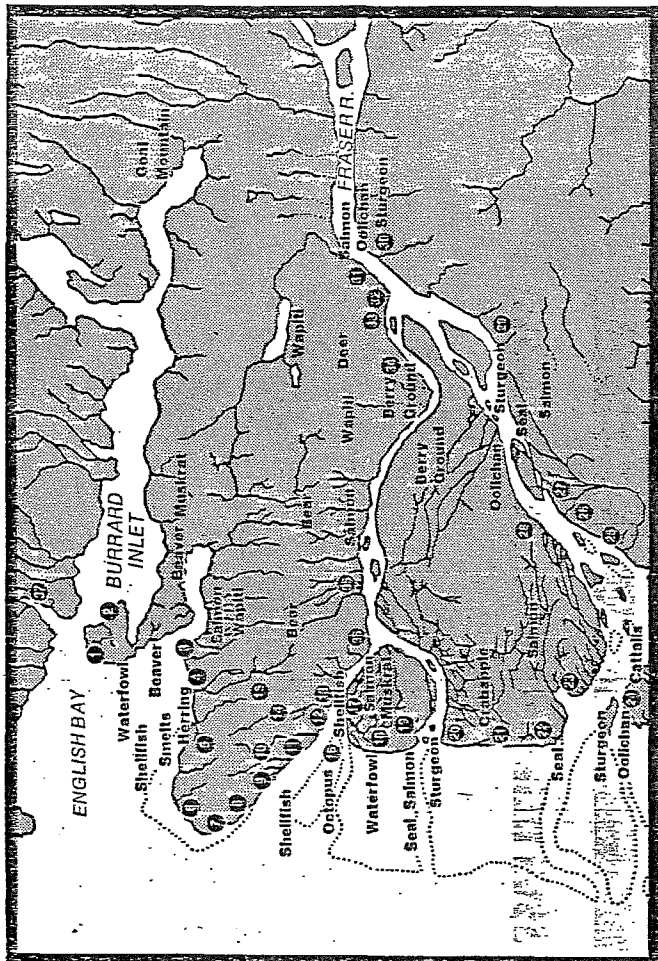
The territory of the Musqueam was almost unimaginably rich in wildlife, interlaced with salmon streams and thick with waterfowl, dotted with the villages and towns of fishermen, sealers, hunters, priests and artists.

What is known about the Vancouver area prior to non-native settlement can be gleaned in bits and pieces from the accounts of Capt. James Cook, Capt. George Vancouver, early fur traders, British engineers and Spanish explorers such as Cayetano Valdes and Dionisio Alcala Galiano.

Images of what life must have been like can be summoned from the memories of Musqueam elders, the stories they tell, and the broken shards of stories they remember being told when they were children.

The accompanying map, place names of Musqueam sites are rendered in symbols used in an international linguistic code that uses numerals to identify certain sounds.

1. St'w'ix. Once a shellfish camp and temporary fishing village, known today as Sluagh hook.
2. X'ay x't. At Lumberman's Arch, this old winter village site is associated with the origins of the X'ay x't mask, a ceremonial mask unique to the British people, among whom are the Musqueam.
3. X'ay x't. An old village site at what is now Klaskanin.
4. Zuni'x'mux. A seasonal camp used during the snell and herring fisheries.
5. Yuy'x'mux. A year-round village.
6. Zuni'x'mux. A sandy beach, was a temporary camp used during shellfish harvest.



INDIAN COMMUNITIES and natural resources of the early Lower Mainland

settlers arrived in the Vancouver area, it now lies under two metres of dredged sand.

23. O'7'e'um. A seasonal village just east of what is now downtown Vancouver, fishermen and hunters lived here for part of the year to fish coho and salmon and to hunt seals.

24. Ux'ay'um. Located on West Island in Delta, this was an old fishing village. Nearby was a tree burial site. Nothing remains of Ux'ay'um.

25. X'7'um. The precise location of this

ancient fishing site is no longer known. It was near the old Brunswick Cannery site, where Musqueam cannery workers were housed in this century, and adjacent to Cange Pass, a Manse tunnel, it is believed to have been a fishing camp long before non-native settlement.

26. Se'ay'um. Believed to be a seasonal fishing village, this site was also close to a major catfish harvesting area. It was destroyed long ago. Situated just upriver of what is now the town of Ladner, the main channel

of the Fraser River flowed past here before farmers and settlers began diking the estuary.

27. P'ix'um'e'w'mux. East of the bridge that crosses Deas Slough south of the George Manse tunnel, it is believed to have been a fishing camp long before non-native settlement.

28. Zuni'x'mux. A fishing camp that exists only in the memories of Musqueam elders.

29. Suw'eq'sum. One of the oldest known sites of human occupation in Western Can-

ada. Archaeologists have determined that fishermen lived in a settlement here 8,000 years ago. This bluff overlooking Annis Island is also the site of the Glenrose Cannery and St. Mungo archaeological projects and was inhabited into the post-colonial period by Musqueam people. Total action, railway construction, and the construction of the Alex Fraser bridge have devastated this area.

30. O'iket. At what was Brownsville on the riverbank, on the Surrey side of the Fatullo Bridge, not far from a Kwakwaka'wakw village site. This village site was later designated a reserve by the reserve commissioners in the 1870s and became "Musqueam I.R. 1." It was later removed from the reserve list, but the present Musqueam reserve in Vancouver still bears the designation Musqueam I.R. 2.

31. X'ay'um. A seasonal village near the mouth of the Burrard River in New Westminster was obliterated with the construction of the Alouette sawmill.

32. X'ay'um. A temporary fishing camp on what is now the B.C. Pen grounds.

33. X'ay'um. A fishing camp opposite Poplar Island. Nothing remains, but this immediate area was long associated with the Musqueam. It was used by non-natives who came to trade with non-natives at New Westminster.

Poplar Island was itself once designated an Indian reserve, and early records report that the island was used as a smallpox quarantine during the late 1800s. An unknown number of smallpox victims are believed to be buried in the island.

34. Ye'ay'um. Believed to have been a seasonal village, near what were once rich berry grounds along the North Arm in the vicinity of the Burnaby flats. The village site lies somewhere in the vicinity of the Burnaby-New Westminster border and in 1981 the Heritage Conservation Branch listed the area as showing some archaeological potential.

35. X'ay'um. A seasonal village, near the Mitchell Island on the Vancouver side of the river, exists only in memory. It is believed to have been a seasonal village.

36. X'ay'um. This village site was located on what archaeologists were to name the Great Fraser Midden because of the wealth of artifacts — and scientific data — gleaned from it since the turn of the century. It has been located about 100 metres from the river.

37. X'ay'um. Now located on Squamish ground, this village site testifies to Musqueam identity over the years as the Squamish established themselves along the north shore of Burrard Inlet.

3/24/2015

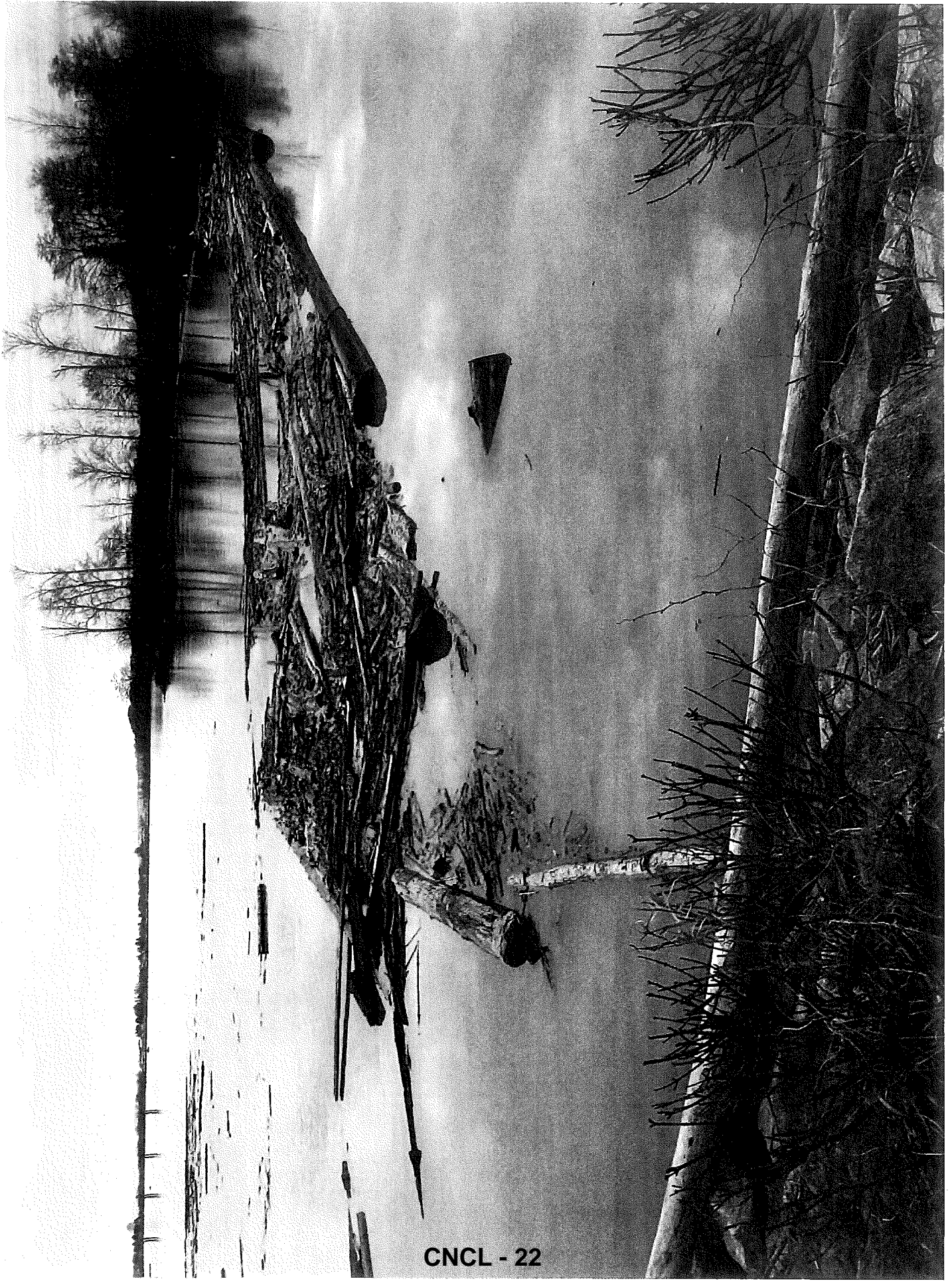
Grilbert Beach looking west

Richmond-20150318-01544.jpg



CNCL - 21

Schedule 3 to the Minutes of the
Parks, Recreation & Cultural
Services Committee meeting of
Richmond City Council held on
Tuesday, March 24, 2015.



3/24/2015

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Richmond-20150318-01546.jpg





General Purposes Committee

Date: Tuesday, April 7, 2015

Place: Anderson Room
Richmond City Hall

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

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

AGENDA ADDITIONS AND DELETIONS

It was moved and seconded

- (1) *That Item No. 2 – Richmond Public Library Steveston Branch Short Term Options be deleted from the agenda; and*
- (2) *That the New Provincial Riding in Richmond be added to the agenda as Item No. 3.*

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, March 16, 2015, be adopted as circulated.

CARRIED

General Purposes Committee
Tuesday, April 7, 2015

COMMUNITY SERVICES DIVISION

1. RICHMOND WOMEN'S RESOURCE CENTRE FUNDING REQUEST

(File Ref. No. 08-4055-01) (REDMS No. 4538770)

In reply to queries from Committee, Lesley Sherlock, Social Planner, provided the following information:

- the Richmond Women's Resource Centre (RWRC) offers unique programming that is not constrained by any qualifying funding criteria under the BC Gaming grant program;
- due to increased gaming revenues, it is anticipated that grant funding allocations will increase for 2016, however there are no guarantees that said funding will continue to increase on an annual basis;
- a list of possible grant organizations was provided to the RWRC to assist in their pursuit of further revenue sources;
- it is anticipated that any funding requests approved as part of the 2016 Health, Social and Safety Grant Program would be disbursed in March 2016; and
- in the event additional funding sources are not forthcoming, the RWRC would have to consider further program and service reductions.

Mary Scott, Interim President, RWRC, highlighted the range of programs and services provided in response to the needs of the women and children of Richmond. Ms. Scott advised that efforts to become more financially viable have included conducting fundraising events, drawing from GICs, reducing staff hours, closing the Centre during summer months, and pursuing provincial and federal funding opportunities. She further advised that a loan would not be a viable option under the Centre's current financial hardship.

In response to queries from Committee, Ms. Scott commented that it is anticipated that the Centre will be closed for approximately eight weeks in the summer in an effort to reduce costs. With regard to partnerships and other funding opportunities, Ms. Scott advised that the Centre will be approaching (i) other non-profit organizations to discuss amalgamating services, (ii) the Richmond Night Market regarding a funding initiative, and (iii) the Richmond Community Foundation.

General Purposes Committee
Tuesday, April 7, 2015

It was moved and seconded

That the Richmond Women's Resource Centre's request for additional funding be considered as part of the 2016 Health, Social and Safety Grant Program review.

The question on the motion was not called as discussion ensued regarding (i) support for the additional funding request, (ii) the potential need to review the Grant Program process, and (iii) the City's role versus the organizations responsibility in providing a financially viable service.

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

2. RICHMOND PUBLIC LIBRARY STEVESTON BRANCH SHORT TERM OPTIONS

(File Ref. No. 01-0155-04-01) (REDMS No. 4500353 v. 11)

Please refer to Page 1 for action on this item.

3. NEW PROVINCIAL RIDING

(File Ref. No. 12-8125-01) (REDMS No. 4544043)

The Chair referenced a staff memorandum titled "Update: Proposed Revised Provincial Electoral Boundaries" dated March 27, 2015, from the Manager, Policy Planning (copy on file, City Clerk's Office), noting that the deadline for Council to submit comments to the Electoral Boundaries Commission is Wednesday, May 26, 2015. As a result of the discussion the following **referral** was introduced:

It was moved and seconded

That the Proposed Revised Provincial Electoral Boundaries be referred to staff for further analysis and to report back to Committee.

The question on the referral was not called as discussion ensued regarding staff reporting on any potential impacts and on the projected population within the proposed electoral boundaries.

In reply to a query from Committee, Terry Crowe, Manager, Policy Planning, commented that the projected population by 2031 in the Hamilton/Queensborough area is approximately 26,000.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:26 p.m.).

CARRIED

General Purposes Committee
Tuesday, April 7, 2015

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 Tuesday, April 7, 2015.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Finance Committee

Date: Tuesday, April 7, 2015

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:27 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Monday, March 2, 2015, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **2015 ANNUAL PROPERTY TAX RATES BYLAW**
(File Ref. No. 12-8060-20-009231; 03-0925-01) (REDMS No. 4526152)

In response to a query from Committee, Ivy Wong, Manager, Revenue, commented that there was a slight decrease in the Commercial and Industrial tax rates for 2015.

Finance Committee
Tuesday, April 7, 2015

It was moved and seconded

That the Annual Property Tax Rates (2015) Bylaw No. 9231 be introduced and given first, second and third readings.

The question on the motion was not called as Committee requested clarification on the impact of the residential growth to the 2015 tax rate. Ms. Wong advised that the revenue generated from new residential growth was included as a line item in the 2015 budget, which assists in reducing the amount of revenue to be drawn from the tax base.

CARRIED

1A. TAX LEGISLATION

(File Ref. No. 12-8060-20-008776; 03-0925-01)

The Chair referenced the *2011 Municipalities Enabling and Validating Act (No. 4)* and the City's *City Centre Area Transitional Tax Exemption Bylaw No. 8776*, which provided tax relief, on an interim basis, during a period when there were significant increases in assessment values within the Brighthouse area. The term for any tax exemption provided under Bylaw No. 8776 will expire after the 2016 municipal taxation year. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That the 2011 Municipalities Enabling and Validating Act (No.4) and Richmond's City Centre Area Transitional Tax Exemption Bylaw No. 8776 be referred to staff for analysis and to provide advice as to the potential for the renewal of the Bylaw.

The question on the motion was not called as discussion ensued regarding the analysis, including information on whether the area affected has expanded. It was suggested that staff conduct a telephone survey of a random number of commercial rental tenants inquiring whether the tax savings had been passed on by the property owners.

In reply to a query, Ms. Wong advised that Section 19 of the *Assessment Act* allows residential property owners, having occupied the eligible residential property as his or her principal place of residence for more than 10 years, to apply for relief.

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

Finance Committee
Tuesday, April 7, 2015

2. DONATION OF SURPLUS FROM NON REDEMPTION OF TAX SALE PROPERTY

(File Ref. No. 03-1240-01) (REDMS No. 4530462)

It was moved and seconded

That the donation of the excess proceeds from the sale of 4348 Carter Drive be accepted and the issuance of a donation receipt to Blackcomb Way Properties for \$660.33 be authorized.

CARRIED

3. REVENUE ANTICIPATION BORROWING (2015) BYLAW NO. 9226

(File Ref. No. 03-0900-01) (REDMS No. 4525135)

It was moved and seconded

That Revenue Anticipation Borrowing (2015) Bylaw No. 9226 be introduced and given first, second, and third readings.

CARRIED

LULU ISLAND ENERGY CORPORATION

4. 2015 OPERATING BUDGET FOR THE LULU ISLAND ENERGY COMPANY

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 4530432 v. 5)

It was moved and seconded

That the report titled 2015 Operating Budget for the Lulu Island Energy Company, dated March 17, 2015, from the Chief Executive Officer and Chief Financial Officer, Lulu Island Energy Company, be received for information.

The question on the motion was not called as in response to a query from Committee, Mr. Chong, Director, Finance, advised that the Lulu Island Energy Company utility rates meet the City's objective to provide users with rates equal to or below other service providers.

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

RICHMOND OLYMPIC OVAL CORPORATION

5. RICHMOND OLYMPIC OVAL – 2015 ANNUAL OPERATING AND CAPITAL BUDGETS

(File Ref. No.) (REDMS No. 4542029)

In reply to queries from Committee, Rick Dusanj, Controller, Richmond Olympic Oval Corporation (ROOC), provided the following information:

Finance Committee

Tuesday, April 7, 2015

- “other revenue” includes income pertaining to sponsorship, leasing, and parking;
- the increased marketing budget relates to both one-time and annual costs associated with new business initiatives;
- the increase in the Administration/Finance budget includes expenses related to (i) amortization, (ii) new initiatives, and (iii) non-discretionary items including charge backs from City resources used by the ROOC;
- following the completion of the financial audit, the annual report, including a full breakdown of the ROOC revenue and expenses, will be submitted to Council; and
- approximately 50% of the 2015 Capital budget is related to new business initiatives.

In response to queries from Committee, George Duncan, Chief Executive Officer, ROOC, advised that the increased marketing budget is due to the one-time and ongoing expenditures pertaining to the promotion of three significant business initiatives: (i) the Richmond Olympic Experience; (ii) YYoga; and (iii) new retail operations. He further advised that the estimates were below those proposed by marketing experts.

It was suggested that (i) staff provide a memorandum to Council that provides a breakdown of the salary and marketing costs, and (ii) future reports include comparisons of the previous quarter and/or year's figures.

It was moved and seconded

That the report on the 2015 Annual Operating and Capital Budgets for the Richmond Olympic Oval from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:48 p.m.).

CARRIED

Finance Committee
Tuesday, April 7, 2015

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Tuesday, April 7, 2015.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Planning Committee

Date: Wednesday, April 8, 2015

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.

The Chair advised that Rental Housing will be considered as Item No. 4A and Richmond Heritage Homes will be considered as Item 4B.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, March 17, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, April 21, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Wednesday, April 8, 2015

DELEGATION

1. Kerry Starchuk, 7611 Lancing Place, referred to photographs of various construction sites in the city and expressed concern with regard to (i) unsightly construction sites, (ii) construction and demolition work schedules, (iii) excessive noise from construction and demolition sites, (iv) the availability of construction site contact information, and (v) the recycling of demolition materials.

Discussion ensued with regard to the City's Good Neighbour Program (attached to and forming part of these minutes as Schedule 1) and in reply to queries from Committee, Ms. Starchuk noted that other municipalities in the Lower Mainland have limited construction and demolition activities on Sundays and statutory holidays.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that proposed revisions to residential building height and half-storey building area regulations will be proceeding to the April 20, 2015 Public Hearing.

Discussion ensued with regard to recycling of demolition materials and in reply to queries from Committee, Mr. Erceg noted that provincial legislation require the recycling of some demolition material and Metro Vancouver ensures facilities that can receive demolition material are available. He added that the City is currently running a pilot program working with small builders to recycle demolition materials and that staff will provide an update to Council within three months.

Discussion then ensued with regard to limiting construction and demolition activity on weekends and statutory holidays.

In reply to queries from Committee, Mr. Erceg noted that the City's Good Neighbour Policy differs from the City's bylaws and that the City has existing bylaws regulating noise.

In reply to queries from Committee, Edward Warzel, Manager, Community Bylaws noted that construction and demolition is permitted on weekends but is prohibited on statutory holidays.

Discussion took place with respect to the response time of the City's Bylaw Officers to resident complaints. Mr. Warzel noted that response time by Richmond Bylaw Officers vary, subject to the staff available. He added Bylaw Officers are available everyday until 9:00 p.m. and the Richmond RCMP can respond to resident complaints when City Bylaw Officers are not available.

In reply to queries from Committee with regard to securing vacant homes, Mr. Warzel noted that City Bylaw Officers regularly patrol vacant homes and that City bylaws require that vacant homes are secured.

2.

Planning Committee

Wednesday, April 8, 2015

In reply to queries from Committee, Gavin Woo, Senior Manager, Building Approvals, advised that permits are required to be posted on work sites however, builder contact information and work schedules are not required to be posted on-site.

Discussion ensued with regard to resident complaints and patrolling by City Bylaw Officers. Mr. Warzel noted that staff relies in part on resident reporting to identify violations and that builders are advised of the City's Good Neighbour Policy during the permit process.

In reply to queries from Committee, Mr. Erceg noted that staff regularly meets with builders and builders are aware of the City's Good Neighbour Policy. He added that the City's Good Neighbour Policy is a voluntary suggested code of conduct for builders and that current City bylaws will require amendments to limit certain aspects of construction or demolition activity.

Discussion ensued with regard to (i) after hours reporting of construction and demolition activities, (ii) using alternative methods to limit construction activities such as using a covenant on-title, and (iii) the demolition of vacant homes.

In reply to queries from Committee, Mr. Erceg noted that demolitions require a permit and that the City can take action if violations are identified.

Discussion then ensued regarding builders posting work schedules and contact information on-site.

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

It was moved and seconded

That staff examine options:

- (1) to limit construction and demolition activity during weekends and statutory holidays and define allowable construction activities during restricted periods;*
- (2) to require construction and demolition sites post work hours, contact information and emergency contacts on-site; and*
- (3) to involve the community in monitoring potential violations.*

and report back.

The question on the referral was not called as discussion ensued with regard to (i) posting 24-hour emergency contact information on-site, (ii) using resident photographs to identify violations, (iii) restricting construction and demolition activities on the weekends, and (iv) defining allowable construction activities during the restricted periods.

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

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY PETER HARRISON FOR REZONING AT 2080/2100 NO. 4 ROAD FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009183; RZ 14-657378) (REDMS No. 4382240)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9183, for the rezoning of 2080/2100 No.4 Road from "Single Detached (RS1/D)" to "Single Detached (RS2/B)," be introduced and given first reading.

CARRIED

3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7751 HEATHER STREET FROM SINGLE DETACHED (RS1/F) TO HIGH DENSITY TOWNHOUSES (RTH2)**
(File Ref. No. 12-8060-20-009234; RZ 13-644767) (REDMS No. 4536458)

Wayne Craig, Director, Development, briefed Committee on the proposed development, noting that the subject site was orphaned when adjacent sites were developed into townhouses.

In reply to queries from Committee, Mr. Craig noted that (i) the garbage enclosure will be a single-storey structure to house garbage and recycling carts, (ii) the garbage enclosure will be architecturally integrated into the proposed building to ensure an attractive streetscape, (iii) the proposed variance would allow garbage collection to occur close to the street, and (iv) should the proposed development proceed, direct mail notification would occur in advance of the Public Hearing and would include a notification area of 50 metres surrounding the subject site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, for the rezoning of 7751 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)," be introduced and given first reading.

CARRIED

4. **MANAGER'S REPORT**

(i) Concord Gardens (Capstan Village) – Proposed Change in Development Phasing

Mr. Craig briefed Committee on proposed revisions to the phases of development of Concord Gardens, noting that all three phases on the north lot are proposed to be built simultaneously. He added that the proposed revisions are not expected to affect the delivery of City amenities and that the relocation of the temporary park will enhance the size of said park.

4.

Planning Committee
Wednesday, April 8, 2015

(ii) *Lingyen Mountain Temple*

Mr. Craig advised that the applicant of the Lingyen Mountain Temple project is represented by a new architect. He added that preliminary plans indicate that the scale of the proposed project has been reduced to be in compliance with the City's No. 5 Road Backlands Policy.

(iii) *Vancouver Airport Authority Land Use Master Plan*

Mr. Erceg provided an update on the Vancouver Airport Authority's proposed 2037 Master Plan preparation process, noting that community consultation is expected to occur over an 18 month period. He added that staff will be examining the Master Plan and will maximize the City's involvement in the consultation process.

(iv) *Airport Restrictions for Building Height*

Mr. Erceg advised that the City is examining increasing the allowable building height in the City Centre area. He noted that the Vancouver Airport Authority has conducted a technical study on flight paths in the area and City staff will review the report.

In reply to queries from Committee regarding the City's input into the upcoming Airport Authority's 2037 Master Plan preparation process, Mr. Erceg advised that the Minister of Transportation approves the plan and that the City has a cooperative relationship with the Airport Authority.

(v) *Land Use Contracts*

In reply to queries from Committee, Mr. Craig advised that items involving land use contracts are currently under staff review and that staff will update Council on the matter.

4A. RENTAL HOUSING

(File Ref. No.)

Discussion ensued with regard to rental housing developments in the city.

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

It was moved and seconded

That staff examine strategies and incentives to encourage development of below market rental housing in the city and report back.

The question on the referral was not called as discussion ensued with regard to (i) new rental housing supply in the city, (ii) incentives to encourage developers to build rental housing with rental rates of approximately \$1,000 per month or less, and (iii) multiple secondary suites in single-family dwellings.

Planning Committee

Wednesday, April 8, 2015

In reply to queries from Committee, Dena Kae Beno, Affordable Housing Coordinator, noted that (i) staff are currently in the process of receiving stakeholder feedback on opportunities for the addition of secondary suites on new single-family dwellings, (ii) there is existing City policy in effect for existing single-family homes that want to incorporate a secondary suite, (iii) the Riverport Flat Rental Apartments are considered market rental housing (iv) Richmond has the highest ratio of family-oriented purpose built rental housing in the Lower Mainland, and (v) the City has a policy encouraging one-for-one rental housing replacement requirement on the redevelopment of existing rental sites.

Mr. Erceg advised that zoning bylaw permits secondary suites on all single-family zones. He added that homeowners are required to meet building codes on secondary suites and on average 200 secondary suites are upgraded annually.

In reply to queries from Committee, Mr. Craig noted that current building codes do not permit multiple secondary suites in single-family dwellings however; there is an active referral for staff to examine zoning provisions for multi-family housing forms such as duplexes.

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

4B. RICHMOND HERITAGE HOMES

(File Ref. No.)

Discussion ensued with regard to correspondence received from Geraldine Wray, 4460 Garry Drive (copy on file, City Clerk's Office) expressing concern with regard to the preservation of Goldie Harris House and Barn, located on 11620 No. 4 Road.

Discussion then ensued with regard to (i) background information on the Steves House and the Goldie Harris House and Barn (attached to and forming part of these minutes as Schedule 2) and (ii) the preservation of heritage homes in the city.

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

- (1) *That staff update the Richmond Heritage Inventory 1989 and other related lists to determine:*
 - (a) *the remaining listed buildings; and*
 - (b) *options to protect the remaining heritage buildings in the inventory; and*
- (2) *That staff examine options to preserve or relocate the Goldie Harris House and Barn and the Steves House and report back.*

Planning Committee

Wednesday, April 8, 2015

The question on the referral was not called as discussion ensued regarding the Richmond Heritage Inventory and it was noted that staff are requested to update the inventory list to reflect the remaining heritage homes.

Discussion then ensued with regard to (i) preserving heritage homes by possibly incorporating them into new developments on-site, and (ii) introducing a bylaw to protect heritage homes.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, advised that an example of incorporating heritage homes into new development is in Steveston. He noted that the City has explored zoning incentives to preserve heritage homes. He added that alternative options, such as relocating heritage homes, have been explored however; acquiring all heritage homes would not be feasible.

Discussion ensued with regard to previously used rezoning strategies and incentives to preserve heritage homes in the city.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:03 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 Wednesday, April 8, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Committee Clerk

Related City Bylaws

- Construction activity noise is governed by the Noise and Sound Regulation Bylaw No. 8856. This bylaw prohibits certain construction activity noise prior to 7:00 a.m. and after 8:00 p.m. on Monday through Friday, prior to 10:00 a.m. and after 8:00 p.m. on Saturday (provided it is not a Statutory Holiday), and prior to 10:00 a.m. and after 6:00 p.m. on Sundays and Statutory Holidays.

- Applications for exemption to this bylaw must be made to the Engineering Inspections Division at 604-276-4014.
- The City's Unsightly Premises Regulation Bylaw No. 7162 contains requirements for proper clean-up of properties.
- The Protection Bylaw 8057 regulates the removal and retention of trees 20 cm in diameter or greater located on private property.
- Subject to the Local Government Act, all people doing business in the City such as Designers, Builders, Sub-trades, etc. are required to hold a valid Richmond Business Licence as stated in Richmond's Business Licence Bylaw No. 7360.
- Builders and Sub-trades should be aware of local parking regulations in the City's Traffic Bylaw No. 5870 and should not block or obstruct private driveways, sidewalks, lanes or streets.

Other City Bylaws may also apply.

Other Regulations

As well as City bylaws and regulations, construction projects must also conform to other Provincial regulations. The Workers' Compensation Act covers a wide variety of issues, from safety helmets and boots, to property protection, to proper shoring of trenches.

Clean Up & Close Out

Collect and remove construction waste on a regular basis. Prompt clean-up keeps the site from becoming a safety hazard and an eyesore. Regularly clean sidewalks, streets and lanes that have become dirty or muddy from excavation and landscaping activities. Repair any damage done to abutting properties.

Telephone Enquiries:

For more information on infill building, please contact:

Greater Vancouver Home Builders' Association

#203, 15463 – 104 Avenue
Surrey, BC V3R 1N6 **604-588-5036**
Web: www.vancouverhomebuilders.org

City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1 **604-276-4000**
Web: www.richmond.ca

Development Permits, Subdivision, Zoning & Business Licence..... **604-276-4017**
Tree Protection Bylaw..... **604-247-4684**
City Street Trees..... **604-244-1208**
Fire Department..... **604-278-5131**
Workers' Compensation Board.. **604-276-3100**

BC Hydro **604-543-1595**
Telus **604-310-2255**
Terasen Gas **1-888-224-2710**

For urgent matters such as water and sewer problems, road obstructions, downed trees or other problems, call:

Public Works 24hr Enquiries
and Emergencies..... **604-270-8721**

For construction activity noise, dispersion of rodents during construction, health hazards related to air and water or sewage disposal problems, call:

Vancouver Coastal Health,
Richmond **604-233-3147**

RCMP non-emergency line
(after hours)..... **604-278-1212**

For building permit enquiries, construction vibration, neighbouring fencing and property line encroachment, and tree protection during construction, call:

Building Approvals Division **604-276-4285**
Tree Protection Bylaw **604-247-4684**
City Street Trees **604-244-1208**

For unsightly or accumulation of construction debris, and parking enquiries at construction site, call:

Community Bylaws Division **604-204-8631**
For soil on roadway or sidewalk, pollution impact on drainage ditches or storm sewers, call:

Engineering Division..... **604-276-4289**

City of Richmond

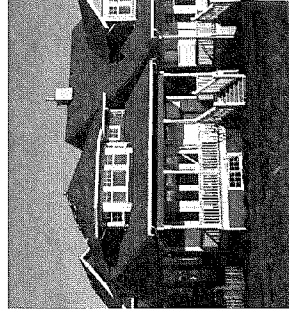
6911 No. 3 Road, Richmond, BC V6Y 2C1
www.richmond.ca
BA-B-2 / November 21, 2012



Good Neighbour Program

(Construction Intrusion into
Communities)

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Wednesday, April 8, 2015.



The Greater Vancouver Home Builders' Association and with the City of Richmond have created this brochure which recommends what builders should do as "good neighbours" and what neighbours might reasonably expect from a builder working in their area.

Planning and Development Department
www.richmond.ca

What is Infill Housing?

Infill Housing is the construction of new residential structures in an already established neighbourhood. As Richmond continues to grow and evolve so do its neighbourhoods, and we must protect and enhance the quality of life presently enjoyed by its residents.

Neighbourhoods may be impacted by changes that could involve:

- demolition
- construction of larger single-family homes
- duplex construction
- townhouse construction
- major additions and renovations to existing homes
- the removal of trees and hedges

Communicating with Neighbours

Well before work starts and prior to any applications for a building permit, minor variance, rezoning or Official Community Plan amendment, an infill builder should advise nearby residents what is being planned, by writing a letter or visiting them personally. When neighbours have full information, they are usually much more supportive and understanding of the project.

In these letters/visits, the builder should give neighbours a sheet with his/her full name, address and phone number. In this way, neighbours can contact the builder immediately if they have concerns, or if there is any emergency.

Prior to the project beginning, a sign should be erected at the site, also giving the builder's full name and phone number. Signs may be obtained from the Greater Vancouver Home Builders' Association.

What Makes a Successful Infill Housing Project?

Good Neighbour Practices

There are six basic recommended Good Neighbour Practices for builders:

1. Obtain all required permits and approvals.
2. Inform all surrounding neighbours about your plans and what you are doing.
3. Protect the immediate neighbourhood, including trees on and off site.
4. The site should be kept clean at all times.
5. Respect hours of work and noise regulations.
6. Do not block driveways, keep street and lanes passable.

The General Contractor should ensure all his sub-trades comply with City Bylaws and these Good Neighbour Practices.

City Approvals

Builders should consult with City Planning and Building staff well in advance to determine if the project meets all planning requirements. If a proposal does not comply with the current Zoning Bylaw, the site may require rezoning; a minor variance request through the Board of Variance; or a Development Variance permit, which require City Council's approval.

Every infill project must receive City approval (building permit, etc.) before construction starts.

Generally, soils removal and site preparation does not require a permit.

Development Permits

A Development Permit from the Development Applications Division is required for all multi-family residential projects. The process time will vary depending on the planning issues involved.

Demolition Permits

A permit must be obtained from the Permits Centre. The builder should arrange for the safe disconnection of all utilities and the removal of all hazardous materials prior to demolition, and ensure that Part 8 of the BC Building Code titled "Safety Measures at Construction and Demolition Sites" is complied with.

Dust, noise and debris must be minimized and the work should be undertaken at a time which will not have a negative impact on the harmony of the neighbourhood.

Tree Removal Permits

Tree removal permits should be displayed in a visible location. All trees to be retained should have a prescribed tree protection barrier, clearly marked as "Tree Protection Zone".

Unless a valid tree permit has first been obtained, all existing trees 20cm calliper or greater located on site, all trees located on a neighbouring property within 1.5m of a property line, or any tree located on City property shall be protected with a tree protection barrier (see Bulletin Tree-03).

Tree protection barriers are required to be inspected and approved prior to demolition permit issuance.

Building Permits

City staff review construction drawings for compliance with land use, the minimum requirements of the BC Building Code, as well as other applicable bylaws and regulations. The permit site card must be displayed on the site where it is visible from the street.

Protection and Safeguards

Vacant homes waiting for demolition should not be allowed to become an eyesore or a potential fire hazard. Ideally a house should be vacant only for a very short period before being demolished or removed from the site.

Do not damage or disrupt existing neighbourhood services during construction. Prior to excavation or digging, contact electrical, gas, telephone, cable and other utilities for information on underground service locations.

Do not use power, water from neighbouring properties without their consent.

Protect adjacent buildings, landscaping, fences, etc. from construction activities. Use fencing or equivalent measures to protect shrubs. If certain areas are at risk, the builder should work out an acceptable agreement with the affected property owner before starting work.

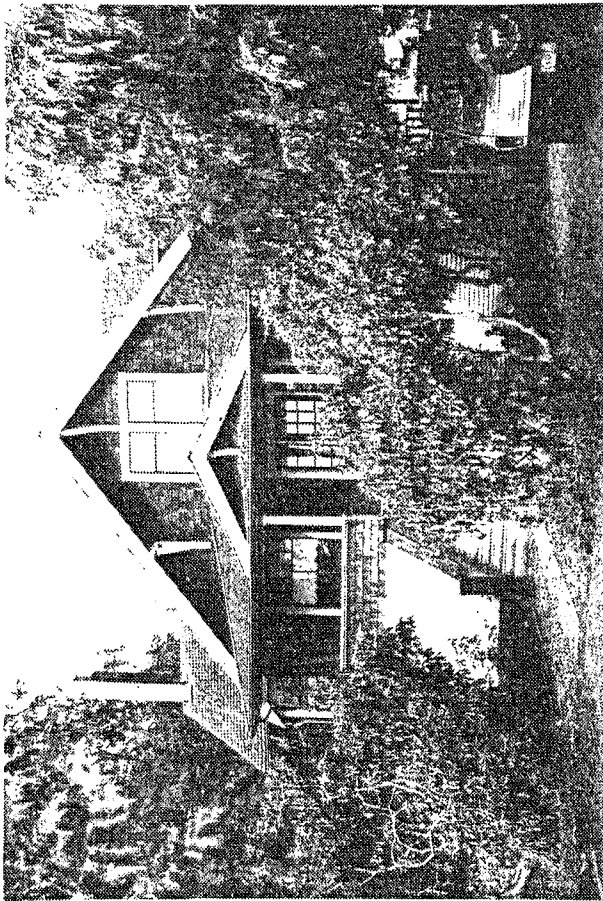
Care should be taken to secure the project site and building to restrict access by children or pets; do not encroach neighbouring properties nor burn construction wastes on site.

STEVES HOUSE
4431 STEVESTON HIGHWAY
1915

Neighbourhood: Steveston

This was the second home of Ida B. Steves, the daughter of Richmond pioneer settler Manóah Steves. Although it is now surrounded by later suburban development, it was originally set on its own acreage, and still retains many mature landscape features, including holly trees, several large rhododendrons, cedars, and a large fir tree.

Ida Steves designed the house herself; the many large windows were a feature that she particularly desired. An unusual variation on the Craftsman style, this house features a prominent open front verandah, large multi-paned windows, and triangular eave brackets. The interior has also remained virtually unchanged since its construction. The house was reacquired by the Steves family to prevent its demolition, and has been carefully restored.



Schedule 2 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 8, 2015.

GOLDIE HARRIS HOUSE AND BARN

11620 NO. 4 ROAD

House 1912; Barn Circa 1913

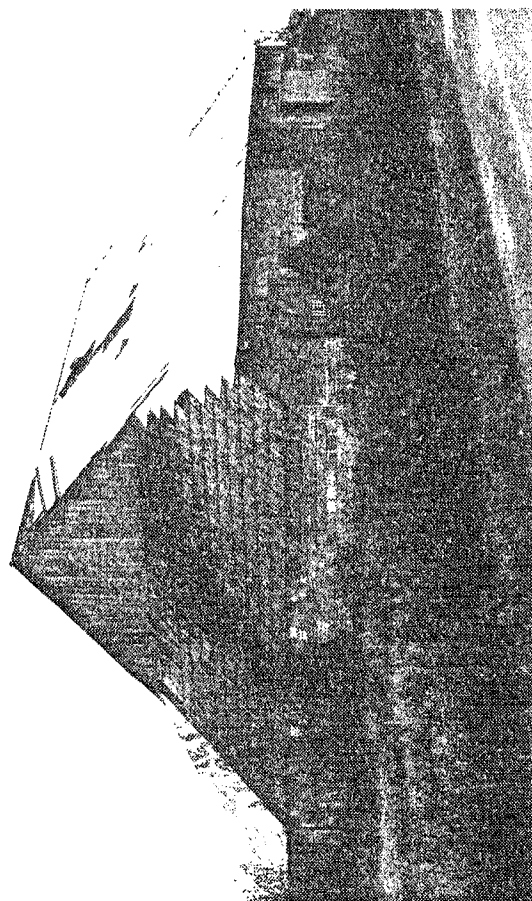
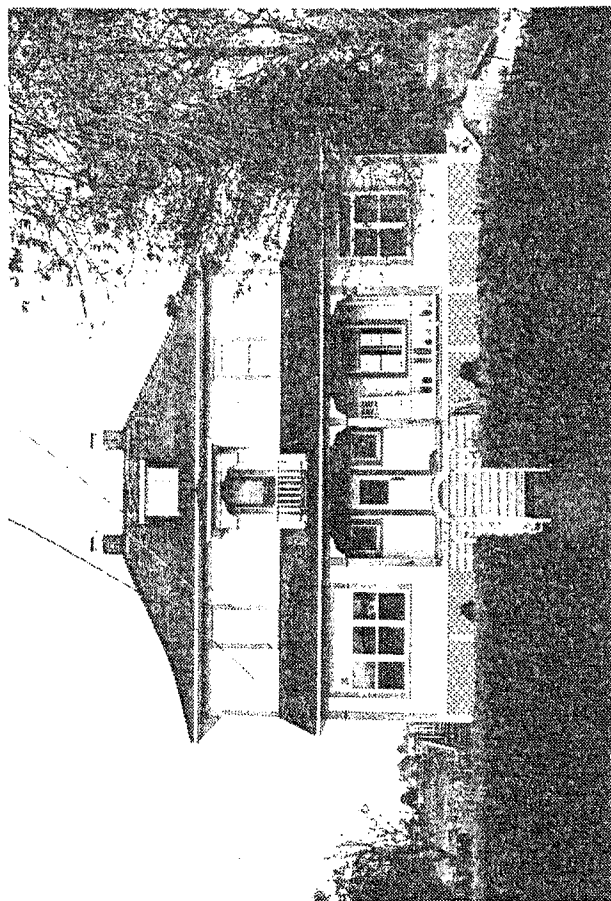
Neighbourhood: Gilmore (South Arm)

Heritage Area: South Arm Slough District

Goldwin Herschel Harris was born in Ontario in 1879, moved to Vancouver in 1893, and settled in South Arm in 1894. In 1906 he was married to the eldest daughter of Thomas Kidd, Agnes Isabella. Harris had originally been Kidd's hired man, and may have received this land as a wedding gift; Kidd later lived here, until his death in 1930.

This prominent house was built in 1912; its simple rectangular form is capped with a bellocast hip roof and twin chimneys. The wraparound verandah has now been mostly enclosed, altering the appearance of the main floor, but some of the original brackets and columns may be seen at the entry. A central second floor balcony provides a decorative highlight.

The property is important for retaining its agricultural function and appearance. The barn, built approximately one year after the house, is a very good example of the utilitarian structures that were built to house horses and cows, and provide for the storage of hay. There are also a number of early fruit trees that remain in conjunction with the house. This is a rare example where an important early farmhouse has survived intact, in its original setting, complete with an outbuilding and early landscaping features, and is an important reminder of the agricultural origins of the community.



RIVERSHED SOCIETY OF BC 2015 FRASER RIVER SWIM RELAY

Recommendation:

- 1) That staff investigate the possibility of holding an event on / or around Sept. 25 at McDonald Beach in conjunction with the Rivershed Society of BC 2015 Fraser River Swim Relay;
- 2) and that staff look at opportunities for partnering with the Richmond Blue Dot team, the Rivershed Society of BC, the Richmond School District and others

Background:

Council received correspondence from the Rivershed Society of BC and subsequently from the Richmond Blue Dot Campaign about the possibility of the City of Richmond holding an event to coincide with the Rivershed Society of BC 2015 Fraser River Swim Relay.

The Rivershed Society of BC states on their website (<http://rivershed.com/>) "The Fraser River Swim Relay team aims to inspire action, raise awareness about environmental threats and solutions, and engage communities in public education and community outreach. By swimming the 1,400 km length of the Fraser River, their goal is to inspire Canadians to protect and care for their local watersheds. They hope to increase river stewardship by working with community groups and schools across BC and Canada, and engaging audiences in public education, curriculum and community outreach."

The City of Richmond's Sustainability Framework which Council adopted in January 2010, guides Richmond's transition to a sustainable community. The Framework outlines the key long term economic, social and environmental priorities for our community's development. Richmond's location – at the point where the Fraser River meets the Pacific Ocean – puts our island City adjacent to some of the most productive ecosystems in the world. The City of Richmond is committed to healthy watercourses, and protecting the water in our sloughs, ditches, and the Fraser River.

We have the opportunity to raise awareness of the importance of the Fraser River to Richmond, promote the fact that Richmond endorsed the " Right to a Healthy Environment " through the Blue Dot Campaign and that the health of the Fraser River is integral to this.

Thank you - Linda McPhail

2015 Fraser River Swim Relay

From Mountains to Sea

Three Sustainable Living Leadership Program alumni, Jacquie Lanthier, Amy Law, and Keely Weget-Whitney are teaming up with Skeena River swimmer Ali Howard, and Sheena Miller to form a dynamic women's swim team with the goal of swimming the 1,400 km length of the Fraser River. This incredible project will take place in September of 2015, which coincides with the 20th anniversary of Fin Donnelly's first swim down the Fraser.

This project requires a lot of work, but it is coming together nicely thanks to the dedication of the swim team. In addition to training and fundraising for the event, the team has also been working hard to plan the event. If you would like to help the team by helping to organize an event in the towns listed below, fundraising or donating, or by volunteering in another way, please get in touch with info@rivershed.com to find out how you can help.

Objective:

The Fraser River Swim Relay team aims to inspire action, raise awareness about environmental threats and solutions, and engage communities in public education and community outreach. By swimming the 1,400 km length of the Fraser River, their goal is to inspire Canadians to protect and care for their local watersheds. They hope to increase river stewardship by working with community groups and schools across BC and Canada, and engaging audiences in public education, curriculum and community outreach.

Meet the Fraser River Swim Relay team.

Draft Itinerary:

Community Celebrations:

- Mount Robson – Tuesday, August 25th
- Dunster – Wednesday, August 26th
- McBride – Thursday, August 27th
- Prince George – Friday, September 4th
- Quesnel – Monday, September 7th
- Xat'sull – Tuesday, September 8th
- Williams Lake – Wednesday, September 9th
- Lillooet – Sunday, September 13th
- Lytton – Tuesday, September 15th
- Yale – Wednesday, September 16th
- Hope – Thursday, September 17th
- Agassiz – Friday, September 18th
- Chilliwack – Saturday, September 19th
- Mission – Monday, September 21st

- Fort Langley – Tuesday, September 22nd
- Coquitlam – Wednesday, September 23rd
- New Westminster – Thursday, September 24th
- Burnaby – Friday, September 25th
- Vancouver (Jericho) – Saturday, September 26th
- Vancouver – BC Rivers Day, Sunday, Sept. 27th

5 swimmers. 20 communities. 34 days. 1,400 kms.



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: February 24, 2015

From: Mike Redpath
Senior Manager, Parks

File: 06-2345-00/Vol 01

Re: Public Parks and School Grounds Regulation Bylaw No. 8771

Staff Recommendation

1. That Public Parks and School Grounds Regulation Bylaw No. 8771 be introduced and given first, second and third readings;
2. That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9139, be introduced and given first, second, and third reading; and
3. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9140, be introduced and given first, second, and third reading.

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 4

REPORT CONCURRENCE		
ROUTED TO: Recreation Services Richmond Fire Rescue RCMP Community Bylaws Law	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

CNCL - 47

Staff Report

Origin

City Council has the authority to regulate activities within their communities under the Community Charter. Under these powers, City Council may impose requirements and prohibitions by bylaw relating to municipal services and public places.

This report summarizes key provisions of the proposed Public Parks and School Grounds Regulation Bylaw No. 8771 (Attachment 1), which represent a substantial amendment to the existing Public Parks and School Grounds Regulation Bylaw No. 7310. The proposed amendment expands and updates existing regulations to correspond with current municipal practices in British Columbia.

Analysis

The current Public Parks and School Grounds Regulation Bylaw No. 7310 was adopted in May of 2000, with minor amendments made in July of 2001 and June of 2010. Since that time, there have been considerable changes in technology and practices related to sports, recreation and leisure activities. Consequently, many provisions of the existing bylaw have become obsolete, fail to adequately address public safety issues or maintain the environmental, recreational and social benefits of public parks and school grounds.

The proposed Public Parks and School Grounds Regulation Bylaw No. 8771 will:

1. Address various citizen and staff concerns, including:
 - a. public fishing clarifications;
 - b. regulations on the planting, deposit or disposal of non-invasive, noxious or invasive plant life, unauthorized animals and refuse;
 - c. expanded environmental protection provisions;
 - d. regulations on model aircraft usage, power or traction kite sports and other recreational activities that have the potential to cause serious injury among participant and/or non-participants; and
 - e. permissible gardening exemptions for community programs;
2. Update and align City regulations with recent developments in technology and practices in the sports, recreation and leisure industries;
3. Allow for the costs of unauthorized obstructions or waste removal to be allocated to the responsible parties who contravened regulations; and
4. Provide a valuable enforcement tool to protect and maintain public parks and school grounds for the use and enjoyment of the community.

A summary of the key amendments of the proposed Public Parks and School Grounds Regulation Bylaw No. 8771 is provided (Attachment 2).

School Ground Application

In addition to its stewardship role over parks, the City has enjoyed a long-standing relationship with School District No. 38, working cooperatively for over 50 years to manage and maintain school grounds for public use through the application of a shared regulation bylaw. On February 2, 2015, the Board of Education for School District No. 38 passed a formal resolution authorizing the City to enforce the public parks and school grounds regulation bylaw, as it is amended from time to time, on school grounds.

Benefits

The proposed Public Parks and School Grounds Regulation Bylaw No. 8771 will enable the Community Services Division to:

1. Ensure that public parks and school grounds are inviting, accessible and safe, enabling residents and visitors to feel comfortable and connected to the community;
2. Promote a safe and respectful culture of walking, cycling and active transportation modes, as supported by the well-established pedestrian, rolling and cycling connections throughout the City;
3. Allow community objectives to be met while protecting the finite resource of parkland and public open space for the use and enjoyment of all;
4. Preserve parks and the open space system that contributes significantly to supporting recreation, social interaction, psychological and spiritual renewal and the conservation and enhancement of the City's ecological network;
5. Foster shared stewardship of parkland and public open spaces between multiple stakeholders in order to foster pride, purpose and a sense of community;
6. Preserve waterfront and waterways in furtherance of the recreational and ecological values, and the cultural and ecological uniqueness of the City's island city heritage; and
7. Protect and maintain parkland in furtherance of the City's commitment to a "Sustainable Richmond."

Violations and Related Fines

The proposed Public Parks and School Grounds Regulation Bylaw No. 8771 will move the violations and fines related to public parks and school grounds from the Municipal Ticket Information Authorization Bylaw No. 7321 (Amendment Bylaw No. 9139) (Attachment 3), and Provincial Court jurisdiction to the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 (Amendment Bylaw No. 9140) (Attachment 4), under the jurisdiction of the City's program. As the adjudication program has proven to be extremely efficient, successful, and

convenient, this amendment would further expand the program and its benefits. If the proposed Public Parks and School Grounds Regulation Bylaw No. 8771 is approved, new signage reflecting any changes to the current rules and regulations will be implemented concurrently with the Department's practice of replacing existing outdated and ageing signs. The staffing and resource cost associated with the design, construction, installation hardware and removal of such signs will be phased over a number of years from the parks operations maintenance budget. With respect to enforcement costs, the ability to issue tickets under the proposed Public Parks and School Grounds Regulation Bylaw No. 8771 will be a tool available to bylaw enforcement officers who are called to investigate or are already attending incidents at the park or school ground sites.

Financial Impact

There are no financial implications or staff impacts at this time.

Conclusion

The proposed Public Parks and School Grounds Regulation Bylaw No. 8771 will enhance the use, enjoyment and safety of Richmond's parks and school ground sites by providing greater clarity of rules and regulations and additional administering tools for increased compliance, while protecting the finite resources of the natural environment for future generations. It will also support the City's vision of being the most livable and well-managed community in Canada by ensuring that such spaces remain safe, respectful, inviting and accessible places for the furtherance of residents and visitors' social, leisure, and recreation pursuits.



Marie Fenwick
Manager, Parks Programs
604-244-1275

- Att. 1: Proposed Public Parks and School Grounds Regulation Bylaw No. 8771
2: Summary Chart of Key Amendments of the Public Parks and School Grounds Regulation Bylaw No. 8771
3: Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9139
4: Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9140



CITY OF RICHMOND

PUBLIC PARKS AND SCHOOL GROUNDS REGULATION

BYLAW NO. 8771

EFFECTIVE DATE -

PUBLIC PARKS AND SCHOOL GROUNDS REGULATION

BYLAW NO. 8771

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CITY OF RICHMOND

**PUBLIC PARKS AND SCHOOL GROUNDS REGULATION
BYLAW NO. 8771**

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL

1.1 Application

1.1.1 The prohibitions in this bylaw do not apply to:

- (a) any **City** officer or employee in the performance of his or her lawful duties;
- (b) any **City** agent, contractor or volunteer, working under the supervision of a **City** officer or employee, in the performance of his or her lawful duties at the **City's** request;
- (c) any **School District** officer or employee in the performance of his or her lawful duties;
- (d) any **School District** agent, contractor or volunteer, working under the supervision of a **School District** officer or employee, in the performance of his or her lawful duties at the **School District's** request; or
- (e) a **police officer** in the performance of his or her lawful duties.

1.1.2 The **School District** has granted the **City** the authority to enforce this bylaw on **school grounds**, as set out by resolution of the Board of Education of the **School District**.

PART TWO: PROHIBITED ACTIVITIES

2.1 General – Prohibitions

2.1.1 A person must not:

- (a) conduct himself or herself in a disorderly or offensive manner;
- (b) behave in a manner that endangers him or herself;
- (c) harass, disturb, frighten, endanger or injure any other person;
- (d) interfere with or obstruct the lawful free use and enjoyment of any **public park or schoolground** by any other person;

- (e) interfere with, obstruct, impede, hinder or prevent:
 - (i) any **City** officer or employee in the performance of his or her lawful duties;
 - (ii) any **City** agent, contractor or volunteer in the performance of his or her lawful duties at the **City's** request;
 - (iii) any **School District** officer or employee in the performance of his or her lawful duties; or
 - (iv) any **School District** agent, contractor or volunteer in the performance of his or her lawful duties at the **School District's** request; or
 - (f) violate any bylaw, rule, regulation, notice or order of the **City**;
- in any **public park** or **school ground**.

2.2 Water – Prohibitions

2.2.1 A person must not:

- (a) pollute, obstruct or impede the flow of; or
- (b) cause or allow to discharge or run to waste;

any natural or manmade body of water, waterway, watercourse or waterworks, including but not limited to a fountain, pool, well, hydrant, hose, tap, ditch, slough, brook, river, stream, creek, lake, pond, drain or sewer, running through or situated partially or fully in any **public park** or **school ground**, unless authorized to do so by **City** signage or written authorization from the **City** under the provisions of Part Six.

2.3 Vehicles and Transportation – Prohibitions

2.3.1 A person must not:

- (a) drive, operate, **stop, park** or leave a **vehicle**, trailer, golf cart/buggy, scooter, moped, ridden or herded **animal** or other mode of transportation, not including a device designed to be moved by human power, on any blacktop, gravelled, sanded or grassed area not designated as a public road or for public parking in any **public park** or **school ground**;

- (b) **stop, park** or leave a **vehicle**, trailer, golf cart/buggy, scooter, moped, ridden or herded **animal** or other mode of transportation, not including a device designed to be moved by human power, in an area specifically designated for public parking in any **public park** or **school ground**:
 - (i) for a purpose other than visiting the **public park** or **school ground**;
 - (ii) when the person is not within the **public park** or **school ground**; or
 - (iii) between the hours of 11:00 p.m. and 5:00 a.m., or as otherwise posted, without first receiving written authorization under the provisions of Part Six; or
- (c) drive, operate, ride, **stop, park** or leave a **vehicle**, trailer, golf cart/buggy, moped, scooter, bicycle, skateboard, skates, rollerblades, ridden or herded **animal** or other mode of transportation, regardless of motive power, on any artificial turf field or the Minoru Park running track without first receiving written authorization under the provisions of Part Six.

2.3.2 The provisions of Section 2.3.1 do not apply to any single-person-use transport, such as a wheelchair or scooter, required by a person with a disability for mobility-assistance purposes.

2.4 Plants and Vegetation – Prohibitions

- 2.4.1 A person must not climb, harvest, pick, cut, prune, break, injure, damage, deface, destroy, remove, misuse, abuse or interfere with any plant life or vegetation, including but not limited to trees, shrubs, turf, flowers, fruit, vegetables, nuts or seeds in or from any **public park** or **school ground**, unless the person is authorized to do so under the following **City** or **School District** programs:
 - (a) Community Gardening; or
 - (b) any other program approved by the **City** or **School District**.
- 2.4.2 A person must not plant or deposit any plant life or vegetation that is deemed to be:
 - (a) a noxious weed under the *Weed Control Act*, as amended or replaced from time to time; or
 - (b) an invasive plant under a **City** plan, program or policy, which may include but is not limited to guidelines developed by the Ministry of Forests, Lands and Natural Resource Operations or the Invasive Species Council of British Columbia;

in any **public park** or **school ground**.

2.4.3 Subject to Section 2.4.2, a person must not plant or deposit any plant life or vegetation in any **public park** or **school ground** without first receiving written authorization under the provisions of Part Six, unless the person is authorized to do so under the following **City** or **School District** programs:

- (a) Community Gardening; or
- (b) any other program approved by the **City** or **School District**.

2.5 Animals – Prohibitions

2.5.1 A person must not:

- (a) harass, disturb, frighten or injure;
- (b) feed; or
- (c) hook, trap or snare;

any **animal** in any **public park** or **school ground**, unless that person holds a valid licence to engage in such activity.

2.5.2 A person who owns an **animal** or has the care, custody or control of an **animal**, must ensure that such **animal** does not:

- (a) run at large or be off-leash except as permitted under the *Animal Control Regulation Bylaw 7932*, as amended or replaced from time to time, and in an area specifically designated for such activity;
- (b) kill or injure a person or **animal**;
- (c) harass, disturb or frighten a person or **animal**;
- (d) enter or remain in any manmade body of water or waterworks, including but not limited to a fountain, reservoir, pond, swimming or wading pool, water park or well; or
- (e) dig or damage property;

in any **public park** or **school ground**.

2.5.3 With the exception of an assistance dog required by a person with a disability, a person must not bring or permit any **animal** under his or her care, control or custody, within the boundaries of:

- (a) Terra Nova Rural Park;
- (b) Richmond Nature Park;
- (c) North East Bog Forest;

- (d) an **environmentally sensitive area**; or
- (e) a sports court, artificial turf field or running track.

2.5.4 A person must not leave, place, deposit or dispose of any **animal** or **animal** remains in any **public park** or **school ground**.

2.6 Athletic and Recreational Activities – Prohibitions

2.6.1 A person must not misuse, abuse, damage or interfere with any athletic or recreational facility or equipment in any **public park** or **school ground**.

2.7 Waste and Combustible Materials – Prohibitions

2.7.1 A person must not throw, place, deposit or dispose of:

- (a) any garbage, recyclable materials or food waste; or
- (b) any lighted match, cigar, cigarette or other burning substance;

in any **public park** or **school ground**, except in a receptacle provided for the disposal of such materials.

2.7.2 A person must not throw, place, deposit or dispose of:

- (a) any household waste;
- (b) any commercial, construction, chemical or combustible waste or other material that may be hazardous to a person receiving or handling it; or
- (c) any yard and garden trimmings or other compost material unless the person is authorized to do so in a designated area under the following **City** or **School District** programs:
 - (i) Community Garden;
 - (ii) Partners for Beautification; or
 - (iii) any other program approved by the **City** or **School District**;

in any **public park** or **school ground**.

2.7.3 A person must not light or operate any barbeque or fire in any **public park** or **school ground**:

- (a) when a fire ban is in effect;
- (b) in a bog or wetland area; or
- (c) in an **environmentally sensitive area**.

2.7.4 In addition to Section 2.7.3, a person must not light or operate:

- (a) an open flame or wood stove, camp stove or barbeque pursuant to the *Fire Protection and Life Safety Bylaw No. 8306*, as amended or replaced from time to time;
- (b) a charcoal stove, camp stove or barbeque; or
- (c) a natural gas or propane fuelled camp stove or barbeque:
 - (i) in an area not designated for such activity;
 - (ii) in an enclosed space or facility;
 - (iii) on an artificial or synthetic playing surface; or
 - (iv) on a dock or pier;

in any **public park** or **school ground**.

2.8 Miscellaneous – Prohibitions

2.8.1 A person must not launch any model or power rocket in any **public park** or **school ground**.

2.8.2 A person must not leave, place, deposit or dispose of any cremated remains in any **public park** or **school ground**, except in an area designated and posted for such purpose.

PART THREE: PROHIBITED ACTIVITIES – EXCEPT IN DESIGNATED AREAS

3.1 Athletic and Recreational Activities – Designated Areas

3.1.1 A person must not undertake any of the following activities in any **public park** or **school ground**, except in an area specifically designated for such activity:

- (a) play or practice the game of golf, including the use of golf clubs for any purpose whatsoever;
- (b) fly a radio-controlled, fixed-line-controlled or power-launched model aircraft or glider; or
- (c) engage in an activity involving a power or traction kite, whereby the kite provides significant pull or propels the individual on land or air, regardless of whether in conjunction with a vehicle, board, skates or other device, including but not limited to kite buggying, kite landboarding, kite skating, snowkiting or kite jumping.

3.2 Safety – Designated Areas

- 3.2.1 A person must not carry or discharge a **firearm** in any **public park** or **school ground**, except in an area specifically designated for such activity.
- 3.2.2 A person must not throw any hammer, shot-put, discus, or javelin in any **public park** or **school ground**, except:
 - (a) in an area within Minoru Park specifically designated for such activity while under proper supervision; or
 - (b) in the case of property under the jurisdiction of the **School District**, under the direct supervision of an employee designated by the **Superintendent of Schools**.

PART FOUR: PROHIBITED ACTIVITIES – EXCEPT WITH WRITTEN AUTHORIZATION

4.1 Infrastructure and Surrounding Areas – Prohibited Activities Requiring Authorization

- 4.1.1 A person must not undertake any of the following activities in any **public park** or **school ground** without first receiving written authorization under the provisions of Part Six:
 - (a) cut, break, injure, damage, deface, destroy, remove, alter, misuse, abuse or interfere with any pavilion, building, structure, wall, fence, railing, sign, seat, bench, equipment, landscaping, post, pole, memorial, sculpture, ornament or object of any kind;
 - (b) install, erect, construct or build a tent, shelter, pavilion, building, structure, wall, fence, railing, sign, seat, bench, post, pole, sculpture, ornament or object of any kind; or
 - (c) deposit or remove topsoil, wood, rock or other material.
- 4.1.2 In the event that an obstruction, article or object is placed in any **public park** or **school ground** contrary to Section 4.1.1, the **General Manager of Community Services** or the **General Manager of Engineering & Public Works**, in the case of property under the jurisdiction of the **City**, or the **Superintendent of Schools**, in the case of property under the jurisdiction of the **School District**, is authorized:
 - (a) to remove or cause to be removed any such obstruction, article or thing at the violator's expense; and
 - (b) to do every lawful act required to have any such removal be completed in the shortest possible time.

4.2 Commercial Activity – Prohibited Activities Requiring Authorization

4.2.1 A person or organization must not undertake any of the following activities in any **public park** or **school ground** unless that person or organization is in compliance with *Business Regulation Bylaw No. 7538*, as amended or replaced from time to time, and has received prior written authorization under the provisions of Part Six:

- (a) sell or expose for sale any refreshment, goods, article or thing;
- (b) offer any service or private instruction for a fee or other form of compensation;
- (c) solicit funds or any type of goods or services;
- (d) post, paint or affix any advertising, promotional material of a commercial nature, including but not limited to bills, flyers, posters, pictures, banners, flags, pamphlets, cards, signs, products or merchandise on a pavilion, building, structure, wall, fence, railing, sign, seat, bench, tree, shrub, landscaping, post, pole, sculpture, ornament or object of any kind;
- (e) distribute or deliver any advertising or promotional material of a commercial nature, including but not limited to bills, flyers, posters, pictures, flags, pamphlets, cards, signs, products or merchandise;
- (f) install, erect, construct or build a display for advertising or promotional purposes; or
- (g) drive, operate, **stop, park** or leave a **vehicle**, golf cart/buggy, moped, scooter, bicycle, skateboard, skates, rollerblades, ridden or herded **animal** or other mode of transportation for the specific purpose of displaying or broadcasting advertisements or promotional messages of a commercial nature, by way of the **vehicle** or transportation mode's interior, exterior or equipment.

4.2.2 If a person or organization is authorized under Part Six to undertake any of the activities listed in Section 4.2.1, that person or organization shall be responsible for:

- (a) cleaning and removing any waste or debris resulting from such activity; and
- (b) restoring the area or site to its former state.

4.2.3 In the event that a person or organization posts, distributes, places or leaves any obstruction, article or thing in any **public park** or **school ground** contrary to Sections 4.2.1 or 4.2.2, the **General Manager of Community Services** or the **General Manager of Engineering & Public Works**, in the case of property under the jurisdiction of the **City**, or the **Superintendent of Schools**, in the case of property under the jurisdiction of the **School District**, is authorized:

- (a) to clean, remove or cause to be cleaned or removed any such obstruction, article or thing at the violator's expense; and
- (b) to do every lawful act required to have any such removal or clean-up be completed in the shortest possible time.

4.3 Athletic and Recreational Activities – Prohibited Activities Requiring Authorization

4.3.1 A person must not undertake any of the following activities in any **public park** or **school ground** without first receiving written authorization under the provisions of Part Six:

- (a) use a bow and arrow or practice archery;
- (b) use a boomerang; or
- (c) operate a go-kart, motocross bike, snowmobile, all-terrain vehicle (ATV) or tractor.

4.4 Events – Prohibited Activities Requiring Authorization

4.4.1 A person must not undertake any of the following activities in any **public park** or **school ground** without first receiving written authorization under the provisions of Part Six:

- (a) fire or explode any combustible or other explosive material, including but not limited to **fireworks**;
- (b) operate an amplifying system or loud speaker;
- (c) hold a tournament, series of games or competition; or
- (d) hold or participate in a procession, parade, march, drill, demonstration, rally, performance, play, ceremony, concert, meeting or other gathering, excluding family or social gatherings not exceeding 50 persons.

4.5 Hours of Public Park and School Ground Closures

4.5.1 A person must not enter or remain in any **public park** or **school ground** between the hours of 11:00 p.m. and 5:00 a.m., or as otherwise posted, except:

- (a) to attend a community facility during operating hours;

- (b) to access a vessel moored at the public dock in Imperial Landing Park; or
- (c) as specified in a written authorization under the provisions of Part Six.

4.5.2 A person must not enter, be in or use:

- (a) a facility or any area around or adjacent to such facility that is enclosed by a fence or other structure; or
- (b) a swimming or wading pool or any area around or adjacent to such pool that is enclosed by a fence or other structure;

in a **public park** or **school ground**, when such facility, pool, area, **public park** or **school ground** is closed.

PART FIVE: SPECIAL AUTHORITY

5.1 Special Authority to Close Public Parks and School Grounds

5.1.1 Notwithstanding the provisions of Part Four, either:

- (a) the **General Manager of Community Services** or the **General Manager of Engineering & Public Works**, in the case of property under the jurisdiction of the **City**; or
- (b) the **Superintendent of Schools**, in the case of property under the jurisdiction of the **School District**;

may close any **public park** or **school ground** or part thereof if, in his or her opinion, the circumstances warrant such closure, including but not limited to fire hazard, prevention or assisting the prevention of a breach of the peace or threat thereto, violation of the criminal law or protection of members of the public from injury or damage.

PART SIX: WRITTEN AUTHORIZATIONS

6.1 Procedure for Written Authorization

6.1.1 Notwithstanding the provisions of Part Four, a prohibited activity may be carried on within a **public park** or **school ground** if a person or applicant organization first receives written authorization for such activity from:

- (a) the **General Manager of Community Services**, in the case of property under the jurisdiction of the **City**;
- (b) the **Superintendent of Schools**, in the case of property under the jurisdiction of the **School District**; or

- (c) the **General Manager of Community Services**, together with the **Superintendent of Schools**, in the case of property under the joint jurisdiction of the **City** and the **School District**;

and complies with all applicable requirements under other municipal, regional and federal laws, bylaws, legislation, regulations and policies.

- 6.1.2 A written authorization given in accordance with subsection 6.1.1 may contain restrictions as to the times and specific places where such activities may be carried on, together with any other restrictions considered appropriate.

PART SEVEN: VIOLATIONS AND PENALTIES

- 7.1** (a) A violation of any of the provisions identified in this bylaw shall result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended or replaced from time to time; and
- (b) A violation of any of the provisions identified in this bylaw shall be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act, SBC 2003, c. 60*, as they may be amended or replaced from time to time.
- 7.2** Every person who contravenes any provision of this bylaw is considered to have committed an offence against this bylaw and is liable on summary conviction, to a fine of not more than Ten Thousand Dollars (\$10,000), and each day that such violation is caused, or allowed to continue, constitutes a separate offence.

PART EIGHT: INTERPRETATION

- 8.1** In this bylaw, the following words have the following meaning:

ANIMAL	means a bird, mammal, amphibian, reptile or fish.
BYLAW ENFORCEMENT OFFICER	means any of the following persons: <ul style="list-style-type: none"> (a) a police officer; (b) bylaw enforcement officer appointed by the City; (c) Fire Chief or local assistant to the Fire Commissioner under Section 6 of the <i>Fire Services Act</i>, as amended or replaced from time to time; or (d) licensing inspector, building inspector, animal control officer, public health officer, or other person authorized by the City to enforce one or more of its bylaws.

CITY	means the City of Richmond.
COUNCIL	means the Council of the City .
ENVIRONMENTALLY SENSITIVE AREA	<p>means any part of a public park or school ground that has any of the following characteristics:</p> <p>(a) areas or landscape features identified in a plan, map or City bylaw as environmentally significant, an environmental protection area, a development permit area for protection of the environment or for another similar purpose that is compatible with the conservation of ecological features and functions of the site; or</p> <p>(b) an area of a park that is designated or managed for the conservation of ecological features and functions of the site.</p>
FIRE CHIEF	means the Director of Fire and Rescue Services for the City , acting as head of the Fire Department, and includes a person designated to act in the place of the Director;
FIREARM	means a rifle, pistol, or shotgun that uses compressed air, explosives, gas or springs as a propellant, and includes air guns, air rifles, air pistols and spring guns but does not include firearms used for the discharge of blank ammunition in connection with an athletic or sporting event or animal control.
FIREWORKS	means any article containing a combustible or explosive composition or any substance or combination of substances prepared for, capable of, or discharged for the purposes of producing a pyrotechnical display which may or may not be preceded by, accompanied with, or followed by an explosion, or an explosion without any pyrotechnical display, and includes, without limitation, barrages, batteries, bottle rockets, cannon crackers, fireballs, firecrackers, mines, pinwheels, roman candles, skyrockets, squibs, torpedoes, and other items of a similar nature, that are intended for use in pyrotechnical displays or as explosives or that are labelled, advertised, offered, portrayed, presented or otherwise identified for any such purpose.
GENERAL MANAGER OF COMMUNITY SERVICES	means the person(s) appointed by Council to the position of General Manager of Community Services, and includes a person designated as an alternate.

**GENERAL MANAGER OF
ENGINEERING & PUBLIC
WORKS**

means the person appointed by **Council** to the position of General Manager of Engineering & Public Works, and includes a person designated as an alternate.

PARK/PARKED/PARKING

means the standing of a vehicle, whether occupied or not, other than up to five minutes for the purpose of, and while actually engaged in, loading or unloading of property, goods, or the discharging or taking on of passengers, or in compliance with the directions of:

- (a) a **bylaw enforcement officer** or a person contracted by the **City** for traffic management purposes; or
- (b) a **traffic control device**.

POLICE OFFICER

means:

- (a) a member of the Royal Canadian Mounted Police; or
- (b) any person defined as a peace officer by the *Criminal Code*, as amended or replaced from time to time.

PUBLIC PARK

means any public parks, boulevards, greenways, playgrounds, paths, trails, beaches, golf courses and playing fields, as well as any buildings or structures designated or intended for public recreational use including swimming pools, arenas, recreation centres, sports courts, docks, piers, heritage sites or other facilities, that are under the custody, care, management and/or jurisdiction of the **City**, and which are made available by the **City** for public access.

SCHOOL DISTRICT

means School District No. 38 (Richmond).

SCHOOL GROUND

means and includes parks, playgrounds, paths, trails, sport courts, playing fields, buildings and other places under the custody, care, management and/or jurisdiction of the **School District**.

STOP/STOPPED/STOPPING

means:

- (a) when required, a complete cessation from movement; and
- (b) when prohibited, the stopping or standing of a vehicle, whether occupied or not, except:
 - (i) when necessary to avoid conflict with other traffic; or
 - (ii) in compliance with the directions of a **bylaw enforcement officer** or **traffic-control device**.

SUPERINTENDENT OF SCHOOLS

means the person appointed by the **School District** to the position of Superintendent of Schools, and includes the person designated as an alternate.

TRAFFIC CONTROL DEVICE

means a sign, line, meter, marking, space, barrier, or device; painted, placed or erected; to guide, regulate, warn, direct, restrict, control or prohibit traffic and **parking**.

VEHICLE

has the meaning set out in the *Motor Vehicle Act*, as amended or replaced from time to time, and includes motor vehicle and motorcycle, as defined in the *Motor Vehicle Act*.

PART NINE: PREVIOUS BYLAW REPEAL

- 9.1** Public Parks and School Grounds Regulation Bylaw No. 7310, as amended, is hereby repealed.

PART TEN: SEVERABILITY AND CITATION

- 10.1** The provisions of this bylaw are severable, and if, for any reason, any part, section, subsection, clause, or sub-clause, or other words in this bylaw are for any reason, found to be invalid or unenforceable by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

10.2 This bylaw is cited as “Public Parks and School Grounds Regulation Bylaw No. 8771”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK

Summary Chart of Key Amendments of the Public Parks and School Grounds Regulation Bylaw No. 8771

This chart summarizes the key amendments of the proposed Public Parks and School Grounds Regulation Bylaw No. 8771, which replaces Public Parks and School Grounds Regulation Bylaw No. 7310.

New Section(s) Bylaw No. 8771	New/Amended Provision	Reason for Amendment	Old Section(s) Bylaw No. 7310
s. 1.1.1	City, and School District personnel (including agents and volunteers at the City or School District's request) and police officers are exempt from the provisions of the bylaw in the performance of their lawful duties. This exemption allows City and School District personnel and police officers to perform their duties and respond to community needs without infringing the bylaw. A general blanket exemption will be less confusing than a series of provision-specific exemptions.	Administration and Enforcement	s. 1.2.1(a)(ii) s. 1.2.1(a)(iii) s. 3.4.1
s. 2.1.1	Prohibitions regarding disruptive or dangerous behaviour have been expanded to provide bylaw enforcement officers greater discretion to ensure public safety.	Public Protection	s. 1.1.1
s. 2.2.1	A person must not pollute, obstruct or cause to run to waste any natural or manmade body of water, watercourse or waterworks without the City's consent. Currently, Watercourse Protection and Crossing Bylaw No. 8441 only addresses the pollution or obstruction of natural or man-made channels. This new provision allows bylaw enforcement officers to protect all bodies of water against a broader range of offences.	Maintenance of Parks and Protection of Local Wildlife and Ecosystems	n/a

New Section(s) Bylaw No. 8771	New/Amended Provision	Reason for Amendment	Old Section(s) Bylaw No. 7310
s. 2.3.1 s. 2.3.2	A person must not operate, or park a vehicle or other mode of transportation, not including individual mobility-assistance transports, on an artificial turf field or a blacktop, gravelled, sanded or grassed area not designated as a public road or parking area without the City's consent. Misuse of parking facilities is also not permitted. These provisions have been updated to balance increased usage and traffic resulting from the City's growing population with the City's need to maintain and preserve park and school grounds for the enjoyment of the entire community, including those with accessibility challenges.	Preservation of Parks and Open Spaces for the Use and Enjoyment of All Residents	s. 1.2.1 s. 1.2.2 s. 2.1(e)
s. 2.4.1	A person must not climb, prune, harvest, damage or remove any plant life or vegetation unless authorized to do so under a City or School District program. This provision was amended to reflect the current practices of various City programs such as Community Gardening.	Maintenance of Parks and Protection of Local Wildlife and Ecosystems	s. 1.3.1
s. 2.4.2 s. 2.4.3	A person must not plant or deposit any noxious weed or invasive plant. Furthermore, a person must not plant or deposit any non-invasive plant life or vegetation unless authorized to do so under a City or School District program or with the City's consent. These provisions were added to reflect the current practice of various City programs, while protecting the local wildlife and ecosystems that serve as an integral component of the City's uniqueness and heritage.	Maintenance of Parks and Protection of Local Wildlife and Ecosystems	n/a
s. 2.5.1	Provisions regulating interactions with animals have been expanded to include a prohibition against feeding wildlife and an exemption for licensed activities. These amendments were made to address citizen requests for clarification and pest control issues.	Maintenance of Parks and Protection of Local Wildlife and Ecosystems	s. 1.6.1

New Section(s) Bylaw No. 8771	New/Amended Provision	Reason for Amendment	Old Section(s) Bylaw No. 7310
s. 2.5.2 s. 2.5.3 s. 2.5.4	Provisions regulating animals have been expanded to prohibit off-leash animals (except where permitted by City bylaw), property damage, disposal of animals or animal remains and, with the exception of assistance dogs, entrance to Terra Nova Rural Park, Richmond Nature Park, North East Bog Forest, environmentally sensitive areas, sport courts, artificial turf fields or running tracks. These amendments were made to reinforce Animal Control Regulation Bylaw No. 7932 in order to protect other manmade bodies of water, waterworks and property and to protect parks and school grounds from invasive species and overpopulation, which can threaten native wildlife and ecosystems.	Maintenance of Parks and Protection of Local Wildlife and Ecosystems	s. 1.6.2 s. 1.6.3
s. 2.7.1 s. 2.7.2	A person is prohibited from disposing of any refuse or burning materials except in a receptacle provided for such purposes, any yard or compost material unless authorized to do so under a City or School District program, or any household, commercial, construction, chemical or combustible waste. These provisions serve as deterrents against littering, creating potential fire hazards and misuse of City maintenance services for offsite waste.	Maintenance of Parks and Protection of Local Wildlife and Ecosystems	n/a
s. 2.7.3 s. 2.7.4	A barbeque or fire is not permitted in a bog, wetland or environmentally sensitive area or when a fire ban is in effect. Additionally, the use of open flame or wood and charcoal stoves are prohibited. The use of natural gas and propane camp stoves or barbeques is prohibited in enclosed spaces, artificial or playing surfaces, areas not designated for such activities, docks and piers. Currently, Fire Protection and Life Safety Bylaw No. 8306 allows individuals to operate charcoal, natural gas or propane stoves and barbeques without a permit. This provision clarifies if, when and where such items can be used in respect to parks and school grounds.	Maintenance of Parks and Protection of Local Wildlife and Ecosystems	s. 2.1(c)

New Section(s) Bylaw No. 8771	New/Amended Provision	Reason for Amendment	Old Section(s) Bylaw No. 7310
s. 2.8.2	The disposal of cremated remains is prohibited, except in an area designated for such purposes. This provision preserves the City's ability to make future changes or developments to parks or school grounds without disturbing the sanctity of unofficial memorial spaces.	Preservation of Parks and Open Spaces for the Use and Enjoyment of All Residents	n/a
s. 3.1.1 s. 3.2.1 s. 3.2.2	A person must not play golf, fly a radio or fixed-line controlled or power-launched model aircraft, engage in an activity involving a power or traction kite, carry or discharge a firearm or throw a hammer, shot-put, discus or javelin, except in an area designated for such activities. These provisions were added or amended to reflect changes in product technology, address citizen concerns regarding public safety, and balance increased usage and traffic with the provision of a safe leisure and recreation environment.	Public Protection	s. 2.1(a) s. 2.1(b) s. 2.1(d) s. 2.2
s. 4.1.1	A person must not damage, remove or alter any structure, bench, equipment, landscaping, memorial or ornament, build a tent, shelter or fixture or deposit or remove topsoil, wood, rock or other material without the City's consent. These provisions were added as potential deterrents against unauthorized alterations, misuse and vandalism of public property, memorials and public art, such as skateboard grinding, and to regulate unauthorized camping that may conflict with public safety, use and enjoyment of parks and school grounds.	Preservation of Parks and Open Spaces for the Use and Enjoyment of All Residents	n/a

New Section(s) Bylaw No. 8771	New/Amended Provision	Reason for Amendment	Old Section(s) Bylaw No. 7310
s. 4.1.2 s. 4.2.3	If an unauthorized obstruction or object is placed in a park or school ground, the City or School District may remove it at the violator's expense. These provisions were added to hold any violators or purveyors of commercial activities responsible for the consequences of their actions and, if necessary, provide the City and School District with financial recourse for any extraordinary expenses incurred to rectify such offences.	Preservation of Parks and Open Spaces for the Use and Enjoyment of All Residents	n/a
s. 4.2.1 s. 4.2.2	A person must not undertake commercial activities, such as sell refreshments or goods, offer paid services, solicit funds or commercial transactions, post, distribute or erect advertising materials or operate or park a vehicle for the purpose of broadcasting advertisements, without the City's consent. Individuals or organizations authorized to engage in commercial activity are also responsible for removing any debris resulting from such activity and restoring the site to its former state. These provisions provide the City with greater discretion to regulate the offering, solicitation and promotion of commercial activities in order to prevent misuse of parks and school grounds and ensure a safe and enjoyable leisure and recreation environment.	Preservation of Parks and Open Spaces for the Use and Enjoyment of All Residents	n/a
s. 4.3.1	A person must not practice archery, use a boomerang or operate a go-kart, motocross bike, ATV or tractor in a park or school ground without the City's consent. This provision was updated to reflect changes in product technology and regulate other recreational activities that may conflict with the public's safety, use and enjoyment of parks and school grounds.	Public Protection	s. 3.1.1(a) s. 3.1.1(b)

New Section(s) Bylaw No. 8771	New/Amended Provision	Reason for Amendment	Old Section(s) Bylaw No. 7310
s. 4.4.1	A person must not explode any fireworks or other combustible materials, operate an amplifying system or hold a tournament, competition, procession, demonstration, performance or ceremony (not including family or social gatherings of 50 people or less) in a park or school ground without the City's consent. This provision was added to regulate events that may result in excess noise, debris and crowds, and schedule appropriate support services such as additional maintenance to ensure the public's safety, use and enjoyment of parks and school grounds.	Preservation of Parks and Open Spaces for the Use and Enjoyment of All Residents	s. 3.1(c)
s. 4.5.1	Unless posted hours state otherwise, a person must not enter or remain in a public park or school ground between 11:00 p.m. and 5:00 a.m., except to attend a community facility during operating hours, to access a vessel moored at Imperial Landing Park or as permitted by written authorization. The list of parks with non-standard hours was replaced with a general reference to posted hours for simplification purposes. An exemption for Imperial Landing Park was added to permit access to public moorage vessels.	Administration and Enforcement	s. 3.2.1
s. 4.5.2	A person must not enter, be in or use a facility or pool, including any enclosed area around or adjacent to such facility or pool, in a public park or school ground when such facility, pool, area, public park or school ground is closed. This provision was added to serve as an additional deterrent against unsupervised use of pools and facilities for public safety and maintenance purposes.	Public Protection	n/a

New Section(s) Bylaw No. 8771	New/Amended Provision	Reason for Amendment	Old Section(s) Bylaw No. 7310
s. 7.1 s. 7.2	The administration of offences under the bylaw was transferred from the “Municipal Ticket Information” system to the “Bylaw Violation Dispute Adjudication” process to provide both the City and residents with an efficient, more cost-effective and convenient mechanism for addressing disputes.	Administration and Enforcement	s. 5.1
s. 8.1	<p>The following defined terms were added:</p> <ul style="list-style-type: none"> • “animal”; • “environmentally sensitive area”; • “Fire Chief”; • “fireworks”; • “public park” and • “school ground”; <p>amended:</p> <ul style="list-style-type: none"> • “bylaw enforcement officer”; • “firearm”; • “General Manager of Community Services”; and • “park/parked/parking”; • “police officer”; • “vehicle”; <p>or removed:</p> <ul style="list-style-type: none"> • “public park/school ground”; <p>to provide greater clarity, transparency and consistency regarding proposed Public Parks and School Grounds Regulation Bylaw No. 8771.</p>	Administration and Enforcement	s. 6.1



**City of
Richmond**

Bylaw 9139

Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9139

The Council of the City of Richmond enacts as follows:

1. Municipal Ticket Information Authorization Bylaw No. 7321, as amended, is further amended by deleting the following from Schedule A and substituting "INTENTIONALLY DELETED":

Column 1

Column 2

- | | |
|--|---|
| 10. Public Parks and School Grounds
Regulation Bylaw No. 7310 | - Bylaw Enforcement Officer
- Police Officer |
|--|---|

2. Municipal Ticket Information Authorization Bylaw No. 7321, as amended, is further amended by deleting Schedule B 10 in its entirety and marking it "INTENTIONALLY DELETED".
3. This Bylaw is cited as "**Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9139**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division
APPROVED for legality by Solicitor



**City of
Richmond**

Bylaw 9140

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9140

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended at Part One – Application by adding the following after section 1.1(m):

“(n) Public Parks and School Grounds Regulation Bylaw No. 8771, as amended,”
2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding to the end of the table in Schedule A of Bylaw No. 8122 the content of the table in Schedule A attached to and forming part of this bylaw.
3. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9140**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED for content by originating Division
_____	APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 9140**SCHEDULE A to BYLAW NO. 8122****Designated Bylaw Contraventions and Corresponding Penalties**

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
Public Parks and School Grounds Regulation Bylaw No. 8771	Disorderly or offensive conduct	2.1.1(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Endangering oneself	2.1.1(b)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Harassing or endangering others	2.1.1(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Interfering or obstructing with use and enjoyment of park or school ground	2.1.1(d)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Interfering or obstructing with duties	2.1.1(e)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Polluting, obstructing or causing to run to waste any body of water, watercourse or waterworks	2.2.1	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Driving, operating or parking a vehicle, conveyance or animal in unauthorized area	2.3.1(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Parking or leaving a vehicle, conveyance or animal in a park or school ground for an unauthorized purpose or overnight	2.3.1(b)	No	\$ 100.00	\$ 75.00	\$ 125.00	n/a
	Driving, operating or parking a vehicle, conveyance or animal on an artificial turf field or Minoru Park running track	2.3.1(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Climbing, harvesting, injuring, damaging, defacing, removing, misusing or interfering with any plant life or vegetation without authorization	2.4.1	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Planting or depositing invasive plant life or vegetation	2.4.2	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Planting or depositing plant life or vegetation without authorization	2.4.3	No	\$ 75.00	\$ 60.00	\$ 100.00	n/a
	Harassing, disturbing, frightening or injuring an animal without a valid licence	2.5.1(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Feeding an animal without a valid licence	2.5.1(b)	No	\$ 75.00	\$ 60.00	\$ 100.00	n/a
	Hooking, trapping or snaring an animal without a valid licence	2.5.1(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Animal off leash in unauthorized area	2.5.2(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Failure to ensure an animal does not kill or injure a person or animal	2.5.2(b)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Failure to ensure an animal does not harass, disturb or frighten a person or animal	2.5.2(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Failure to ensure an animal does not enter or remain in a body of water, watercourse or waterworks	2.5.2(d)	No	\$ 100.00	\$ 75.00	\$ 125.00	n/a
	Failure to ensure an animal does not damage property	2.5.2(e)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Animal in unauthorized area	2.5.3	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Depositing or disposing an animal or animal remains	2.5.4	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Misusing, damaging or interfering with athletic or recreational facility or equipment	2.6.1	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Littering or disposing of waste other than in an authorized receptacle	2.7.1(a)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Disposing of lighted match, cigar, cigarette or other burning substance other than in an authorized receptacle	2.7.1(b)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Unauthorized deposit or disposal of household, commercial or yard waste	2.7.2	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a
	Unauthorized barbeque or fire during a fire ban or in a bog, wetland or environmentally sensitive area	2.7.3	No	\$ 250.00	\$ 225.00	\$ 275.00	n/a
	Open flame or wood stove, camp stove or barbeque	2.7.4(a)	No	\$ 200.00	\$ 150.00	\$ 250.00	n/a
	Charcoal stove, camp stove or barbeque	2.7.4(b)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Natural gas or propane stove or barbeque in unauthorized area	2.7.4(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Launching a model or power rocket	2.8.1	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Depositing or disposing of cremated remains	2.8.2	No	\$ 75.00	\$ 60.00	\$ 100.00	n/a
	Prohibited athletic or recreation activity in unauthorized area	3.1.1	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Carrying or discharging a firearm in unauthorized area	3.2.1	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Throwing a hammer, shot-put, discus or javelin in unauthorized area	3.2.2	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Injuring, damaging, defacing, removing, misusing or interfering with any building, structure, sign, equipment, ornament, or object without authorization	4.1.1(a)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Installing, erecting or constructing a tent, shelter, building, structure, sign, ornament, or object without authorization	4.1.1(b)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Depositing or removing topsoil, wood, rock or other materials without authorization	4.1.1(c)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Selling or exposing an item for sale without authorization	4.2.1(a)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
	Offering a service for a fee or compensation without authorization	4.2.1(b)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
	Soliciting funds, goods or services without authorization	4.2.1(c)	No	\$ 300.00	\$ 275.00	\$ 325.00	n/a
	Posting advertising or promotional material of a commercial nature without authorization	4.2.1(d)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Distributing or delivering advertising or promotional material of a commercial nature without authorization	4.2.1(e)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Installing or building a display for advertising or promotional purposes without authorization	4.2.1(f)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Driving, operating or parking a vehicle, conveyance or animal for the purpose of displaying or broadcasting advertising or promotional messages of a commercial nature without authorization	4.2.1(g)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Failure to conduct commercial, advertising or promotional activities in accordance with requirements	4.2.2	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Unauthorized athletic or recreational activity	4.3.1	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Unauthorized combustible or other explosive material	4.4.1(a)	No	\$ 200.00	\$ 175.00	\$ 225.00	n/a
	Unauthorized amplifying system,	4.4.1(b)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Unauthorized tournament or competition	4.4.1(c)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a
	Unauthorized parade, performance or gathering	4.4.1(d)	No	\$ 150.00	\$ 125.00	\$ 175.00	n/a

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	In park or school ground during unauthorized hours	4.5.1	No	\$ 100.00	\$ 75.00	\$ 125.00	n/a
	In facility, pool or adjacent area during unauthorized hours	4.5.2	No	\$150.00	\$ 125.00	\$ 175.00	n/a



City of Richmond

Report to Committee

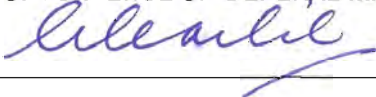

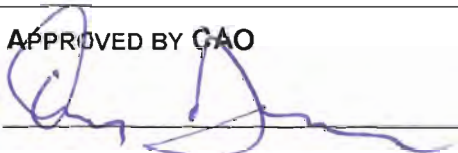
To: Parks, Recreation and Cultural Services Committee
From: Jane Fernyhough
Director, Arts, Culture and Heritage Services
Date: March 4, 2015
File: 01-0100-30-RPAR1-01/2015-Vol 01
Re: **Richmond Public Art Program 2014 Annual Report and Public Art Advisory Committee 2015 Work Plan**

Staff Recommendation

That the Richmond Public Art Advisory Committee 2015 Work Plan, as presented in the report titled, "Richmond Public Art Program 2014 Annual Report and Public Art Advisory Committee 2015 Work Plan", from the Director, Arts, Culture and Heritage Services, dated March 4, 2015, be approved.

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

Att. 2

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

Staff Report

Origin

On July 27, 2010, Council approved the updated Richmond Public Art Program Policy 8703 and Terms of Reference for the Richmond Public Art Advisory Committee (RPAAC). The RPAAC provides advice and acts as a resource to City Council and staff on the City's Public Art Program.

This report presents the Richmond Public Art Program 2014 Annual Report to Council for information and the proposed RPAAC 2015 Work Plan for approval.

This report supports Council's Term Goal #9 Arts and Culture:

9.1. Build culturally rich public spaces across Richmond through a commitment to strong urban design, investment in public art and place making.

Analysis

The creation of public art contributes to place-making and to building culturally rich and meaningful public spaces across Richmond. Artwork placed in the public realm has the power to engage the public, celebrate culture, broaden the diversity of arts experiences and opportunities, serve as an educational resource to expand public awareness and understanding of the arts, stimulate conversations, strengthen and support the arts community and inspire creativity.

Since Council's adoption of the Public Art Program Policy in 1997, the Public Art Program has reached a total number of 125 works of public art in its collection with 104 works of public art currently on display around Richmond. Documentation of works of public art, which are no longer on display, is archived on the Public Art Program website.

Public art adds value to both public and private development, enriching the public realm for residents and visitors to Richmond and advancing Richmond's standing as a model for high quality urban development. The City provides leadership in integrating public art with major civic facilities as well as small scale public infrastructure. The private sector has demonstrated that an investment in public art enhances their reputations as progressive city builders, creating a liveable and desirable place to live and work. The Community Public Art Program engages members of the community in art making, discussions and public events.

The Richmond Public Art Program 2014 Annual Report presents a high level of achievement and compilation of quality artworks that were installed in 2014.

Richmond Public Art Program 2014 Annual Report

The Richmond Public Art Program 2014 Annual Report (Attachment 1) highlights the key activities and achievements of the City's Public Art Program through the civic, community, private development and educational programs in 2014.

Richmond Public Art Advisory Committee 2015 Work Plan

The Richmond Public Art Advisory Committee 2015 Work Plan (Attachment 2) outlines the proposed work tasks for the volunteer committee for 2015. As a Council appointed Advisory Committee, the Richmond Public Art Advisory Committee, advises on all aspects of public art policy, planning, education and promotion, including the allocation of funds from the City's designated Public Art Reserve.

Financial Impact

There is no financial impact to this report.

Conclusion

Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live and visit. The Richmond Public Art Program 2014 Annual Report and proposed Public Art Advisory Committee 2015 Work Plan demonstrate a high level of professionalism, volunteerism and commitment to quality public art in Richmond.

A handwritten signature in black ink, appearing to read 'E. Fiss'.

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

- Att. 1: Richmond Public Art Program 2014 Annual Report
2: Richmond Public Art Advisory Committee 2015 Work Plan

City of Richmond

Public Art Program 2014 Annual Report

Arts, Culture and Heritage Services

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Cover: *Cluster*, Carlyn Yandle, 2014

Richmond Public Art Program

2014 Annual Report

Introduction

The Richmond Public Art Program 2014 Annual Report presents a high level of achievement and quality of artworks that were installed in 2014.

Public art provides a means for including art in creating a culturally rich environment in a vibrant, healthy and sustainable city.

In 2014, Public Art reached a total number of 125 artworks in its collection with 104 artworks on display around Richmond. Amongst these are three new permanent artworks at civic locations, ***Cranberry Critters***, affixed on top of fencing surrounding Hamilton Child Care Centre, ***Water Words*** on No. 1 Road Pump House Station and ***Lulu Suite: Telling the Stories of Richmond***, both inside and in the surrounding areas of the Richmond Olympic Oval. Five private development works were also installed: ***Fish Trap Way***, ***Glass Garden***, ***Rock Water Reeds***, ***Orbit***, and ***Float***, associated with new residential projects.

In addition to permanent and temporary artworks being installed, the Public Art Program offered a stimulating program of Educational and Community Engagement works which included bus tours, lectures and workshops. Many of these were documented through video and may be viewed through the City's YouTube channel.

As part of the Educational and Community Engagement Program, the Public Art Program continued its second year as a hosting city for ***PechaKucha Night Richmond*** and presented four successful PechaKucha events. City of Richmond staff at the Britannia Heritage Shipyards National Historic Site, and organizers for Cinevolution Media's Your Kontinent Festival were co-partners for two of these events. Themes explored included history of Richmond, technology, and performing

arts. Four more PechaKucha events are planned for 2015 with partnering organizations, including Kwantlen Polytechnic University, Britannia Shipyards National Historic Site, the Gateway Theatre and Richmond Brighthouse Library.

In addition, the Public Art Program was featured in the Richmond Art Gallery's exhibition in the fall of 2014, which included several workshops and lectures with special guests as well as a popular Public Art Bus Tour that coincided with Culture Days 2014.

2014 Public Art Projects

Civic Public Art Program

Cranberry Critters

Cranberry Critters by Michael Fugeta and Ron Hart was installed at the Hamilton Child Care Centre at 23591 Westminster Highway. This artwork is a selection of colourful steel vertical pickets topped with animal figures, interspersed with the wooden pickets of the playground fence. The new pieces, each with a unique character, match the vertical pickets in width and height. The figures help to populate the playground offering a variety of forms and shadows promoting imagination and learning (i.e. play) among children and adults alike. Children are able to identify with certain wildlife figures embracing their uniqueness and celebrating their individual qualities.



Cranberry Critters, Michael Fugeta and Ron Hart, 2014

Water Words

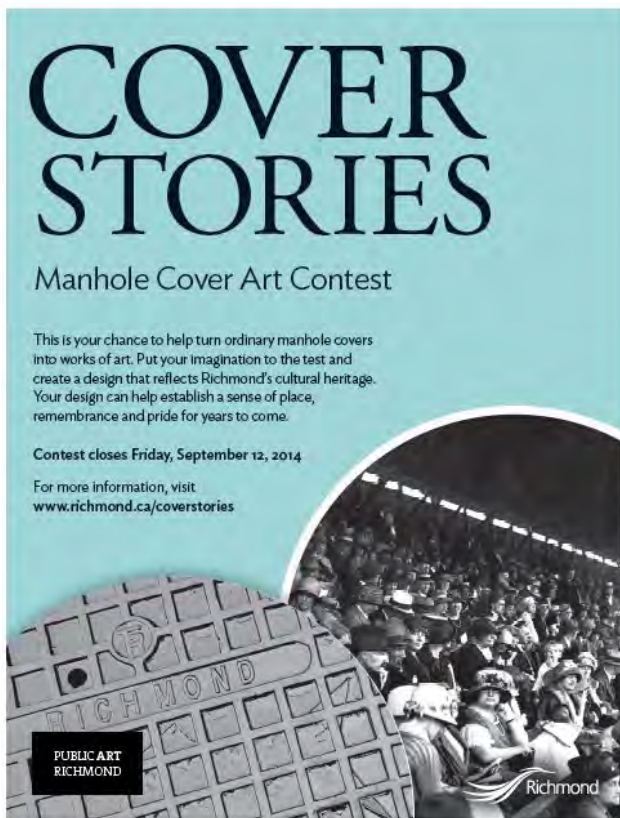
Water Words was a creative collaboration between artist Joanne Arnott, City Engineering staff and grade four students from Spul'u'kwuks Elementary School. Water Words is a collection of text panels on painted aluminum panels embedded into the concrete facade of the No. 1 Road North Drainage Pump Station, located at 4151 River Road, with words responding to the natural environment and impressions of water.



Water Words, Joanne Arnott, 2014

Cover Stories: Manhole Cover Art Contest

The Public Art Program in collaboration with the Engineering Department launched the Manhole Cover Art Contest to turn ordinary manhole covers into works of art. Artists of all ages were invited to put their imagination to the test and create a design that reflects Richmond's cultural heritage. Over 170 designs were submitted, with over 120 from artists and 50 from Kindergarten to Grade 7 students. In addition to the two winning designs and three Honourable Mentions, awards were given to the People's Choice, Student's People's Choice and two Student Honourable Mentions.



Cover Stories Art Contest

Lulu Suite: Telling the Stories of Richmond

Lulu Suite is a public art project that looks at the history of Richmond through a combination of historical and contemporary lenses. The artists Deanne Achong and Faith Moosang created three narrative-based projects that also explore questions of technology, public space and the means in which history is collected, archived and shared. The first phase, **17 Films for 17 Islands**, installed in 2013 and located at the Richmond Olympic Oval, 6111 River Road, is a video wall installation created by reworking 20th century archival films and footage that pertain to Richmond. For 2014, two subsequent phases were launched:

- **Lulu Sweet: A Gold Rush Tale in 8 Acts (2014)** is a location based walking tour situated along the Fraser River on the Middle Arm Trail adjacent to the Richmond Olympic Oval launched during Culture Days 2014. The account re-imagines the life of Gold Rush actress Lulu Sweet, purported namesake for Lulu Island. Starting at the Hollybridge Drainage Pump Station at the foot of Hollybridge Way viewers are transported back to the 19th century using technology of the 21st century. Re-programmed iPhones, available for free rental from the Public Art Program are now available for enjoying the tour on site. Users may also download the tour for free on their iPhones through the Apple App Store, and enjoy the tour along with the romantic vista of the river or wherever they may be. An Android App will be available in 2015. Additional background information is to be found at the Lulu Suite web site.

- **Island (2014)** is a projected video work created from footage shot during a day-long boat trip the artists took around Lulu Island. Initially presented inside a shipping container, the imagery and sound invite the audience to consider the beauty of the industrial century rooted to the site by the hypnotic flow of the river. This work was premiered at the 2014 Your Kontinent International Film Festival.



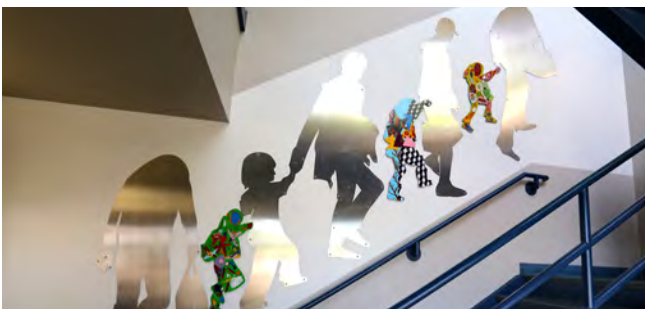
Lulu Sweet: A Gold Rush Tale in 8 Acts, Deanne Achong and Faith Moosang, 2014

Community Public Art Program

RISING

RISING speaks to the anticipation and energy involved in the ritual of climbing stairs and strives to enhance this daily experience.

RISING by Vancouver based artist Jeanette G. Lee is a community-based public artwork completed in collaboration with the West Richmond Community Centre staff, preschoolers, Out-of-School Care children, the Youth in Action team, older adults and the preschool teachers. Through a series of workshops, the artist engaged participants in hands-on exercises to create the artwork. It is installed in the stairwell at the main entrance to the West Richmond Community Centre, 9180 No. 1 Road.

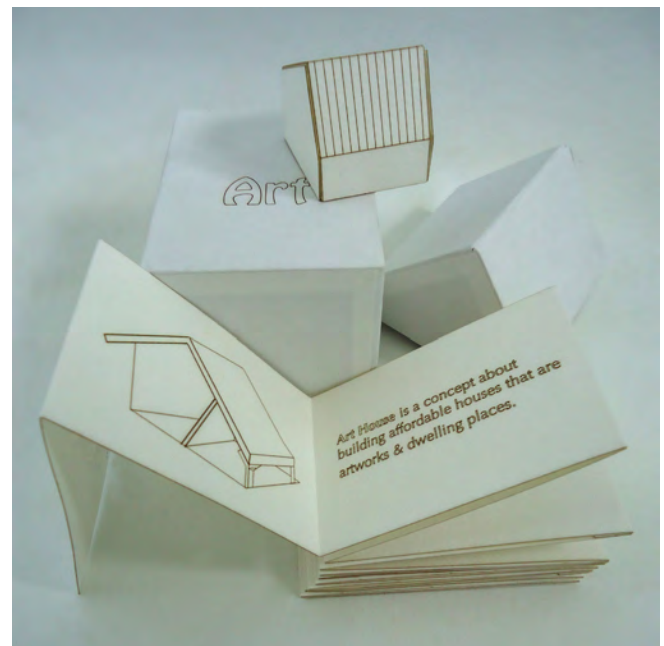


RISING, Jeanette G. Lee, 2014

Art House Artist's Book

Art House Artist's Book is part of the Public Art Program's *Art in Unexpected Places* initiative where artists were invited to suggest projects emphasizing unusual or unconventional locations throughout Richmond. The artist book and model by artist Sylvia Grace Borda have been created through laser etching and scorching. Each book is a "house" in a box and the box base and lid have been hand-crafted in the form of a house. The artist book is also accompanied by a "model" house. This architectural paper model illustrates volumetrically one of the Art Houses pictured in the artist book. The project guidance and research was undertaken with support provided by architect Alan Hawthorne, the Lighthouse: Scotland's Centre for Design and Architecture, and the Scottish Civic Trust.

The **Art House Artist's Book** was exhibited in a display case in the City Hall atrium September 6 through October 26, 2014 to coincide with the City of Richmond Art Gallery's *City as Site: Public Art Exhibition*. Appointments for viewing of the Artist's Book may be arranged with Public Art Program staff.



Art House Artist's Book, Sylvia Grace Borda, 2014

Pianos on the Street

Pianos on the Street is an initiative to build bridges throughout the community by bringing pianos to select open-air locations in Metro Vancouver. In Richmond, pianos were placed in the Minoru Plaza, Britannia Heritage Shipyards and the Richmond Olympic Oval Plaza, during August through September 2014. Each piano was decorated by a local arts group to represent the flavour of the community where it was situated. The public was invited and encouraged to play the instruments either on their own or with accompaniment and to upload media of themselves to a dedicated website, www.supportpiano.com. Prizes were awarded to the best submissions via online voting on the website, but most importantly, the public was encouraged to engage and have fun.

Members of the Piano Teachers Federation (PTF) adopted a piano and were available to interact with the public, inform about the project and music, as well as play the piano for the enjoyment of all. This non-profit initiative is a community-building experience that will enrich hearts and minds throughout the region. Sponsored by Pacey's Pianos



Pianos on the Street, Minoru Plaza

Private Development Public Art Program

Fish Trap Way

Fish Trap Way is a public artwork that was installed in July 2014 on the East West promenade of River Green, 5111 Oval Way and the dike trail, to the east of the No. 2 Road Bridge. Artists Susan A. Point and Thomas Cannell created a sculptural form which harmonizes the salmon theme with a contemporary aluminum Fish Trap. Fish silhouettes are cut out from the one-inch aluminum and make a positive design element recalling roots of the great western red cedar. Motifs of plants and a suggested heron's wing are symbolic of the local wetlands while the entire design symbolizes fish caught in a trap. Sponsored by ASPAC River Green Development.



Fish Trap Way: Salmon Eddy, Susan A. Point and Thomas Cannell, 2014

Glass Garden

For Townline Homes' The Garden mixed use development at 10880 No. 5 Road, artist Joel Berman created a three-dimensional **Glass Garden** that is completely clear in order to showcase the beauty of glass through its relationship with light.

The public art consists of three groups of abstract trees at the entrance to The Gardens. Trees are an obvious inspiration here in our rainforest city—a tribute to Richmond's fertile soil and to the history of the site itself. These trees are stainless steel, 14 to 18 feet tall, with cast glass leaves made at Joel's Annacis Island studio. Sponsored by Townline Homes.



Glass Garden, Joel Berman, 2014

Rock, Water, Reeds

Rock Water Reeds by Victoria artist Illarion Gallant located at Bravo, 6180 Cooney Road, is a sculptural statement on evolutionary changes in a community's physical and cultural landscape. This sculpture is a gesture to the natural landscape which predated Richmond's notable rural landscape which has since evolved into a mid-density urban center.

The reeds set in the pond give testament to the high water table within Richmond's geographic delta topography. The stainless steel reeds are symbolic of the adaptive strength and resilience of nature to thrive in an urban environment. The Basalt rocks are symbolic of the urban built form which is balanced and shaped by the natural environment. Sponsored by ATI Investments Ltd.



Rock Water Reeds, Illarion Gallant, 2014

Orbit

Orbit, by Vancouver-based artists Ruth Beer and Charlotte Wall, located at Omega, 9388 Odlin Road, is a permanent public sculpture intended to enliven and enhance this pedestrian greenway in the Alexandra neighbourhood. The sculpture contributes to the tranquility of the space and the surrounding gardens. The reflective colours of the orbs and their placement animate the sculpture. Seen from four directions, it serves as a point of convergence, drawing attention to its circular and orbital nature. Sponsored by Concord Pacific Developments Inc.



Orbit, Ruth Beer and Charlotte Wall, 2014

Float

Float is a creative collaboration by Mark Ashby and Kim Cooper created for the Centro Terra West mixed use development at 6011 No. 1 Road. Envisioned as an agent in the urban realm, Float acts in dialogue with the street trees and lamp standards and provides infrastructure for ad hoc children's games, a leaning post or a secure bicycle rack for the adjacent businesses. It is a sculptural arrangement of hollow balls supported on solid posts of welded, heavy-gauge chain which gives this piece the illusion of buoyancy causing the balls to appear to float. Sponsored by Centro Properties Group.



Float, Mark Ashby and Kim Cooper, 2014

Unique Projects

No.3 Road Art Columns

Exhibition 8 – *Locally Examined*

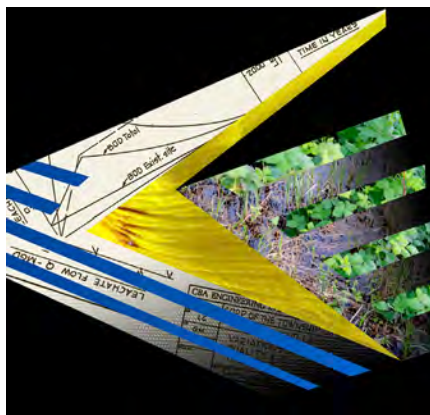
Locally Examined considers West Coast textures and the fragile natural landscapes in Richmond. In the creation of these original artworks, artists Amanda Arcuri, Grayson Richards and Adam Stenhouse visited and researched important natural heritage sites in Richmond with the assistance of the City's Sustainability Section and City of Richmond Archives. The work plays on the ideas

of natural geometry, collage, environmental awareness, ephemeral interventions and site-specificity. The artwork was displayed at the Aberdeen and Lansdowne Station Art Columns from July 2014 through March 2015.

Curated by Avalon Mott, Emily Carr University of Art + Design.



Evening West Dyke Trail, Amanda Arcuri, 2014



Measure 33, Grayson Richards, 2014



Between A Forest & A Sea, Adam Stenhouse, 2014

Art Plinth at Brighthouse Station

The City of Richmond Public Art Program, in cooperation with InTransit BC and TransLink, has initiated a series of temporary artwork projects to be placed on top of the terminus column of the Canada Line guideway at Brighthouse Station.

Cluster

Artist Carlyn Yandle was selected for the first artwork, installed in September 2014 and to remain on view for up to one year. The work, entitled **Cluster**, is a circular arrangement of twenty-five 355 mm-diameter painted aluminum cylinders of varied lengths spot-welded into two identical round faceplates and attached to an existing steel base. This site-specific design creates the appearance of objects extruding from the last guideway segment of the Canada Line elevated rapid-transit structure.



Cluster, Carlyn Yandle, 2014

Public Art Plans

Minoru Precinct Public Art Plan

The Minoru Civic Precinct Public Art Plan was officially endorsed by Council on October 14, 2014, as a guide for public art for the new Minoru Complex and the replacement of Fire Hall No. 1. The public art opportunities identified in the public art plan aim to provide occasions to experience artistic expression in the most public locations and to reflect and enhance the unique services and programs offered in the facilities, including Minoru Complex and the larger Civic Precinct.



Minoru Precinct Public Art Plan Cover

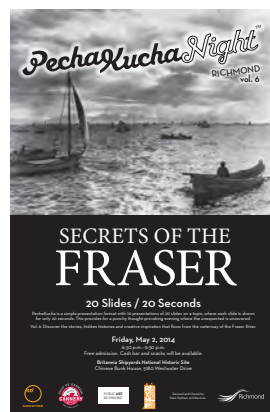
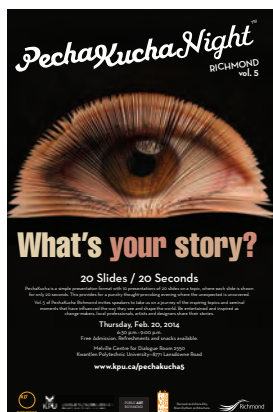
Public Art Education and Engagement Program

PechaKucha Night Richmond

Ten speakers from a variety of different professions and backgrounds presented their stories at each of four *PechaKucha Nights Richmond* in 2014. The presentations reflected on influential experiences and the changes that these have brought about in fields ranging from design and art to social inclusion, environmental activism and entrepreneurship. PechaKucha is a presentation format where speakers present 20 images and tell their stories as the photos automatically advance every 20 seconds. This makes for a quick-paced and punchy 6.5 minute presentation. *PechaKucha Nights Richmond* are free and accessible events, suitable for all ages.

Volume 5 – What's Your Story?

Presented on February 20 at the Melville Centre for Dialogue at Kwantlen Polytechnic University's Richmond campus, in partnership with the Kwantlen Polytechnic University Chip and Shannon Wilson School of Design, PechaKucha Richmond Vol. 5 invited local change-makers to explore the theme *What's Your Story?* The full house audience experienced the stories and crucial moments that have influenced the way local change-makers see and shape the world.



Volume 6 – Secrets of the Fraser

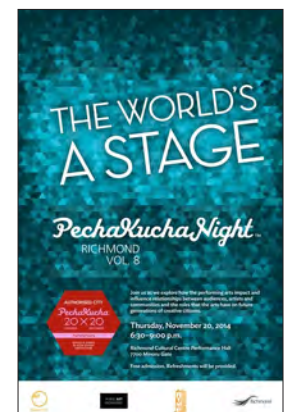
Over eighty people filled the Chinese Bunkhouse at Britannia Shipyards National Historic Site on Friday, May 2 to enjoy an evening of inspired creativity and thought-provoking presentations at the sixth *PechaKucha Night Richmond*. Ten speakers including an archeologist, archivist, artist, biologist and a fisherman, presented on the theme *Secrets of the Fraser*.

Volume 7 – Human X Technology

Human X Technology, PechaKucha Night Richmond, Vol. 7 was presented on July 16 at the Richmond Cultural Centre by the Public Art Program in partnership with Cinevolution Media Society, with special support from the Richmond Youth Media Program. Ten presenters turned their gaze on the dynamics of the mobile and malleable body and explored how technology and the human body are in constant dialogue and shape one another.

Volume 8 – The World's A Stage

Partnering with the Gateway Theatre, the eighth volume of *PechaKucha Night Richmond* explored the theme of how performing arts impact and influence relationships between audiences, artists and communities and the role that the arts have on future generations of creative citizens. The presenters included an actor, arts administrator, dancer, musician, performance artist and a puppeteer. The event took place on November 20 at the Richmond Cultural Centre.



City as Site: Public Art Exhibition

September 6 to October 26, 2014

Organized in partnership with the City of Richmond Art Gallery, **City as Site** was the first exhibition to highlight Richmond's Public Art Program. The exhibition featured several public art projects by featured artists Glen Andersen, Nicole Dextras, Janet Echelman, Jacqueline Metz & Nancy Chew, and Carlyn Yandle that represented the different ways public art is provided in Richmond—through civic funding, private development, community projects, and the program's newer series of temporary projects and socially engaged artist performances under the Community Programs. In addition to models, drawings, videos, large-scale photographs, and related information about the artists and their work, the exhibition included a slide show presentation of all public artworks in the City.

Special programming was held during **City as Site** to engage both artists and the art loving public.

Did you know its Public Art? – Public Art Bus Tour

September 27, 2014

Public art specialist, Dr. Cameron Cartiere, Emily Carr University of Art + Design, and guest artist, Andrea Sirois led participants on an engaging bus tour of some of Richmond's newest artworks. This fully subscribed and popular bus tour will be repeated in 2015.

Extra D'Extras Make Overs

September 27, 2014

As part of the *City as Site* exhibition, artist Nicole Dextras performed an interactive public art piece. Viewers were pampered with ephemeral panache and adorned with the natural beauty of flowers and leaves. Madame Nicole was on hand to beautify participants with her **Extra D'Extras Make Overs**. The well attended event was suitable for all ages. The events were professionally filmed and are available for viewing on the City of Richmond YouTube channel.

Public Art 101: The Art of Making Places Public

October 4, 2014

The Public Art Program presented an illustrated talk on the role of Public Art in creating a vibrant city. A walking tour of the exhibit and discussion provided insight into the history of public art in Richmond and what goes on behind the scenes of building a public art collection.

Public Art Today

October 17, 2014

Jack Becker, a leading authority on public art worldwide presented an illustrated talk about trends and critical issues in the field during a special evening presentation. The event was attended by local residents as well as visiting public art administrators from Oregon, Washington and Idaho, in Richmond for a symposium organized by the Richmond Public Art Program. Becker is the founder and director of the Minneapolis based non-profit organization *Forecast Public Art* and founding publisher of *Public Art Review*.

Artist Workshop: How to Apply for Public Art Calls

October 25, 2014

The Richmond Public Art Program presented this hands-on exercise for artists wishing to develop a public art practice, demystifying the Public Art commissioning process and best practices in applying for public art opportunities.

Lulu Series – Art in the City

The Lulu Speaker Series is an annual spring series about Art in the City and its importance in establishing connections between citizens and their communities.

In her March 13th Lulu Series presentation entitled **Public [Art] Works**, Cath Brunner, Director of the King County based 4Culture public art program, showcased innovative examples of art where you least expect it, but where it may have the greatest potential to positively impact the public realm and civic dialog. Prior to the Lulu Speaker Series talk, Cath led a City staff workshop on integrating public art with civic infrastructure projects and addressed the question, “How do artists influence the design of public works? ”

Summary

Artworks placed in the public realm have the power to engage the public, celebrate culture, broaden the diversity of arts experiences and opportunities, serve as an educational resource to expand public awareness and understanding of the arts, stimulate conversations, strengthen and support the arts community and inspire creativity. The creation of public art contributes to place-making and to building culturally rich and meaningful public spaces across Richmond.

Public art represents an opportunity to engage a large cross section of artists of all ages and creative practices. Incorporating art into new developments is a high-impact method of integrating the arts

into everyday life and making art accessible to the public. The Public Art Program builds on other urban development programs for successfully integrating art with civic infrastructure and private development.

Integration of public art with civic infrastructure is consistent with the vision and strategic direction of the Richmond Arts Strategy, to broaden the diversity of arts experiences and opportunities, and supports the Council Term Goal to build culturally rich public spaces across Richmond through a commitment to strong urban design, investment in public art and place making.

Richmond Public Art Advisory Committee

Aderyn Davies, *Chair*
Chris Charlebois
Sandra Cohen
Simone Guo
Valerie Jones
Shawne MacIntyre
Victoria Padilla
Diana (Willa) Walsh
Xeudong Zhao

Community Services City Staff

Cathryn Volkering Carlile, *General Manager, Community Services*
Jane Fernyhough, *Director, Arts, Culture and Heritage Services*
Kim Somerville, *Manager, Arts Services*
Eric Fiss, *Public Art Planner*
Elisa Yon, *Public Art Project Coordinator*
Winnie Wong, *Public Art Assistant*

Appendix 1—Artworks Installed in 2014

Richmond Public Art Program Annual Report

Artwork Installed in 2014

Total Number of Projects: 19
Report Total: \$821,682

Artwork/Project	Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
Civic							Total Number of Projects: 4 Report Total: \$370,181	
<i>Cranberry Critters</i> - Cranberry Children's Centre	Jul/2014	Hamilton	23591 Westminster Hwy	Michael Fugeta, Vancouver Ron Hart, Vancouver	Metalwork	City of Richmond	\$9,400	20 - Artwork Complete
<i>Lulu Sweet: A Gold Rush Tale in 8 Act</i> - Lulu Suite: Telling the Stories of Richmond Phase 2	Sep/2014	Olympic Oval Precinct	6111 River Road	Deanne Achong, Vancouver Faith Moosang, Vancouver	iPhone app tour	Oval Precinct Public Art Program	\$266,486	21 - Artwork Documentation
<i>Lulu Sweet: Island</i> - Lulu Suite: Telling the Stories of Richmond	Sep/2014	Olympic Oval Precinct	6111 River Road	Deanne Achong, Vancouver Faith Moosang, Vancouver	Multi-media	Oval Precinct Public Art Program	\$82,163	10 - Installation
<i>Water Words</i> - No. 1 Road North Drainage Pump Station	Apr/2014	Thompson	4151 River Road	Joanne Arnott,	Architectural Feature	City of Richmond Public Art Program	\$12,132	21 - Artwork Documentation
Community							Total Number of Projects: 3 Report Total: \$17,305	
<i>Art House Artist's Book</i> - 2012: Art in Unexpected Places	Mar/2014	City Centre	Richmond City Hall 6911 No 3 Rd	Sylvia Grace Borda, Vancouver J. Keith Donnelly,	Art Book	City of Richmond Public Art Program	\$5,000	20 - Artwork Complete
<i>Pianos on the Streets</i>	Aug/2014		Richmond Cultural Centre Plaza Britannia Shipyards National Historic Site Richmond		Multi-media	Pacey's Pianos and City of Richmond	\$1,605	20 - Artwork Complete
<i>Rising</i> - West Richmond Community Centre	May/2014	Blundell	9180 No. 1 Road Richmond, BC V7E 6L5	Jeanette G. Lee, Vancouver	Mixed Media Wall Artwork	West Richmond Community Association and	\$10,700	20 - Artwork Complete
Private							Total Number of Projects: 5 Report Total: \$380,585	
<i>Fish Trap Way</i> - River Green Village (ASPAC)	Jul/2014	City Centre	6031 River Road	Thomas Cannell, Vancouver Susan A. Point, Vancouver	Mosaic and Metal Sculpture	ASPAC	\$157,000	20 - Artwork Complete
<i>Float</i> - TerraWest	Jan/2014	Thompson	6011 No. 1 Road	Mark Ashby, Nanaimo Kim Cooper, Vancouver	Sculpture	Centro Properties Group	\$25,755	20 - Artwork Complete
<i>Glass Garden</i> - The Gardens - Phase 1 and 2	Jul/2014	Broadmoor	12011 Steveston Hwy and 10620/40 and 10800 No. 5 Rd	Joel Berman, Vancouver	Glass	Townline Homes	\$57,357	21 - Artwork Documentation
<i>Orbit</i> - Omega	Nov/2014	Bridgeport	9388 Odlin Rd	Ruth Beer, Vancouver Charlotte Wall, Vancouver	Sculpture	Concord Pacific Developments Inc.	\$100,473	21 - Artwork Documentation
<i>Rock, Water, Reeds</i> - Bravo	Dec/2014	City Centre	6180 Cooney Rd	Illarion Gallant, Victoria	Metalwork	ATI Investment Ltd.	\$40,000	20 - Artwork Complete
Unique Programs							Total Number of Projects: 7 Report Total: \$53,611	
<i>City as Site</i> - Collaboration with RAG	Oct/2014	City Centre	Richmond Art Gallery 7700 Minoru Gate	Glen Andersen, Richmond Nancy Chew, Vancouver Nicole Dextras, Vancouver Janet Echelman, Chestnut Hill Jacqueline Metz, Vancouver Carlyn Yandle, Vancouver	Exhibition	City of Richmond Public Art Program Richmond Art Gallery Association	\$6,470	20 - Artwork Complete
<i>Cluster</i> - Canada Line Terminus Plinth Art Project	Sep/2014	City Centre	6340 No. 3 Road	Carlyn Yandle, Vancouver	Temporary	City of Richmond Public Art Program	\$35,000	20 - Artwork Complete
<i>Human x Technology</i> - PechaKucha Night Richmond Vol. 7	Jul/2014		Richmond Cultural Centre		Public Event	City of Richmond Public Art Program	\$100	21 - Artwork Documentation
<i>Locally Examined</i> - Art Columns - Exhibition 8	Jul/2014	City Centre		Amanda Arcuri, Vancouver Grayson Richards, Vancouver Adam Stenhouse, Vancouver	Temporary	Appia Group of Companies	\$11,441	21 - Artwork Documentation

Richmond Public Art Program Annual Report

Artwork Installed in 2014

Total Number of Projects: 19
Report Total: \$821,682

Artwork/Project	Installed	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
<i>Secrets of the Fraser</i> - PechaKucha Night Richmond Vol. 6	May/2014		Chinese Bunkhouse, Britannia Shipyards National Historic Site		Public Event	City of Richmond Public Art Program	\$100	21 - Artwork Documentation
<i>The World's a Stage</i> - PechaKucha Night Vol 8.	Nov/2014		Richmond Cultural Centre		Public Event	City of Richmond Public Art Program	\$150	21 - Artwork Documentation
<i>What's Your Story?</i> - PechaKucha Night Richmond Vol. 5	Feb/2014		Kwantlen Polytechnic University, Richmond		Public Event	City of Richmond Public Art Program	\$350	20 - Artwork Complete

Appendix 2—Projects Underway in 2015

Richmond Public Art Program Annual Report

Projects Underway 2015

Total Number of Projects: 34
Report Total: \$3,412,745

Artwork/Project	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
Civic						Total Number of Projects: 15 Report Total: \$1,131,000	
Brighthouse Fire Hall - Brighthouse Fire Hall No. 1	City Centre	7191 Granville Ave	Daniel Webb, Seattle		City of Richmond	\$75,000	06 - Concept Report to Committee/Council
Capstan Sanitary Pump Station Plaza - Pinnacle Phase 1	City Centre	3411 and 3391 Sexsmith Road	Mia Weinberg, Vancouver	Landscape Fixture	Pinnacle International (Richmond) Plaza Inc	\$80,000	07 - Contracting
City Utility Box Wraps - City Utility Cabinet Wrap Program			Andrew Briggs, Vancouver David Pacholko, Coquitlam	Street Fixture	City of Richmond	\$20,000	06 - Concept Report to Committee/Council
Current 2 - Alexandra District Energy Utility - Phase 2	Bridgeport	9600 Odlin Road		Mural	City of Richmond	\$25,000	01 - Opportunity Identified
Design Team Artist - No. 2 Road North Drainage Pump Station	Olympic Oval Precinct	6451 River Road	Germaine Koh, Vancouver	Architectural Feature	Public Works & Engineering	\$10,000	06 - Concept Report to Committee/Council
ebb & flow - Quintet	City Centre	5900 Minoru Boulevard	Nancy Chew, Vancouver Jacqueline Metz, Vancouver	Mixed Media Wall Artwork	Canada Sunrise Development Corp	\$75,000	04 - Call
Fire Tetrahedron - Cambie Fire Hall No. 3	Bridgeport	9680 Cambie Rd	Daniel Laskarin, Victoria		City of Richmond	\$80,000	06 - Concept Report to Committee/Council
Manhole Covers - Access Chamber Cover Integrated Artwork			Greg Allen, Vancouver	Street Furnishing	City of Richmond Public Art Program	\$16,000	06 - Concept Report to Committee/Council
Minoru Complex - Aquatics	City Centre	7191 Granville Ave	Gordon Hicks, Toronto Germaine Koh, Vancouver		City of Richmond	\$100,000	06 - Concept Report to Committee/Council
Minoru Complex - Design Team Artist	City Centre	7191 Granville Ave	Jill Anholt, Vancouver		City of Richmond	\$80,000	06 - Concept Report to Committee/Council
Minoru Complex - Entry & Arrivals	City Centre	7191 Granville Ave	Sheila Klein, Bow		City of Richmond	\$250,000	06 - Concept Report to Committee/Council
Motif of One and Many - City Centre Community Centre Integrated Artwork	City Centre	5900 Minoru Blvd	Rebecca Bayer, Vancouver	Architectural Feature	City of Richmond Public Art Program	\$25,000	07 - Contracting
Oval Cauldron - Richmond Olympic Experience	City Centre	6111 River Road	Danna de Groot, Vancouver	Sculpture	City of Richmond Public Art Program	\$215,000	01 - Opportunity Identified
SkyDam - Canada Line Terminus Plinth Art Project	City Centre	6340 No. 3 Road	Nathan Lee, Vancouver	Temporary	City of Richmond Public Art Program	\$30,000	07 - Contracting
Storeys - Storeys - Richmond Affordable Housing	City Centre	8080 Anderson Road and 8111 Granville Avenue	Richard Tetrault, Vancouver	Architectural Feature	City of Richmond Public Art Program	\$50,000	06 - Concept Report to Committee/Council
Private						Total Number of Projects: 17 Report Total: \$2,271,745	
Alderbridge Way - Tempo	City Centre	7680 & 7720 Alderbridge Way			Amacon	\$131,796	02 - Project Planning
Alexandra Greenway - 9580 Alexandra Road	Bridgeport	9580, 9600, 9620, 9626, 9660 & 9680 Alexandra Rd			Am-Pri Development (2012) Ltd	\$75,000	00 - Development Applications Review
Bridge St. - HuiYuan Investment (Canada) Ltd. Bridge St.	City Centre	712-7260 Bridge St. 7211-7271 No. 4 Road			HuiYuan Investment (Canada) Ltd.	\$70,000	00 - Development Applications Review
Bridgeport - Opus Hotel Versante Ltd.	City Centre	8451 Bridgeport Road			Hotel Versante Ltd.	\$70,000	03 - Public Art Plan to Committee/Council
Bridgeport Hotel & Business Centre - AMPAR Ventures Ltd	City Centre	9451-9551 Bridgeport Rd and 9440-9480 Beckwith Rd			AMPAR Ventures Ltd	\$100,000	01 - Opportunity Identified

Richmond Public Art Program Annual Report

Projects Underway 2015

Total Number of Projects: 34
Report Total: \$3,412,745

Artwork/Project	Planning Area	Address	Artist(s)	Type	Funding Source	Budget	Status
Private					Total Number of Projects: Report Total:	17 \$2,271,745	
Concord ARTS Units - Concord Gardens - Phase 1	City Centre	3240-3340 Sexsmith Road and 8800-8960 Patterson Road			Concord Pacific Developments Inc.	\$117,787	04 - Call
Heritage Cast Concrete Panels - Gulf & Fraser Fishermen's Credit Union		3471 Chatham Street	Leonard Epp, Nelson	Relief	Gulf & Fraser Fishermen's Credit Union	\$15,000	06 - Concept Report to Committee/Council
Jinseng - River Park Place - Lot 1	City Centre	6888 River Road and 6900 Pearson Way (5440 Hollybridge Way)	Evan Foon Lee, Vancouver	Landscape Feature	Intracorp	\$182,000	07 - Contracting
Metal Screen - Harmony	City Centre	8280 Granville Avenue	Eliza Au, Richmond Nick Santillan, Vancouver	Metalwork	Townline Ventures Granville Avenue Ltd.	\$67,937	07 - Contracting
Minoru Investments Ltd. - Park Residences at Minoru	City Centre	6351/91/6491 Minoru Blvd 7333 and 7399 Murdoch Avenue			Minoru Investments Ltd (WT Leung Architects)	\$250,000	32 - Direct to Reserve
Onni - Alderbridge Way - Riva	City Centre	7731, 7771 Alderbridge Way			Onni	\$250,000	02 - Project Planning
Owl Barns - Jayden Mews	City Centre	9700 Alexandra Road			Polygon Development 296 Ltd.	\$60,000	07 - Contracting
Oxford Lanes - Townline Alexandra Rd	Bridgeport	9191 Alexandra Rd			S-8135 HOLDINGS LTD (Townline)	\$35,000	00 - Development Applications Review
Reflective Convex Disks - Mandarin	City Centre	6180 and 6280 and 6300 No. 3 Road	Bill Pechet, Vancouver	Metalwork	Fairborne Homes	\$161,500	10 - Installation
SmartCentres - First Richmond North Shopping Centre	Bridgeport	4660-4740 Garden City Rd. 9040-9500 Alexandra Rd.			First Richmond North Shopping Centres Ltd.	\$140,000	04 - Call
Spinners - Avanti Towers	City Centre	8331, 8351 and 8371 Cambie Road & 3651 Sexsmith Rd	Dan Corson, Seattle		Polygon Development 192 Ltd.	\$304,725	07 - Contracting
Three Towers - Polygon Carrera Kiwanis Towers	City Centre	6251 Minoru Blvd	Javier Campos, Vancouver Elspeth Pratt, Vancouver	Sculpture	Polygon Development 275 Ltd.	\$241,000	10 - Installation
Unique Programs					Total Number of Projects: Report Total:	2 \$10,000	
2015 PechaKucha Events				Public Event		\$5,000	
Small Monuments to Food - Art Columns Call 2015				Exhibition	Appia Group of Companies	\$5,000	02 - Project Planning

Appendix 3—Financial Summary

Public Art Projects Completed in 2014

2014 Program	No. of Projects	Budget	Funding Source
Civic	4	\$370,181	Public Art Program
Community	3	\$17,305	Public Art Program
Donation	0	\$0	
Private Development	5	\$380,585	Private
Unique Projects	7	\$53,611	Public Art Program
Totals	19	\$821,682	Public Art Program and Private

Public Art Projects Underway in 2015

2015 Program	No. of Projects	Budget	Funding Source
Civic	15	\$1,131,000	Public Art Program
Community	0	\$0	
Donation	0	\$0	
Private Development	17	\$2,271,745	Private
Unique Programs	2	\$10,000	Public Art Program
Totals	34	\$3,412,745	Public Art Program and Private

Public Art Reserve 2014 Summary

Public Art Reserve Funding	Amount	Balance
Uncommitted Public Art Reserve (Balance December 31, 2013)		\$1,471,371
• Private development contributions to reserve 2014	\$538,829	
• Interest 2014	\$28,508	
• Approved Capital Projects Budget 2014 for Community Programs	(\$100,000)	
• Approved Capital Projects Budget 2014 for Private Development Program	(\$590,324)	
• Return funds from inactive Capital Projects	\$59,544	
Uncommitted Public Art Reserve (Balance December 31, 2014 – Unaudited)		\$1,407,928



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone: 604-276-4000
www.richmond.ca

CNCL - 105

Richmond Public Art Advisory Committee 2015 Work Plan

Projects	2015 Calendar												Budget
	J	F	M	A	M	J	J	A	S	O	N	D	
Planning & Policy (Community engagement)													
• Research Best Practices	Ongoing												
• Conservation & Maintenance Implementation			X	X	X	X	X	X	X				2015 Public Art Capital Budget
• Capstan Village Public Art Plan			X	X	X	X							2015 Public Art Capital Budget
• Steveston Neighbourhood Public Art Plan				X	X					X	X		2015 Public Art Capital Budget
• Community Program: Best practices				X		X			X	X			
Public Art Program (Support artists and place art in public realm)													
• Advise on Public Art Plan Proposals	Comments & Review as Required												
• Advise on Terms of Reference for Artist Calls	Comments & Review as Required												
• Advise on Selection Panels	Propose panellists												
• Represent RPAAC on Advisory Design Panel	Report and advise on current planning proposals												
Advocacy & Promotion (Build awareness)													
• Art Walks & Tours			X		X		X		X				
• Promotion Campaign (posters, postcards, ads)			X	X									\$1,000
• Outreach	Ongoing												
• Culture Days, Sept							X		X				\$500
• Doors Open, May				X	X								\$500
Education & Training for RPAAC Members													
• Conferences (Alliance for the Arts)													\$300
• Annual Public Art Tour						X							\$200
• Lulu Series - Attend			X	X	X								
• RAG Openings		X		X		X			X		X		
• Public Art Walks	Self-guided												
Public Art Advisory Committee Meetings													
• Attend Meetings	X	X	X	X	X	X	X		X	X	X	X	\$500
• 2014 Annual Report			X										
• 2016 Annual Work Plan										X	X		
Totals													\$3,000
Note: May change subject to Work Plan Priorities													



City of Richmond

Report to Committee

To: Finance Committee
From: Jerry Chong
Director, Finance
Re: 2015 Annual Property Tax Rates Bylaw

Date: March 27, 2015
File: 03-0925-01/2015-Vol
01

Staff Recommendation

That the Annual Property Tax Rates (2015) Bylaw No. 9231 be introduced and given first, second and third readings.

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

Att.

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

Staff Report

Origin

Section 197 of the Community Charter requires municipalities to establish property tax rates for the current year after the adoption of the *5 Year Financial Plan* and before May 15th. Council must, under subsection 197(3.1), consider the tax distribution to each assessment class prior to adopting the tax rate bylaw.

Analysis

BC Assessment provides assessment values that reflect the market condition as of July 1st of the previous year. Assessment totals are comprised of market values for existing properties and values for new properties (new growth).

Table 1 provides a comparison between 2014 and 2015 market value changes and 2015 new growth. Market values changes reflect the market price of existing properties from year to year. New growth is the term used for new developments, properties shifting between assessment classes, and any new exemptions. New developments add taxable value to the class while new exemptions reduce the value to that class.

Table 1: Comparison of Assessment Values 2014- 2015

	(1) 2014 Total Assessment Value	(2) 2015 Total Assessment Value	(3) 2015 Market Value	(4) 2015 Net Market Change	(5) 2015 New Growth	(6) % Net Market Change
Class 01 - Residential	44,464,212,240	47,402,471,266	46,595,724,764	2,131,512,524	806,746,502	4.79%
Class 02 - Utilities	20,887,585	21,195,129	21,444,964	557,379	-249,835	2.67%
Class 04 - Major Industry	125,715,900	137,264,500	136,452,800	10,736,900	811,700	8.54%
Class 05 - Light Industry	2,100,088,500	2,208,027,000	2,218,946,200	118,857,700	-10,919,200	5.66%
Class 06 - Business	9,001,342,413	9,770,811,614	9,652,202,715	650,860,302	118,608,899	7.23%
Class 08 - Seasonal/Rec	97,337,700	144,622,410	110,887,810	13,550,110	33,734,600	13.92%
Class 09 - Farm	26,112,095	26,364,056	26,456,041	343,946	-91,985	1.32%
Total	55,835,696,433	59,710,755,975	58,762,115,294	2,926,418,861	948,640,681	5.24%

Areas to highlight are:

- Compared to 2014, total market value increased by \$2.926 billion (column 4) or 5.24% (column 6) in 2015.
- A breakdown of the market value change by assessment class shows that average residential market values increased by \$2.132 billion or 4.79%. This is a significant increase compared to 2014 where average residential market values dropped by 2.86% or \$1.276 billion.
- Major Industry, Light Industry and Business classes all show healthy increases in market value with net market changes of 8.54%, 5.66% and 7.23% respectively.
- The negative new growth of approximately \$11 million for Class 05 - Light Industry class (Column 5) is expected. Historically, tax rates for Class 05 have been generally slightly higher

than rates for class 06 – Business properties. From 2009 to 2012, the Province offered up to a 60% school tax credit to Class 05 properties. This encouraged many Class 06 property owners to appeal to BCAssessment for a reclassification. Starting 2013, the Province began phasing out the school tax credit and Class 05 property owners, feeling the higher tax pinch, appealed to BCAssessment for a reclassification back to Class 06. In 2014 the switch from Class 05 to Class 06 was over \$51 million.

- Total new growth (column 5) in 2015 is approximately \$948 million, a slight drop from the \$1.076 billion in new growth in 2014.
- Similar to previous years, the majority of new growth is in the residential class. In 2015, 85% of the total new growth is in the residential class as compared to 94% in 2014.

Preliminary new growth figures are provided to each municipality in late November of the prior year to facilitate each City's budget process. Revenue from new growth is estimated and included as a separate income source when producing the 2015 operating budget. This new tax revenue annually reduces the tax increase required to balance the new operating budget.

2015 Tax Rate Calculation

Under the Community Charter, Council must review the City's property tax distribution prior to adopting the annual property tax rate bylaw. Council's objective, which is stated in the City's *5 Year Financial Plan*, is for a property tax distribution that maintains the business to residential tax ratio in the middle in comparison to other municipalities in the comparator group and to ensure that the City remains competitive in attracting and retaining businesses.

Tax Ratio

Tax ratio is a direct comparison of the tax rates between all classes against residential tax rates. Table 2 provides the 2014 tax rates and business to residential ratio ranking for comparative municipalities. Richmond's business to residential tax ratio of 3.24 was 3rd lowest in comparison.

Table 2: Comparison of 2014 Business to Residential Ratios

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm	Business to Residential Ratio
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553	4.31
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455	4.27
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570	3.99
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025	3.24
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741	3.04
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712	2.84

Tax Distribution

Based on the 2015 Revised Roll, the 2015 calculated tax rates, assessment ratios, folio counts, tax distribution and tax ratios are as follows:

Table 3 – Breakdown of 2015 Assessments and Tax Distribution

2015 Assessments and Tax Distribution					
	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Tax Ratio
Class 01 - Residential	2.18723	79.39%	68,192	54.55%	1.00
Class 02 - Utilities	39.91245	0.04%	114	0.44%	18.25
Class 04 - Major Industry	12.87490	0.23%	27	0.93%	5.89
Class 05 - Light Industry	6.94287	3.70%	613	8.06%	3.17
Class 06 - Business	6.94287	16.36%	7,037	35.69%	3.17
Class 08 - Seasonal/Rec	1.93251	0.24%	453	0.15%	0.88
Class 09 - Farm	12.67378	0.04%	678	0.18%	5.79
Total	N/A	100.00%	77,114	100.00%	N/A

For comparison purposes, the 2014 assessment ratios and tax distributions is provided in Table 4.

Table 4 – Breakdown of 2014 Assessments and Tax Distribution

2014 Assessments and Tax Distribution					
	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Tax Ratio
Class 01 - Residential	2.249560	79.63%	67,186	54.36%	1.00
Class 02 - Utilities	39.912450	0.04%	119	0.45%	17.74
Class 04 - Major Industry	13.715270	0.23%	27	0.94%	6.10
Class 05 - Light Industry	7.286820	3.76%	620	8.32%	3.24
Class 06 - Business	7.286820	16.12%	6,793	35.64%	3.24
Class 08 - Seasonal/Rec	2.160690	0.17%	445	0.11%	0.96
Class 09 - Farm	12.602530	0.05%	679	0.18%	5.60
Total	N/A	100.00%	75,869	100.00%	N/A

- The proposed 2015 residential tax rate is reduced by \$0.06233 for every \$1000 of assessment. This reduction is required to reflect the 4.79% increase in average assessment value and Council's approved overall tax increase for 2015. When average assessment values increase from prior year, the City must adjust the prior year's tax rates lower in order to collect the same amount of taxes for the current year. Once that adjustment is made, rates are then adjusted for the Council approved tax increase.
- The number of residential folios increased by 1,006 from 67,186 folios in 2014 to 68,192 folios in 2015. The net growth in residential folios in 2015 falls short of the 2014 high of

1,601 residential folios. Consequently, new growth in residential value increased by \$806 million in 2015, in comparison to the 2014 new growth value of \$1.076 billion.

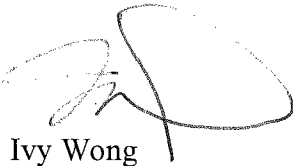
- Recognizing the fact that City services provided to both Class 05 and Class 06 properties are similar and to reduce the incentive for property owner to appeal for class changes between the two, tax rates are purposely adjusted to be the same rate by shifting approximately \$185,000 in taxes from class 5 to class 6. This change will put the City in line with other comparator municipalities who also set the same rates for class 5 and class 6.
- Total tax burden for class 6 - Business increased by 0.05% to 35.69% in 2015. Aside from the \$185,000 tax shift from class 5 to class 6, there was also an increase of new growth value of \$118 million. Market values of existing business folios increased by 7.23% or approximately \$651 million. Similar to residential rates, both Light Industry and Business/Other tax rates decreased by \$0.34395 for every \$1000 in assessment to reflect the increase in market value.
- All municipalities are concerned with maintaining competitiveness in attracting businesses to their community. In 2015, the municipality with the highest business to residential tax ratio will be shifting 1% taxes from their business to residential class in an effort to remain competitive. Richmond has been successful in reducing the the business to residential tax ratio from 3.59 in 2013 to 3.17 in 2015.
- Appendix 1 (attached) provides the various 2014 tax rates for the comparator group. Richmond's tax rates were consistently in the middle or amongst the lowest in comparison to the group. Comparing 2015 rates with Appendix 1, Richmond should be able to maintain the favourable tax position relative to the comparator group.

Financial Impact

Property tax rates provided in Bylaw 9231 will generate the approximate \$189.8 million in municipal taxes (subject to subsequent appeal settlements in 2015) necessary to balance the 2015 budget.

Conclusion

Richmond's property tax rates have consistently remained in the middle or amongst the lowest in the comparator group. The proposed rates in Bylaw 9231 will generate the necessary taxes to balance the 2015 operating budget and to maintain the current level of service.



Ivy Wong
Manager, Revenue
(604-276-4046)

IW:gjn

Att. 1: 2014 Tax Rate Comparison

2014 Tax Rate Comparison -

Sorted by Class 01 - Residential

Municipalities	Class 01 - Residential	Class 02 - Utilities	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Recreation Non-Profit	Class 09 - Farm
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455

2014 Tax Rate Comparison -

Sorted by Class 02 - Utilities

Municipalities	Class 01 - Residential	Class 02 - Utilities	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Recreation Non-Profit	Class 09 - Farm
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712

2014 Tax Rate Comparison -

Sorted by Class 04 - Major Industry

Municipalities	Class 01 - Residential	Class 02 - Utilities	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Recreation Non-Profit	Class 09 - Farm
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712

2014 Tax Rate Comparison -

Sorted by Class 05 - Light Industry

Municipalities	Class 01 - Residential	Class 02 - Utilities	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Recreation Non-Profit	Class 09 - Farm
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712

2014 Tax Rate Comparison -

Sorted by Class 06 - Business

Municipalities	Class 01 - Residential	Class 02 - Utilities	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Recreation Non-Profit	Class 09 - Farm
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712

2014 Tax Rate Comparison -

Sorted by Class 08 - Recreation Non-Profit

Municipalities	Class 01 - Residential	Class 02 - Utilities	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Recreation Non-Profit	Class 09 - Farm
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570

2014 Tax Rate Comparison -

Sorted by Class 09 - Farm

Municipalities	Class 01 - Residential	Class 02 - Utilities	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business	Class 08 - Recreation Non-Profit	Class 09 - Farm
Delta	3.4387	39.9989	34.0432	10.4639	10.4708	7.3794	17.9741
Coquitlam	3.2021	39.9998	28.8552	13.8101	13.8127	15.2557	17.7553
Richmond	2.2496	39.9125	13.7153	7.2868	7.2868	2.1607	12.6025
Burnaby	2.3443	34.8741	47.1073	9.3570	9.3570	1.5487	9.3570
Surrey	2.4709	32.6730	11.5627	6.2112	7.0168	2.4106	2.6712
Vancouver	1.8473	35.2138	33.7746	7.8843	7.8843	1.8455	1.8455



Annual Property Tax Rates (2015) Bylaw No. 9231

The Council of the City of Richmond enacts as follows:

- (a) Parts 1 through 6 excluding Part 3, pursuant to the *Community Charter*; and
- (b) Part 3 pursuant to section 100 of the *Municipalities Enabling and Validating Act*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates shown in column A of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide the monies required for all general purposes of the **City**, including due provision for uncollectible taxes, and for taxes that it is estimated will not be collected during the year, but not including the monies required under bylaws of the **City** to meet payments of interest and principal of debts incurred by the **City**, or required for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing, Fire & Rescue and Storm Drainage

- 1.2.1 The tax rates shown in columns B, C & D of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide monies required during the current year for the purpose of providing policing services, fire and rescue services and storm drainage respectively in the City, for which other provision has not been made.

1. PART TWO: REGIONAL DISTRICT RATES

- 2.1 The tax rates appearing in Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes and for Greater Vancouver Regional District purposes.

PART THREE: TRUNK SEWERAGE RATES

3.1 The tax rates shown in Schedule C are imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefitting areas, as defined by the Greater Vancouver Sewerage & Drainage District:

- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island West Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Lulu Island West Sewerage Area; and
- (b) Area B, being that area encompassing Sea, Mitchell, Twigg and Eburne Islands, which is that part of the **City** contained in the Vancouver Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Vancouver Sewerage Area; and
- (c) Area C, being that part of the **City** contained in the Fraser Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Fraser Sewerage Area,

and the total amount raised annually is to be used to retire the debt (including principal and interest) incurred for a sewage trunk system, which includes the collection, conveyance and disposal of sewage, including, without limiting the generality of the foregoing, forcemain sewers and their pumphouses and such ancillary drainage works for the impounding, conveying and discharging the surface and other waters, as are necessary for the proper laying out and construction of the said system of sewerage works, provided however that land classified as "Agriculture Zone" in Section 14.1 of the **Zoning Bylaw**, is exempt from any tax rate imposed or levied pursuant to this Part.

PART FOUR: GENERAL PROVISIONS

4.1 Imposition of Penalty Dates

4.1.1 All taxes payable under this bylaw must be paid on or before July 2, 2015.

4.2 Designation of Bylaw Schedules

4.2.1 Schedules A, B and C are attached and designated a part of this bylaw.

PART FIVE: INTERPRETATION

5.1 In this bylaw, unless the context otherwise requires:

CITY	means the City of Richmond.
ZONING BYLAW	means the Richmond Zoning Bylaw 8500, as amended from time to time.

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates (2014) Bylaw No. 9131 is repealed.

PART SEVEN: BYLAW CITATION



7.1 This Bylaw is cited as “Annual Property Tax Rates (2015) Bylaw No. 9231”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 9231

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	1.31195	0.47752	0.35203	0.04573	2.18723
2. Utilities	23.94041	8.71367	6.42389	0.83448	39.91245
4. Major Industry	7.72266	2.81084	2.07221	0.26919	12.87490
5. Light Industry	4.16449	1.51577	1.11745	0.14516	6.94287
6. Business / other	4.16449	1.51577	1.11745	0.14516	6.94287
8. Recreation / non profit	1.15916	0.42191	0.31104	0.04040	1.93251
9. Farm	7.60203	2.76694	2.03984	0.26497	12.67378

SCHEDULE B to BYLAW NO. 9231

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05392
2. Utilities	0.18870
4. Major Industry	0.18331
5. Light Industry	0.18331
6. Business/other	0.13209
8. Rec/non profit	0.05392
9. Farm	0.05392

SCHEDULE C to BYLAW NO. 9231

AREA		RATES
A, B, & C	Sewer Debt Levy (land only)	0.00438



City of Richmond

Report to Committee

To: Finance Committee

Date: March 9, 2015

From: Jerry Chong
Director, Finance

File: 03-1240-01/2015-Vol
01



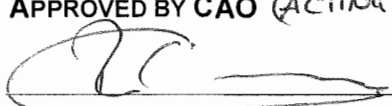
Re: Donation of Surplus from Non Redemption of Tax Sale Property

Staff Recommendation

That the donation of the excess proceeds from the sale of 4348 Carter Drive be accepted and the issuance of a donation receipt to Blackcomb Way Properties for \$660.33 be authorized.

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

Att. 2

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

Staff Report

Origin

The property at 4348 Carter Drive was sold at tax sale on October 1, 2013 and was not redeemed by the owner, 450 SE Marine Drive Developments Ltd by the redemption date of October 1, 2014. Under section 416 of the Local Government Act, an owner of a non redeemed tax sale property must submit a written application to Council to receive any excess proceeds from the sale of the property.

Analysis

On October 1, 2013, the 192 sq.m property at 4348 Carter Drive (Attachment 1) was auctioned by the City for \$1,500 to a successful bidder at tax sale due to outstanding taxes of \$839.67. The owner, 450 SE Marine Drive Developments Ltd forfeited the property and the land was transferred to the successful bidder after the redemption deadline.

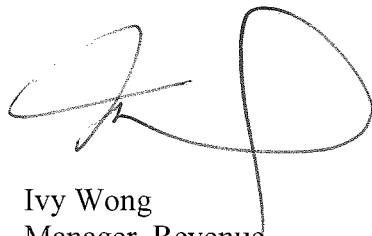
Subsequently, staff contacted the Director of the company regarding the \$660.33 surplus from the sale and was advised that 450 SE Marine Drive Developments Ltd had changed its name to Blackcomb Way Properties Ltd and this new company is now inactive. Since the company does not have a bank account to negotiate a refund cheque, the company wrote to the City (Attachment 2) indicating that they would like to donate the proceeds to the City in exchange for a donation receipt to be issued to Kahn Holdings LP, the shareholder of Blackcomb Way Properties Ltd. Unfortunately, for income tax purposes, the receipt must be issued to the legal property owner, Blackcomb Way Properties Ltd. This was communicated back to the company and they have no objections to the City's suggestion.

Financial Impact

None

Conclusion

That Council accepts the donation of the excess proceeds from the sale of 4348 Carter Drive and authorizes the issuance of a donation receipt to Blackcomb Way Properties for \$660.33.



Ivy Wong
Manager, Revenue
(604-276-4046)

IW:iw

- Att. 1: Map of 4348 Carter Drive
2: Letter from Blackcomb Way Properties Ltd.

4348 Carter Drive



47.1 0 23.53 47.1 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

THIS MAP IS NOT TO BE USED FOR NAVIGATION

KAHN HOLDINGS LIMITED PARTNERSHIP

Suite 500 – 1505 West 2nd Avenue
Vancouver, B.C. V6H 3Y4
Telephone: (604) 681-4414 Fax: (604) 682-6444

February 2, 2015

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

Attention: Ivy Wong

Dear Ms. Wong:

Re: Tax Sale – 4348 Carter Drive, Richmond, BC

Further to your discussions with Sondra Ramsden at my office. We are aware of the Tax Sale of the above noted property and understand that there are remaining or excess proceeds to be released of approximately \$630.00.

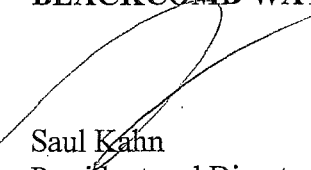
The registered owner of 4348 Carter Drive was 450 SE Marine Drive Developments Ltd. which changed its name to Blackcomb Way Properties Ltd. We have attached a copy of the Certificate of Change of Name for your records. As Blackcomb Way Properties is a non-active company we are unable to negotiate a cheque issued to them.

We are interested in donating the excess proceeds to the City of Richmond and kindly ask that you issue a donation receipt for the remaining proceeds. If at all possible, our preference would be for the receipt to be issued to Kahn Holdings LP, the shareholder of Blackcomb Way Properties Ltd.

Thank you in advance for your attention to this matter.

Yours truly,

BLACKCOMB WAY PROPERTIES LTD.



Saul Kahn
President and Director

Encl.



City of Richmond

Report to Committee

To: Finance Committee

Date: March 16, 2015

From: Jerry Chong
Director, Finance

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

Re: Revenue Anticipation Borrowing (2015) Bylaw No. 9226

Staff Recommendation

That Revenue Anticipation Borrowing (2015) Bylaw No. 9226 be introduced and given first, second, and third readings.

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

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

Staff Report

Origin

The City has an existing credit facility agreement with its bank and is seeking Council's annual authorization through adoption of Revenue Anticipation Borrowing (2015) Bylaw No. 9226 (attachment 1). The credit facility will be available in the form of up to \$3,000,000 in standby letters of credit, demand promissory notes or bank overdraft, up to \$4,500,000 in leasing lines of credit, and up to \$2,000,000 in commercial credit card.

Analysis

The \$9,500,000 credit facility arrangement aforementioned meets the definition of revenue anticipation borrowing as per Section 177 of the *Community Charter*. Under Section 177, Council may, by bylaw, provide the authority to borrow money that may be necessary to meet current lawful expenditures and to pay amounts required to meet the City's taxing obligations in relation to other local governments or public bodies. If money is borrowed pursuant to a revenue anticipation borrowing bylaw, any money to be collected from property taxes must be used to repay the money borrowed.

The maximum amount of borrowing allowed for revenue anticipation borrowing is the sum of the unpaid taxes for the current year and the money remaining due from other governments (e.g. payment in lieu of taxes and grants etc.). Therefore, the bylaw amount of \$9,500,000 is well below the limit imposed under Section 177 of the *Community Charter*.

The purpose of obtaining the \$3,000,000 operating lines of credit is to ensure that the City has a secondary source of credit in place to protect its bank accounts from the unlikely event of going into an overdraft position. Staff regularly monitors the City's cashflow position to prevent the possibility of having to draw down on the credit facility. The purpose of obtaining the \$4,500,000 leasing lines of credit is to ensure that a leasing facility is available in the event it is required. Both types of credit facilities, if they remain unused, will be free of charge for the City to maintain. The purpose of obtaining \$2,000,000 limit in commercial credit card is to provide a convenient and cost-effective method of procuring and paying for low value goods and services. The commercial credit card facility is also free of charge if payment is received within three days after the statement date.

In the event that any of these credit facilities is drawn upon, the following interest rates apply:

	Operating Lines of Credit	Leasing Lines of Credit	Commercial Credit Card
Interest Rate	Bank's prime lending rate minus 0.50%	Bank's prime lending rate or leasing base rate plus 0.60%	Bank's prime lending rate plus 1.00%
Grace Period	None	None	3 days after statement date

The current bank's prime lending rate at the time of this report is at 2.85%

Should any of these credit facilities be utilized resulting the City to incur interest charges for a consecutive period of more than two weeks, staff will prepare a report to inform Council of such financial activity.

Financial Impact

None. The availability of the above credit facility does not affect the City's overall liability servicing limit.

Conclusion

That the Revenue Anticipation Borrowing (2015) Bylaw No. 9226 be approved in order for funds to be made available to the City in the event that the City is required to draw upon the City's credit facilities arrangement with its bank.



Mike Ching
Acting Manager, Treasury & Financial Services
(604-276-4137)

Att. 1: Revenue Anticipation Borrowing (2015) Bylaw No. 9226



REVENUE ANTICIPATION BORROWING (2015) BYLAW NO. 9226

The Council of the City of Richmond enacts as follows:

1. Council shall be and is hereby empowered and authorized to borrow upon the credit of the City, from a financial institution, a sum not exceeding \$9,500,000 at such times as may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be \$3,000,000 in the form of standby letters of credit, demand promissory notes or bank overdraft, \$4,500,000 in the form of leasing lines of credit, and \$2,000,000 in the form of commercial credit card.
3. All unpaid taxes and the taxes of the current year (2015) when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.
4. Revenue Anticipation Borrowing (2014) Bylaw No. 9116 is hereby repealed.
5. This Bylaw is cited as **"Revenue Anticipation Borrowing (2015) Bylaw No. 9226"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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




City of Richmond

Report to Committee Planning and Development Department

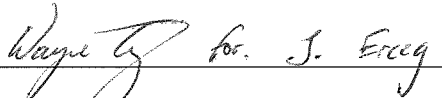
To: Planning Committee **Date:** March 10, 2015
From: Wayne Craig **File:** RZ 14-657378
Director of Development
Re: Application by Peter Harrison for Rezoning at 2080/2100 No.4 Road from Single Detached (RS1/D) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9183, for the rezoning of 2080/2100 No.4 Road from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

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

Staff Report

Origin

Peter Harrison has applied to the City of Richmond for permission to rezone the property at 2080/2100 No. 4 Road from “Single Detached (RS1/D)” zone to “Single Detached (RS2/B)” zone to permit the property to be subdivided into two (2) lots fronting No. 4 Road. A duplex which currently exists on the lot will be demolished. A location map and aerial photograph of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

The subject site is located in the Tait Sub-Area of the Bridgeport Planning Area. Existing development immediately surrounding the subject site is as follows:

- To the north, east and south, are single-family residential lots zoned “Single Detached (RS1/D)”.
- To the west, directly across No. 4 Road, is a BC Hydro substation situated on an industrial lot zoned “Industrial Storage (IS)” and “Light Industrial (IL)”.

Related Policies & Studies

2041 Official Community Plan (OCP) and Bridgeport Area Plan

The 2041 Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)” and the Bridgeport Area Plan designation of the subject site is “Residential (Single Family)”. The proposed single-family development complies with the OCP and Area Plan land use designations.

Single-Family Lot Size Policy 5448

The subject site is located within the area bounded by Single-Family Lot Size Policy 5448, which was adopted by Council on September 16, 1991, and subsequently amended on February 20, 2012 (see Attachment 4).

In accordance with Section 2.3.7 of Richmond Zoning Bylaw No. 8500, the provisions of the lot size policy do not apply to the subject proposal, as a legal non-conforming duplex is currently situated on the subject site and the intent of the proposed redevelopment is to subdivide the property into two (2) single-detached lots. This proposal is consistent with the single-family form and character of the Tait neighbourhood.

The lot size policy stipulates that rezoning along No. 4 Road shall be limited to the “Single Detached (RS2/C)” zone, or the “Single Detached (RS2/B)” zone where lane or internal road access is provided. The intent of the “Single Detached (RS2/C)” zone is to provide for on-site vehicle manoeuvring on Arterial Roads. As No. 4 Road is not designated as an Arterial Road in this location, there is no need to secure an additional building setback to facilitate on-site vehicle manoeuvring.

Flood Management

The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within Area 2 (High Aircraft Noise Area) of the Aircraft Noise Sensitive Development (ANSD) Policy. The Policy permits rezoning from one (1) Single-Family Housing District (R1) Subdivision Area to another Subdivision Area (A-H, J-K) on single-family residential lots within Area 2, subject to compliance with applicable policies. The proposed redevelopment complies with the ANSD Policy. Registration of an Aircraft Noise Sensitive Use Covenant on Title will be required prior to final adoption of the rezoning bylaw to address aircraft noise mitigation and public awareness.

Ministry of Transportation and Infrastructure (MOTI) Referral

The subject proposal was referred to the British Columbia Ministry of Transportation and Infrastructure (MOTI), as the subject site is located within 800 m of a controlled access highway. Preliminary approval of the proposed rezoning for a period of one (1) year was granted on October 20, 2014 pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, the applicant must obtain final approval from the Ministry of Transportation and Infrastructure.

Public Consultation

The rezoning information sign has been installed on the subject property. Staff have not been notified of any concerns expressed by the public regarding the proposed redevelopment.

Analysis

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots is to be from No. 4 Road. Additional driveway access associated with the proposed redevelopment may be supported along No. 4 Road at this location. The existing driveway will be closed and the dimensions of new driveways are to be limited to four (4) m at the west property line. Proposed driveway and walkway locations must not conflict

with the existing power and street light pole along the property frontage, and must be located at least one (1) m away from new water meter boxes.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan was submitted by the applicant. The Report identifies one (1) Cedar hedge on-site proposed for removal, one (1) bylaw-sized Cedar tree on-site proposed for retention, and four (4) bylaw-sized Cedar trees on neighbouring property to be retained. The on-site Cedar hedge and Cedar tree are located along the subject property frontage and are jointly owned by the City and the subject property owners. A copy of the proposed Tree Retention Plan is included in Attachment 5.

Parks Department staff have reviewed the Arborist's Report and concur with the Arborist's recommendation that the Cedar hedge should be removed, as it will conflict with the proposed location of the new driveways.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations as follows:

- One (1) bylaw-sized Cedar tree (Tag# 2) located along the subject property frontage is to be retained and protected at a minimum of 3.5 m out from the base of the tree.
- Four (4) bylaw-sized Cedar trees (Tag#'s 3, 4, 5 and 6) located on neighbouring property are to be retained and protected at a minimum of 2.5 m from the property line.

Tree protection fencing is to be installed around Tree Tag#'s 2-6 to City standard and in accordance with the City's Bulletin Tree-03 prior to demolition of existing buildings, and must remain in place until all construction and landscaping works are completed on-site. To ensure the protection of Tree Tag#'s 2-6, the applicant is required to complete the following:

- Submit a Tree Survival Security in the amount of \$1,000 for the Cedar tree to be retained on-site.
- Enter into a contract between the applicant and a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zones of the trees to be retained. Pending the survival of the trees, the Tree Survival Security will not be released until a post-construction impact assessment report is submitted and reviewed to the satisfaction of City Staff.

Consistent with Council Policy 5032 – Tree Planting, the applicant has agreed to plant four (4) new trees on-site (two [2] on each proposed subdivided lot). To ensure that the new trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For Single-Family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling 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 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 the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$5,283).

Subdivision Stage

At Subdivision stage, the applicant is required to enter into a Servicing Agreement with the City for works including, but not limited to engineering servicing and frontage upgrades as outlined in Attachment 6.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application to permit the subdivision of the subject site into two (2) smaller lots zoned "Single Detached (RS2/B)" is consistent with applicable policies and land use designations outlined within the Official Community Plan (OCP), and with Richmond Zoning Bylaw No. 8500.

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9183 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Andrew Yu', with a long horizontal flourish extending to the right.

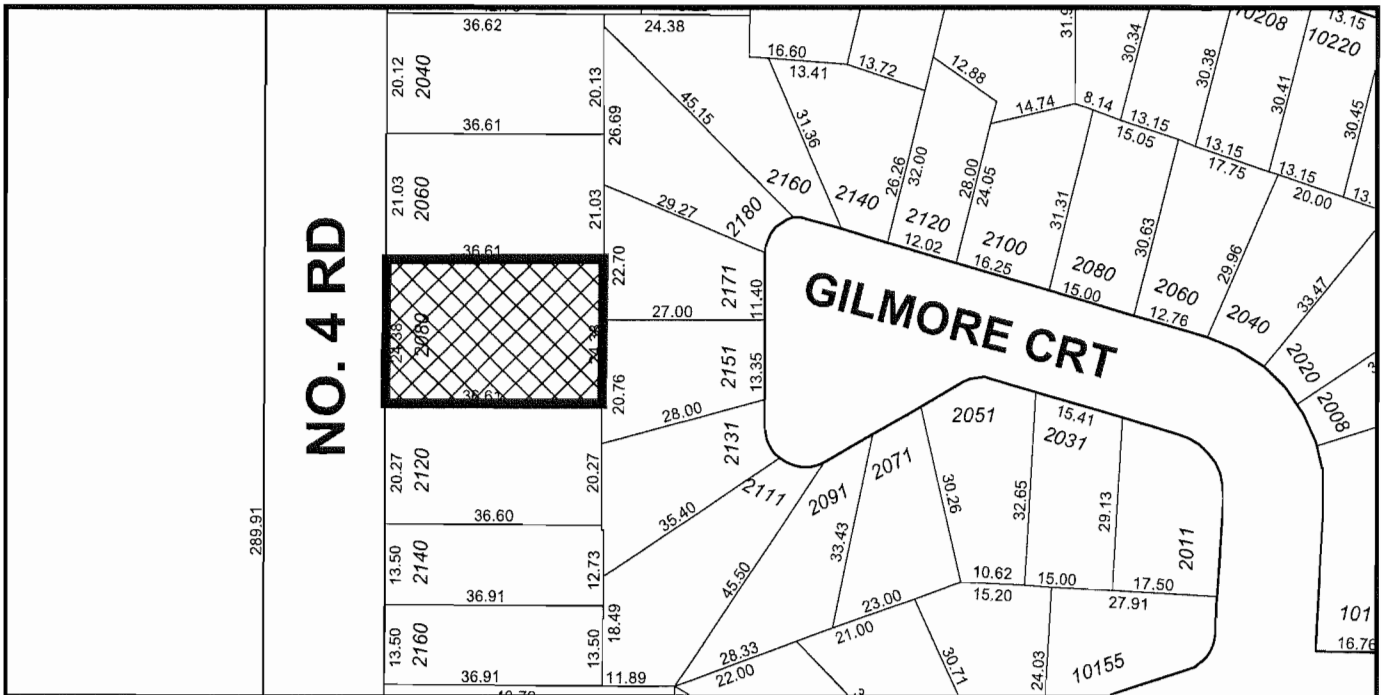
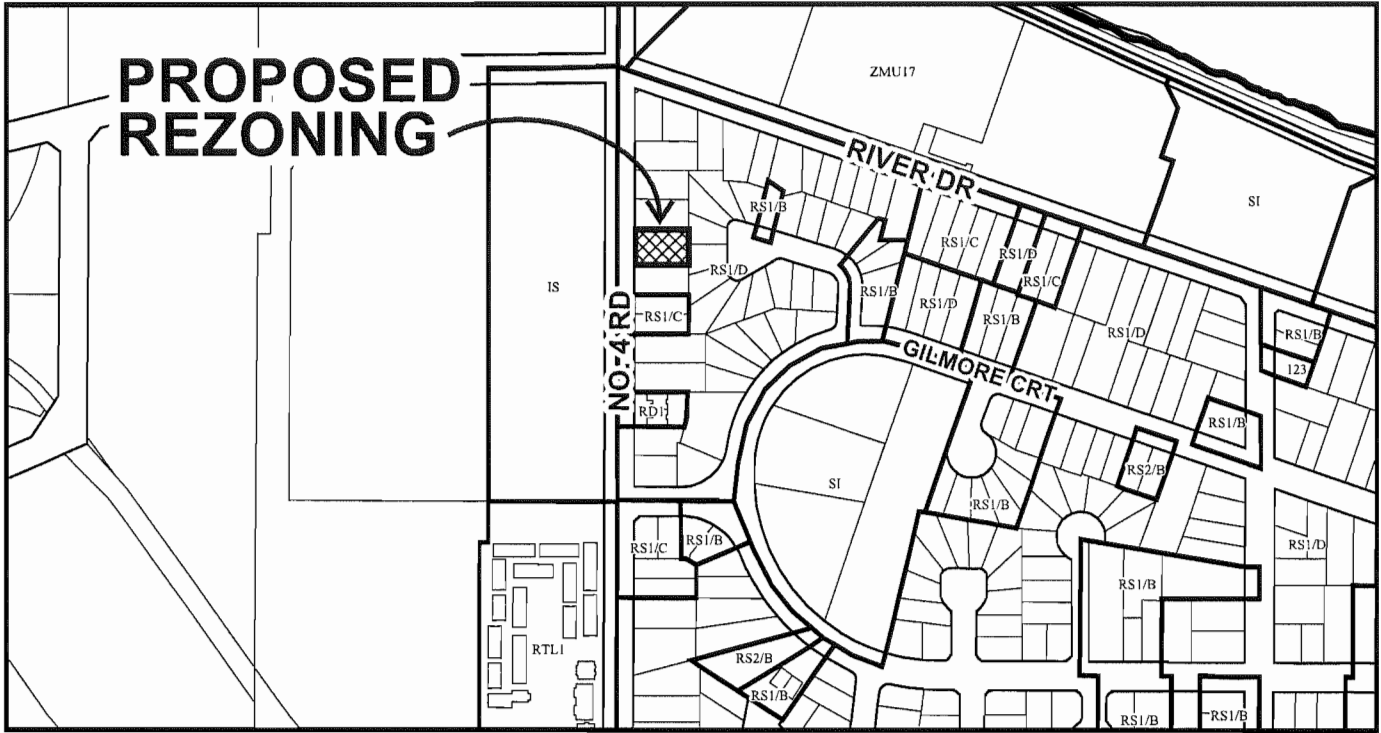
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single-Family Lot Size Policy 5448
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations



City of
Richmond



RZ 14-657378

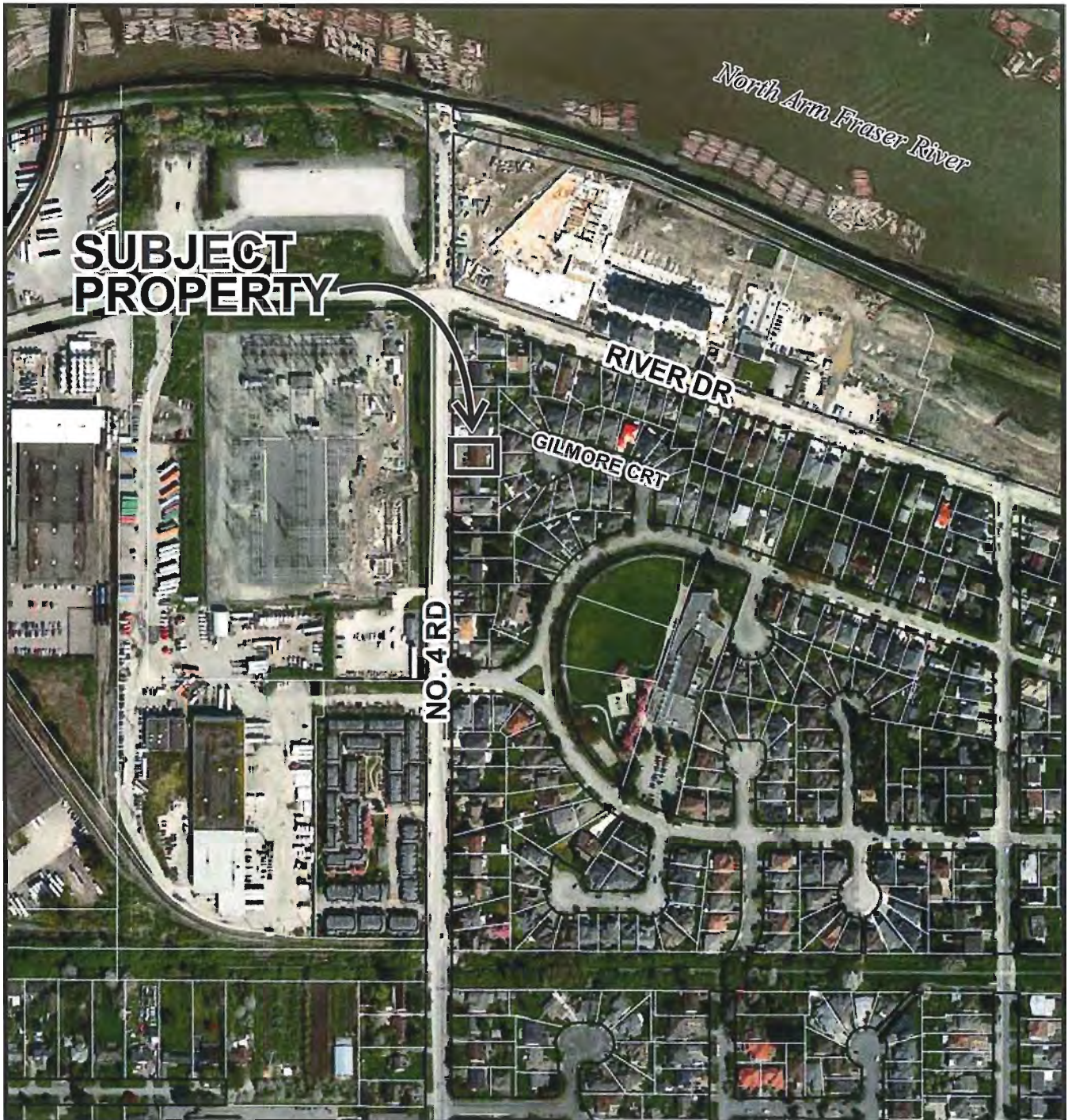
Original Date: 03/05/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-657378

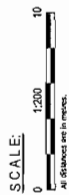
Original Date: 03/05/14

Revision Date:

Note: Dimensions are in METRES

B.C. LAND SURVEYOR'S PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF:

LOT 308 EXCEPT PART SUBDIVIDED BY PLAN
81741, SECTION 23 BLOCK 5 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT
PLAN 41897



Parcel Identification Number (PID)
004-288-334

SITE AREA
Lot A
892.3 m²
9605 sq. ft.
Lot B
446.15 m²
4802 sq. ft.
446.15 m²
4802 sq. ft.

CIVIC ADDRESS
2080 No. 4 Road,
Richmond, BC.

ZONING
RS1/D

All rights reserved. No person may copy, reproduce, or otherwise use this document in whole or in part without the written consent of the signatory.

This document was prepared for the use of our client, PETER HARRISON.

This document is intended for use as a legal document. It is based on Land Title Office records, and does not represent a boundary survey. Colours to drawings and areas must be confirmed by a proper cadastral survey.

Explora Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.



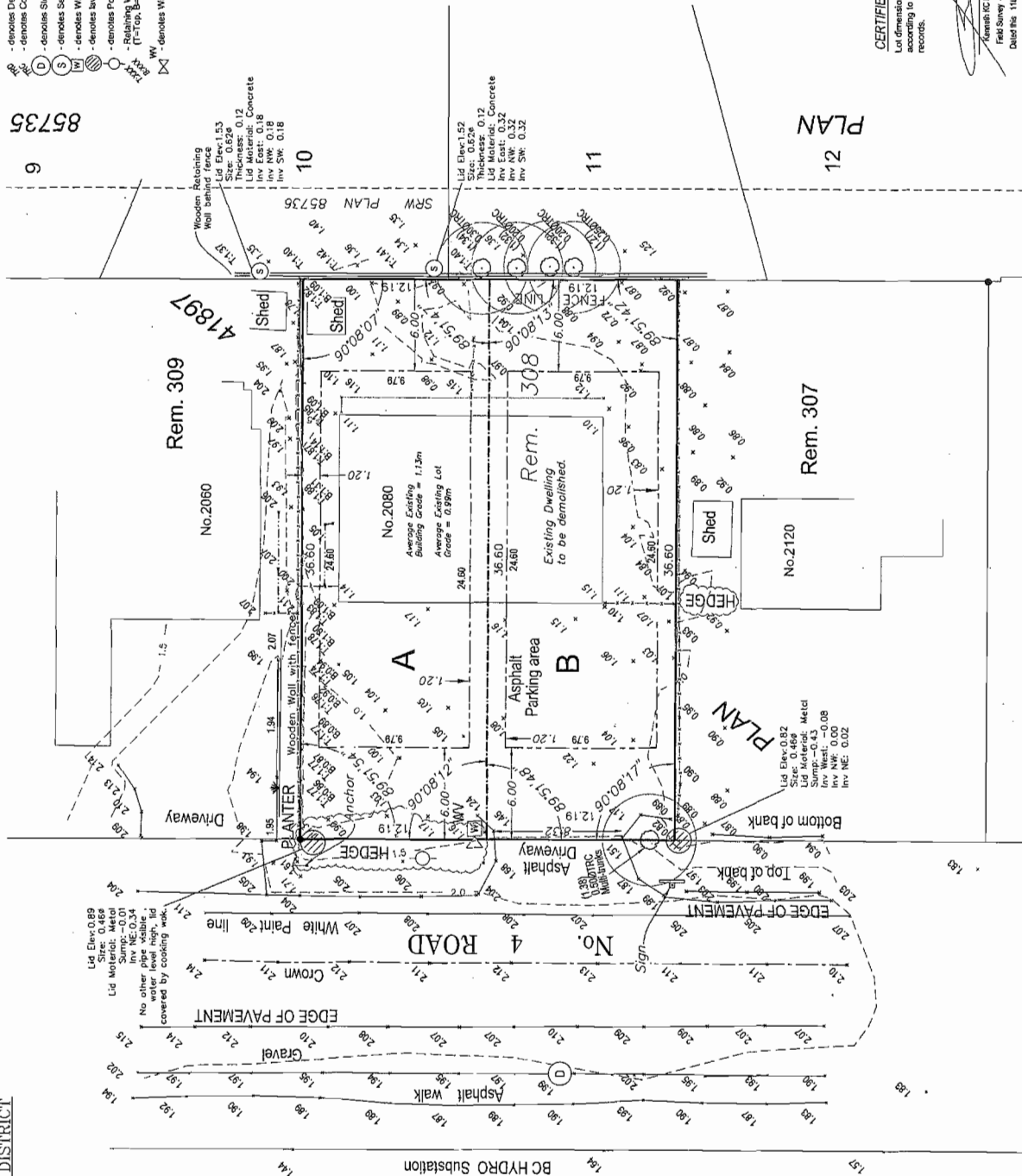
*Rezoning is required prior to Subdivision Application

LEGEND

Elevations are geodetic based on integrated survey
datum 1984/86 in the City of Richmond at elevation
1.52 m.
Note: Only trees with trunk greater than 0.20m are identified.
Consult Arbores to verify tree species

- denotes Iron Post Found
- denotes Deciduous Tree type
- denotes Coniferous Tree type
- denotes Storm Manhole
- denotes Sanitary Manhole
- denotes Water meter
- denotes Lawn basin
- denotes Power Pole
- Relating Wall Elevation Labels (T=Top, B=Bottom)
- denotes Water valve

85735



PLAN

CERTIFIED CORRECT
Lot dimensions are correct
according to Land Title Office
records.

FILED: 1202
Explora
Land Surveying Inc.
110-4110 Westside Drive, Suite 101
Vancouver, BC V6V 2G7
Tel: 604-273-1234
Fax: 604-273-1235
www.explora.ca



RZ 14-657378

Attachment 3

Address: 2080/2100 No.4 Road

Applicant: Peter Harrison

Planning Area(s): Bridgeport (Tait Sub-Area)

	Existing	Proposed
Owners:	Peter Harrison/Anthony Harrison	TBD
Site Size (m²):	892.3 m ²	446.2 m ² (proposed north lot) 446.2 m ² (proposed south lot)
Land Uses:	Legal Non-Conforming Duplex	Single-family residential
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential (Single-family)	Complies
702 Policy Designation:	Lot Size Policy 5448	Not applicable
Zoning:	Single Detached (RS1/D)	Single Detached (RS2/B)
Number of Lots:	1	2
Aircraft Noise Sensitive Development (ANSI) Policy:	Area 2 (High Aircraft Noise Area)	Complies

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	446.2 m ² (proposed north lot) 446.2 m ² (proposed south lot)	none
Lot Width (m):	Min. 12 m	12.2 m (proposed north lot) 12.2 m (proposed south lot)	none
Lot Depth (m):	Min. 24 m	36.6 m (proposed north lot) 36.6 m (proposed south lot)	none
Lot Frontage (m):	Min. 6 m	12.2 m (proposed north lot) 12.2 m (proposed south lot)	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

Amended By Council: February 20, 2012

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

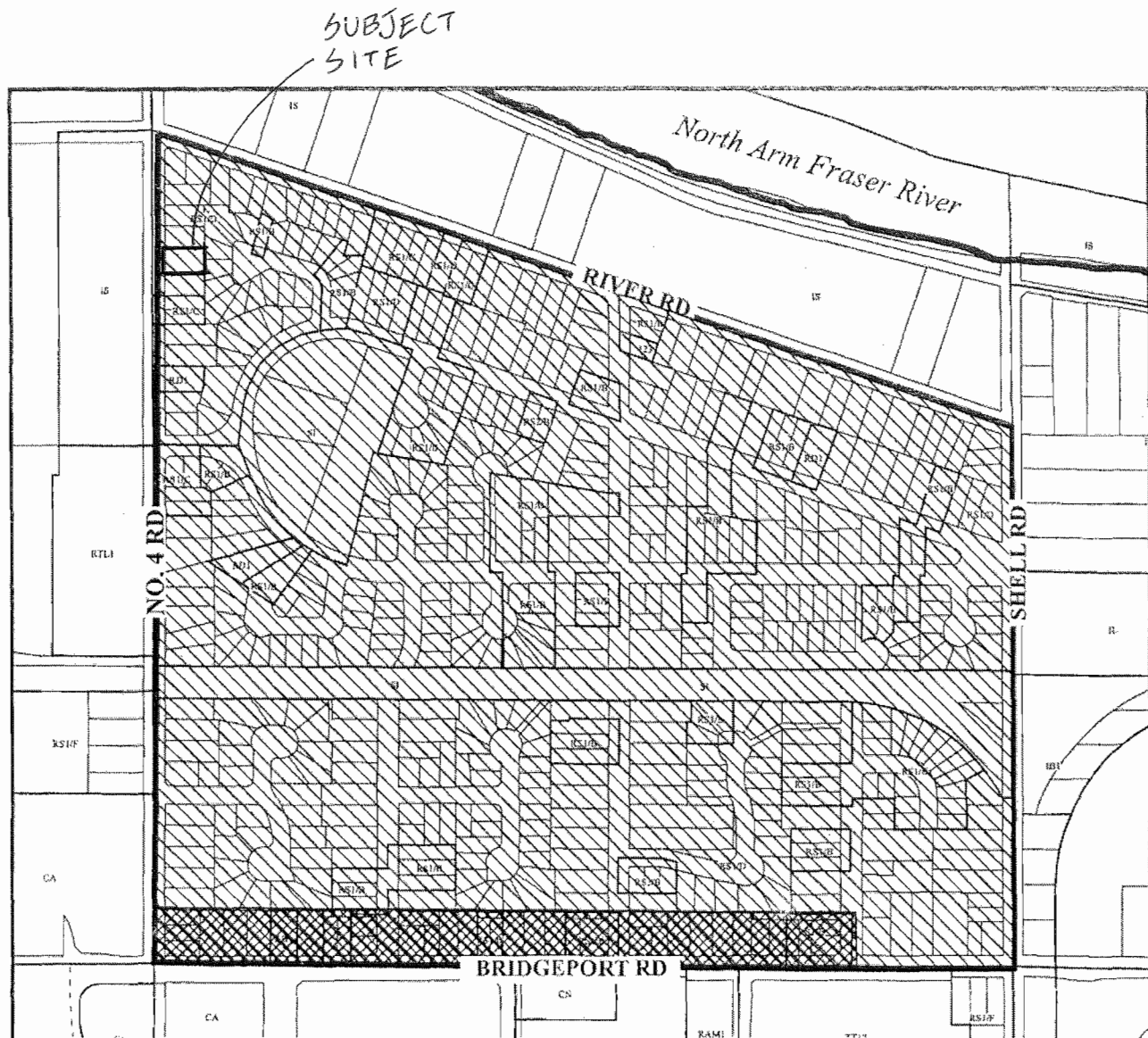
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the Bridgeport Road, Shell Road, No. 4 Road and River Drive:

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.

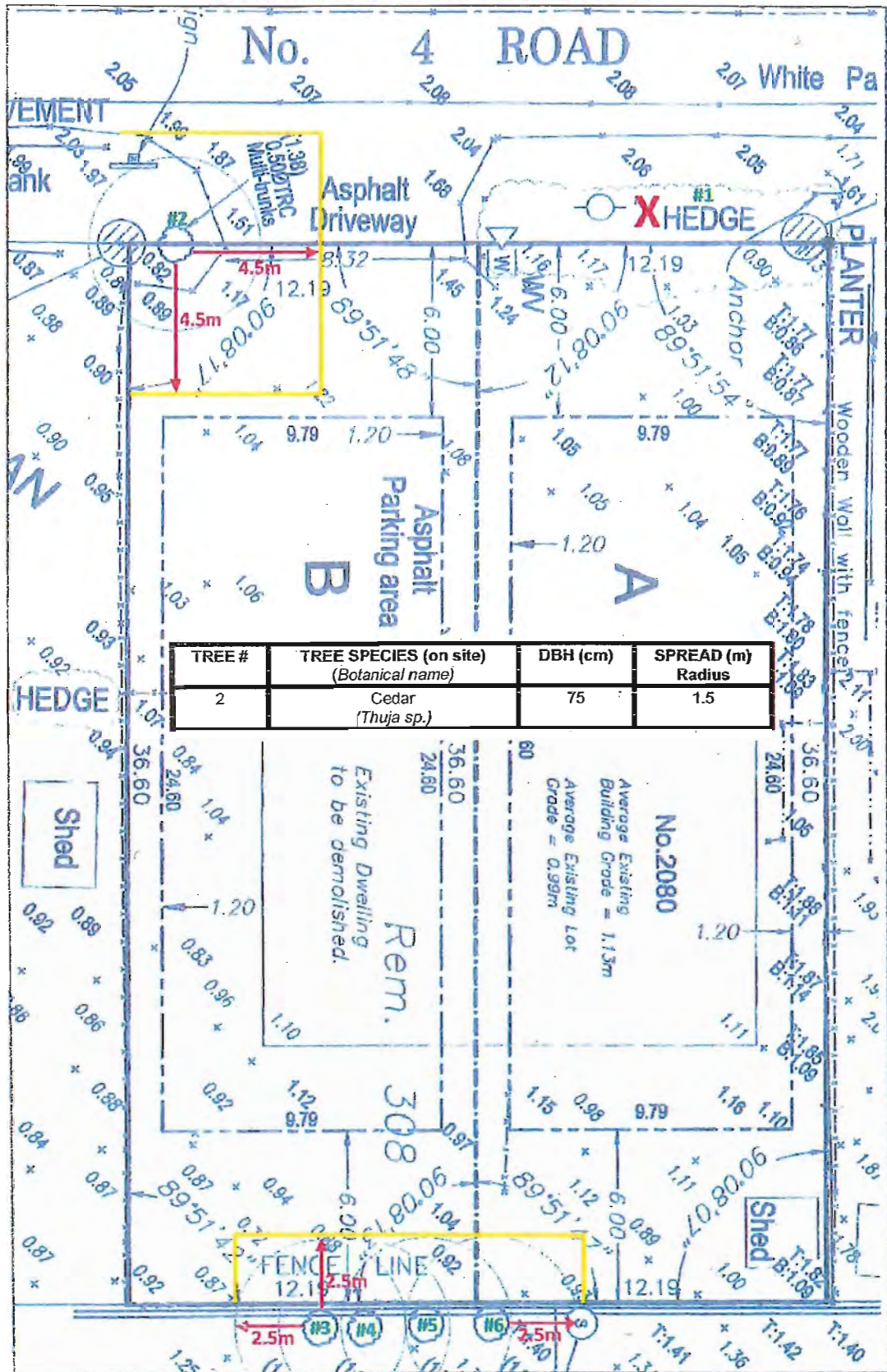


Policy 5448 Section 23, 5-6

Adopted Date: 09/16/91

Amended Date: 02/20/12

Tree Retention & Removal Plan, Scale 1:200





City of Richmond

Rezoning Considerations

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

Address: 2080/2100 No.4 Road

File No.: RZ 14-657378

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9183, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) Cedar tree (Tag# 2) located along the subject property frontage to be retained.
4. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) for the four (4) trees to be planted and maintained on the subject property (two [2] on each subdivided lot) at a minimum size of 3.5 m tall conifer or 6 cm deciduous caliper.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,283) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition Permit* Stage, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 322 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- Disconnect the existing 20 mm diameter water connection and cap the tie-in at the main. Install two (2) new 25 mm diameter connections complete with meter boxes at the property line to service the two (2) new lots. Meter boxes must be placed on grass boulevard outside of private fence at minimum one (1) m away from paved driveways and walkways. Details to be finalized in the Servicing Agreement Designs.

Storm Sewer Works:

- Relocate or replace the existing ICs located at the northwest and southwest corners out of the private property subject to the ICs' condition and location of the proposed driveways, and install a new 100 mm diameter storm service connection to each storm ICs for servicing the two (2) subdivided lots. Details to be finalized in the Servicing Agreement Designs.
- Install a new IC as lawn drain at the common property line between the proposed driveways if required. Details to be finalized in the Servicing Agreement Designs.
- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- Remove the existing sanitary IC and cut and cap the existing lead pipe at the main. Install a new 450 mm diameter Type II IC complete with two (2) 100 mm diameter connections for servicing the two (2) new lots at the common property line. Details to be finalized in the Servicing Agreement Designs.
- The required sanitary sewer works outlined above must be completed prior to the issuance of a Building Permit to prevent the developer's building foundation work from jeopardizing the City forces' ability to access the rear yard with heavy equipment.

Frontage Improvements:

- Developer is required to construct curb, gutter, a 1.5 m-wide sidewalk and a grass/treed boulevard along the entire development frontage. The boulevard is to be placed within the remaining width between the new sidewalk and the curb. Details to be finalized in the Servicing Agreement Designs.
- The existing driveway is to be closed and the dimensions of new driveways are to be limited to four (4) m at the west property line. Proposed driveway and walkway locations must not conflict with the existing power and street light pole along the property frontage, and must be located at least one (1) m away from new water meter boxes.

General Items:

- 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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 9183 (RZ 14-657378)
2080/2100 No. 4 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. 004-268-334

Lot 308 Except: Part Subdivided by Plan 81711, Section 23 Block 5 North Range 6 West
New Westminster District Plan 41897

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9183”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

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



City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development

Date: March 17, 2015
File: RZ 13-644767

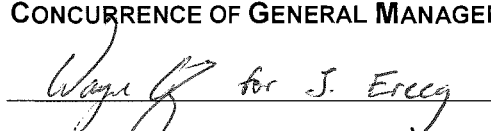
Re: Application by Matthew Cheng Architect Inc. for Rezoning at 7751 Heather Street from Single Detached (RS1/F) to High Density Townhouses (RTH2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, for the rezoning of 7751 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 7751 Heather Street from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH2)” zone, to permit the development of five (5) townhouses (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing a comparison of the development proposal with the Zoning Bylaw requirements is included in Attachment 3.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, across Turnill Street, is a two-storey to three-storey townhouse complex on a lot zoned “Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)”.
- To the south, east and west are three-storey townhouses on lots zoned “Town Housing (ZT51) – South McLennan Sub-Area (City Centre)”.

Related Policies & Studies

Official Community Plan (OCP) & City Centre Area Plan (McLennan South Sub-Area Plan)

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This land use designation allows single-family, two-family, and townhouses. The proposed development is consistent with these land use designations.

Furthermore, the subject site is within “Neighbourhood Character Area A” of the McLennan South Sub-Area Plan (Attachment 4), which specifies a maximum of three-storey townhouses over parking as the housing type and form that is encouraged in the area. The future Development Permit application review process associated with this proposal will ensure that the architectural form and character of the townhouses is consistent with the design guidelines for Character Area A.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water heating for the proposed development. Prior to rezoning bylaw adoption, a restrictive covenant specifying that all units are to be built and maintained to ERS 82 or higher, and that all units are to be solar hot water-ready, is required to be registered on title. As part of the Development Permit application review process, the applicant is also required to retain a Certified Energy Advisor (CEA) to complete an evaluation report to confirm the details of the construction requirements needed to achieve the rating.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis

OCP Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the “Neighbourhood Residential” land use designation.

High Density Townhouses (RTH2) – Project Density

The subject site is located within “Neighbourhood Character Area A” of the McLennan South Sub-Area Plan. While the base density permitted for the subject site is 0.75 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of townhouse developments within the “Neighbourhood Character Area A” in the McLennan South Sub-Area ranges from 0.55 FAR to 0.93 FAR. The proposed rezoning to “High Density Townhouses (RTH2)” would allow a maximum density of 0.80 FAR. This density is in keeping with the density range of other projects in the area.

Staff support the proposed density of 0.80 FAR at the subject site on the following basis:

- The Area Plan, adopted in 2006, supports the use of density bonusing to provide for affordable housing. The City’s Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. Consistent with the Affordable Housing Strategy requirements for townhouse developments, the applicant has agreed to provide a voluntary cash contribution in the amount of \$14,344 (\$2.00 per buildable square foot) to the City’s Affordable Housing Reserve Fund. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones, such as the proposed “High Density Townhouses (RTH2)” zone;
- The Area Plan supports the use of density bonusing to promote the development of accessible housing, and the proposal will be enhanced at the Development Permit application review stage to incorporate convertible housing and aging-in-place features.

- The applicant is undertaking frontage improvements along both Heather Street and Turnill Street as part of the proposed development (as described on page 2 of Attachment 7).
- The applicant is proposing to protect, relocate and plant street trees in the City boulevard on both Heather Street and Turnill Street (as described further below).

Project Description & Preliminary Concept Plans

This proposal is to develop five (5) townhouse units on a residual lot of 849 m² in area, located on the southwest corner of Heather Street and Turnill Street in the McLennan South planning area.

Site planning is constrained by the small site size. The proposed layout consists of: a three-storey building containing three (3) units fronting Heather Street to the east of a proposed north-south drive aisle that bisects the site; and a three-storey duplex building to the west of the drive aisle.

The main pedestrian unit entries for the east building are proposed to front onto Heather Street, while the pedestrian unit entries for the west building are proposed to front the drive aisle. Ground floor garages are arranged along the north-south internal drive aisle.

A single vehicle access point to the site is proposed from Turnill Street.

A preliminary site plan, landscape plan and architectural elevation plans are contained in Attachment 5.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to provide a 4 m x 4 m corner cut road dedication at the northeast corner of the subject site.

At future development stage, the developer will be required to:

- Pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fees; and
- Complete the servicing/boulevard improvements described on page 2 of Attachment 7, the cost of which are to be paid through a City work order.

Frontage improvements associated with this development proposal involve (but are not limited to) boulevard and sidewalk treatments to match the existing corner landing area treatment at the northwest corner of Heather and Turnill Streets, including the provision of a street tree in the Heather Street frontage.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Turnill Street through a north-south drive aisle.

Pedestrian pathways accessing the main unit entries for the east building are provided from Heather Street, while the north-south vehicle drive aisle is proposed to serve as the pedestrian

access to the main unit entries for the west building. The portion of the drive aisle that is immediately adjacent to the public sidewalk along Turnill Street is proposed to be treated with decorative permeable pavers to highlight the dual use of the access point.

A total of seven (7) resident vehicle parking spaces are proposed (1.4 spaces per unit), with the spaces located in the garages of each unit. The three (3) units in the east building are proposed to each contain one (1) vehicle parking space, while the two (2) units in the west building are proposed to each contain two (2) vehicle parking spaces in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title.

One (1) visitor parking space is proposed in the southwest corner of the site, and is accessible from the drive aisle.

A total of ten (10) resident bicycle parking spaces (Class 1) are proposed, with the spaces located in the garages of each unit. A bicycle rack for two (2) visitor bicycle parking spaces (Class 2) is proposed in the southwest corner of the site.

Variances Requested

This application complies with the zoning bylaw, with the exception of the variance noted below.

The applicant requests to vary Richmond Zoning Bylaw 8500 to:

- Reduce the minimum exterior side yard from 4.5 m to 2.6 m in the northwest portion of the site only, to allow the portion of the building containing the garbage and recycling enclosure to project into the required side yard. *(Staff is supportive of this variance request as it enables garbage and recycling collection to occur close to the street, and the manner in which the garbage and recycling area is incorporated into the building is preferable to locating a separate structure entirely within the exterior side yard. The architectural treatment of the garbage and recycling enclosure will be enhanced at the Development Permit application review stage).*

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses a total of one (1) tree on-site, six (6) trees on the adjacent property at 7833 Heather Street, and five (5) trees on City-owned property in the boulevard along Turnill Street and Heather Street.

The City's Tree Preservation Coordinator and the City's Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- Tree # 1 on the subject site (Laurel) should be removed, as it is in very poor condition with visible cavities at historical pruning cuts.
- The six (6) trees at 7833 Heather Street are to be protected in accordance with the Arborist's recommendations.

- Trees G, H, and K located in the boulevard on City-owned property are to be protected in accordance with the Arborist's recommendations, and Trees I and J are to be relocated within the boulevard on Turnill Street no closer than 2 m to the proposed driveway crossing to the subject site.

The Tree Management Plan is shown in Attachment 6.

To ensure protection of off-site trees and trees to be relocated (i.e., at 7833 Heather Street, and on city-owned property), the applicant must submit the following items prior to rezoning approval:

- A contract with a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. The contract must include: the scope of work to be done, any protection measures required to ensure tree protection (e.g. root pruning during excavation and installation), as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A contract with a qualified tree relocation company.
- A survival security in the amount of \$6,500 for Trees G, H, I, J, K on City-owned property [three (3) to be retained; two (2) to be relocated].

Tree protection fencing must be installed to City standard around all off-site trees to be protected, in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping is completed.

Based on the 2:1 tree replacement ratio in the OCP, a minimum of two (2) replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a mix of 13 deciduous and coniferous trees, as well as a variety of ground covers, grasses, perennials, and shrubs. At the Development Permit application stage, the Landscape Plan will be finalized and a Letter of Credit submitted by the applicant prior to Permit issuance. The Letter of Credit must be based on 100% of the cost estimate for the works provided by the Landscape Architect (including hard and soft landscape costs, fencing, installation, and contingency).

Outdoor Amenity Space

The applicant is proposing on-site outdoor amenity space consistent with the guideline for townhouse projects in the OCP (i.e., 6 m² per unit, for a total of 30 m²). The amenity space is proposed to be located at the northeast corner of the site to benefit from the existing adjacent public open spaces (i.e., pedestrian sidewalks, grass boulevards, and trees along all frontages at the intersection of Heather and Turnill Streets). The outdoor amenity space has been mainly designed as a passive area for future residents' enjoyment, while also facilitating children's play (i.e., the preliminary landscape concept illustrates vertical and horizontal balancing logs, and flat boulders. Final details of landscaping on-site, including the amenity space and play equipment will be determined as part of the Development Permit application review process).

Indoor Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit application stage in-lieu of providing on-site indoor amenity space.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning (i.e., \$14,344).

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Rezoning Considerations

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

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the McLennan South Sub-Area Plan, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Providing more defined private open space for individual units in the west building.
- Relocating visitor bicycle parking closer to the site entry.
- Examining opportunities to locate unit entries for the west building towards Turnill Street to provide a more pedestrian-oriented streetscape on both frontages.
- Modification to the garbage and recycling enclosure to further incorporate it into the west building and relocate the entry door to face the drive-aisle so as to provide an improved streetscape elevation along Turnill Street.
- Refining proposed fenestration and architectural elevations through the use of treatments that better promote recognition of individual storeys to reduce the apparent height of the proposed buildings (e.g., using colour and materials to give buildings a distinct top, middle, and base).
- Providing for accessibility and aging-in-place features to be incorporated into unit design.

- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional items may be identified as part of the Development Permit application review process.

Financial Impact

None.

Conclusion

This development proposal is to rezone 7751 Heather Street from the "Single Detached (RS1/F)" zone to the "High Density Townhouses (RTH2)" zone, to permit the development of five (5) townhouses.

The proposal is consistent with the land use designations contained within the OCP and City Centre Area Plan (McLennan South Sub-Area), and the preliminary concept plans attached are generally consistent with the Development Permit guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9234 be introduced and given first reading.



Cynthia Lussier
Planning Technician – Design
(604-276-4106)

CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

Attachment 4: McLennan South Sub-Area Plan Land Use Map & Character Area Map

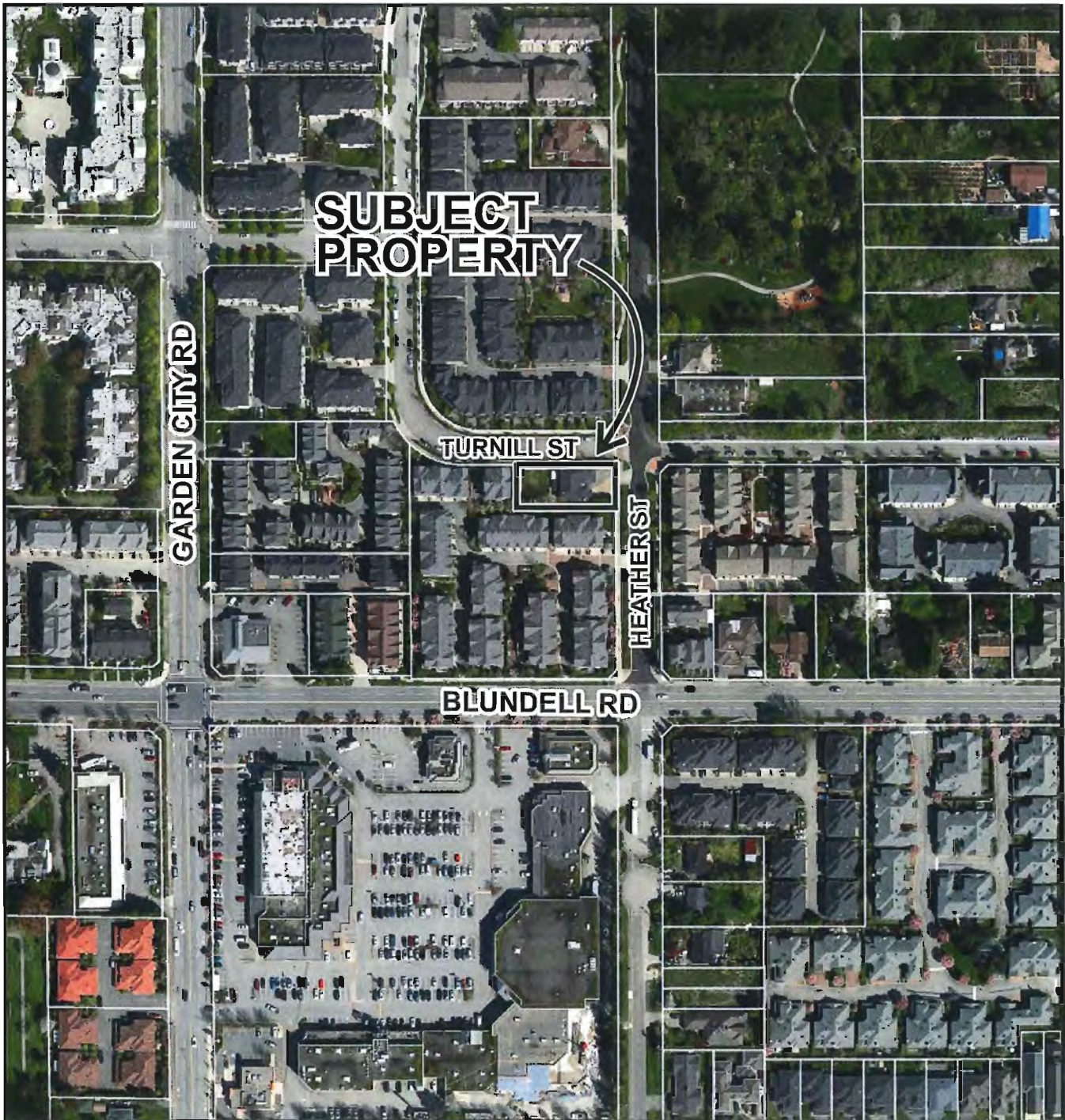
Attachment 5: Conceptual Development Plans

Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations



City of
Richmond



RZ 13-644767

Original Date: 03/05/15

Revision Date

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY OF LOT 2 SECTION 15 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 78290

#7751 HEATHER STREET,
RICHMOND, B.C.
P.L.D. 011-492-040



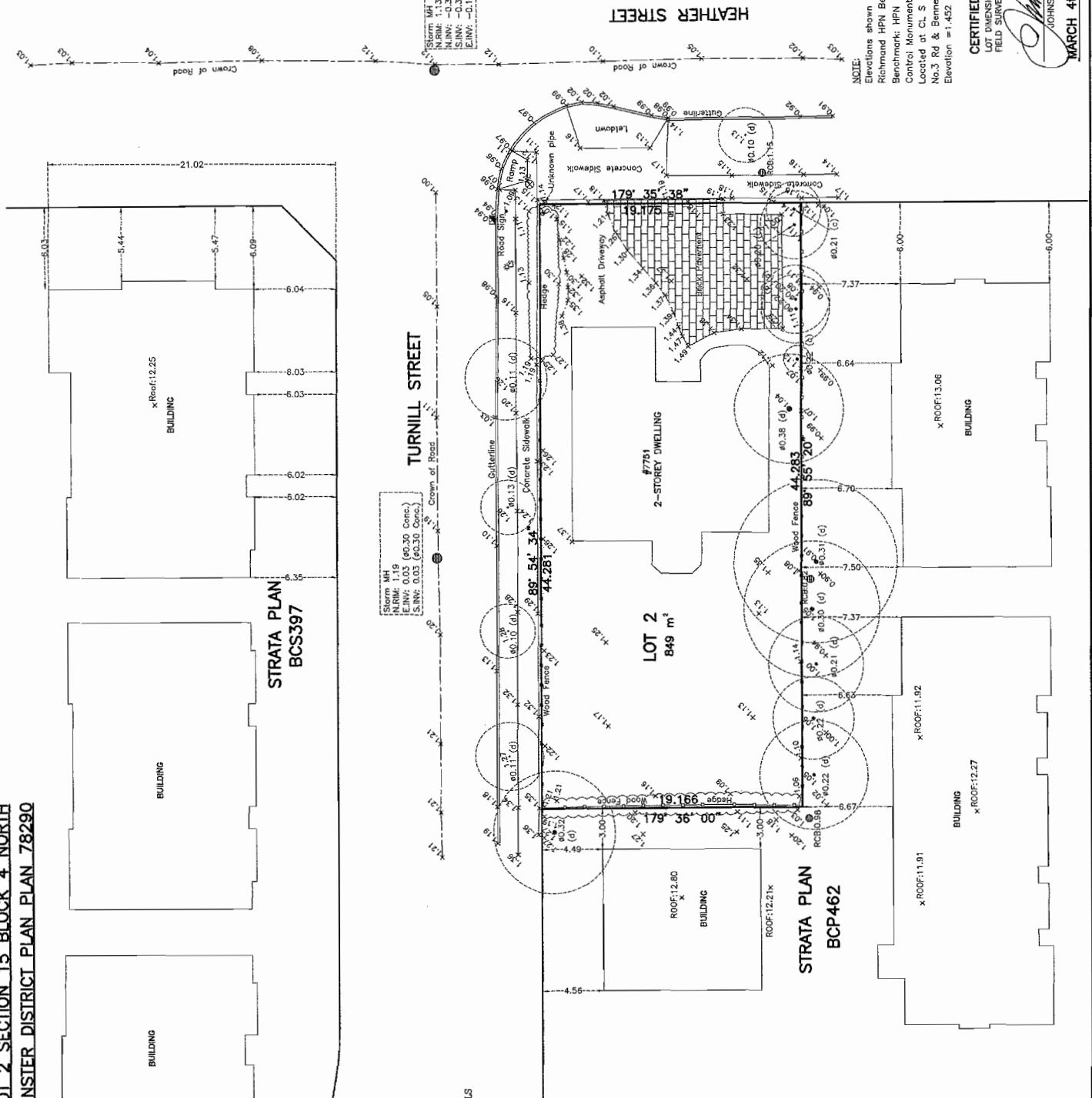
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ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

- LEGEND:
- (c) denotes coniferous
 - (d) denotes deciduous
 - PP denotes power pole
 - ⊙ denotes manhole
 - CS denotes catch basin
 - ⊠ denotes inspection chamber
 - LS denotes lamp standard

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8533 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5091
FB-216 P140-144
Drawn By: TH

DWG No. 5091-TOPO



NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 7714623
Located at CL S bound L turn lane @
No.3 Rd & Bennett Rd
Elevation = 1.452 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
MARCH 4th, 2013



RZ 13-644767

Attachment 3

Address: 7751 Heather Street

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): City Centre (McLennan South)

	Existing	Proposed
Owner:	Han Liu	To be determined
Site Size (m²):	848.93 m ²	832.85 m ² after road dedication
Land Uses:	Single detached dwelling	Five (5) townhouse units
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation (CCAP – McLennan South):	Residential, townhouse up to 3 storeys over 1 parking level, triplex, duplex, single-family 0.75 base FAR	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH2)
Number of Units:	1	5
Other Designations:	McLennan South Sub-Area Plan Neighbourhood Character Area A: 3 storey townhouse over parking	No change

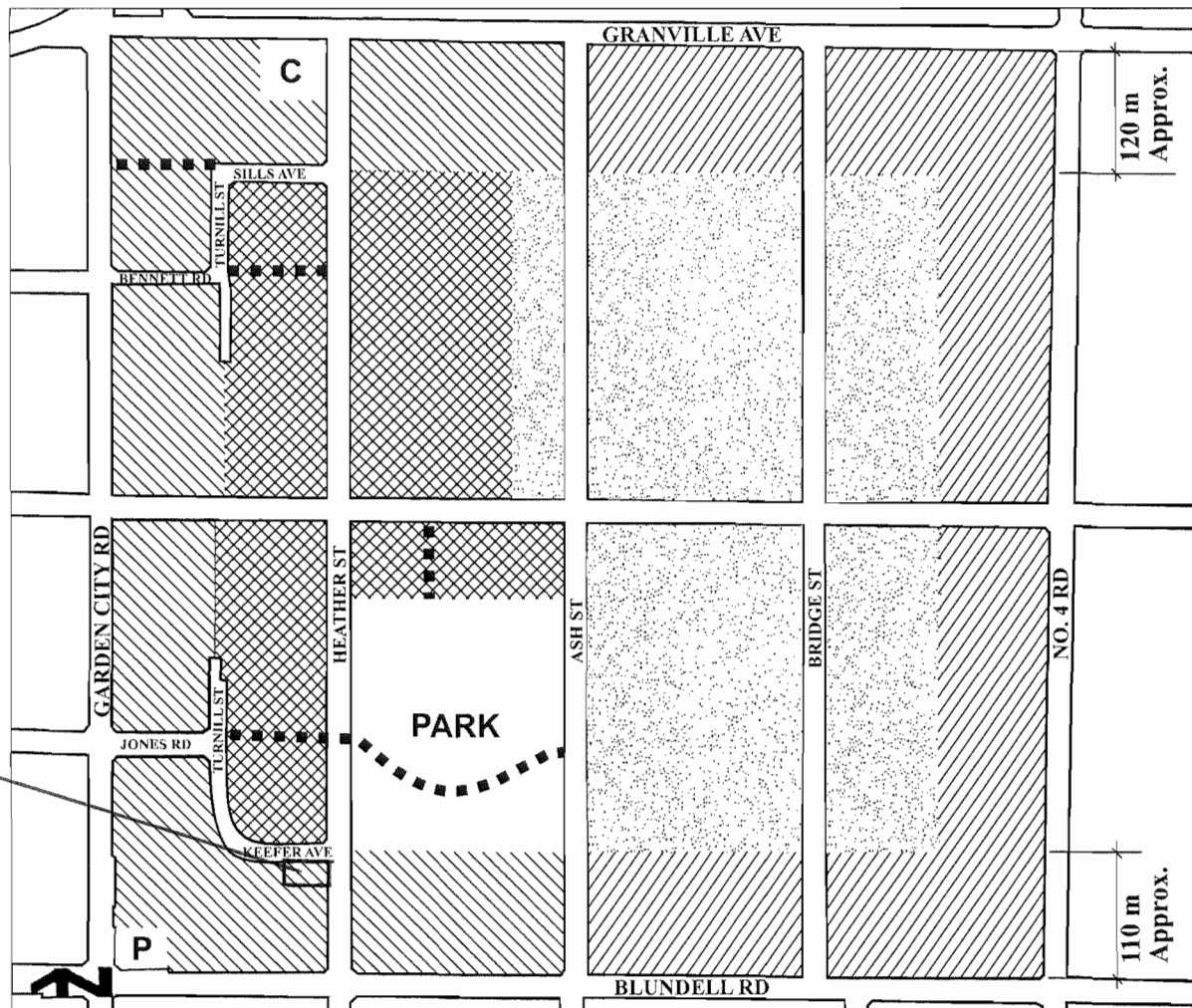
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80	Max. 0.80	none permitted
Lot Coverage – Building:	Max. 45%	37%	none
Lot Coverage – Buildings, Structures, and non-porous surfaces:	Max. 70%	59.8%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	29%	
Subdivision Provisions/Lot Size (min. dimensions):	40 m width 30 m depth 1,800 m ² area	832.85 m ² after road dedication (note: no new lots are being created through subdivision; the minimum lot dimensions do not apply to this residual lot)	none


	Bylaw Requirement	Proposed	Variance
Setback – Front Yard & Exterior Side Yard (m):	Min. 4.5 m	5.7 m & 4.6 m	To reduce the exterior side yard from 4.5 m to 2.6 m to allow the portion of the building containing the garbage & recycling enclosure to project into the required yard
Setback – Interior Side & Rear Yards (m):	Min. 2.0 m	Min. 2.0 m	none
Height (m):	12.0 m	Max. 12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	7 (R) and 1 (V) per unit	7 (R) and 1 (V) per unit	none
Off-street Parking Spaces – Total:	8	8	none
Amenity Space – Indoor:	Min. 50 m ²	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 30 m ²	60 m ²	none


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


City of Richmond


Land Use Map

Bylaw 7892
2005/04/18

 **Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.**

 **Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.**

 **Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.**

 **Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R.** Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

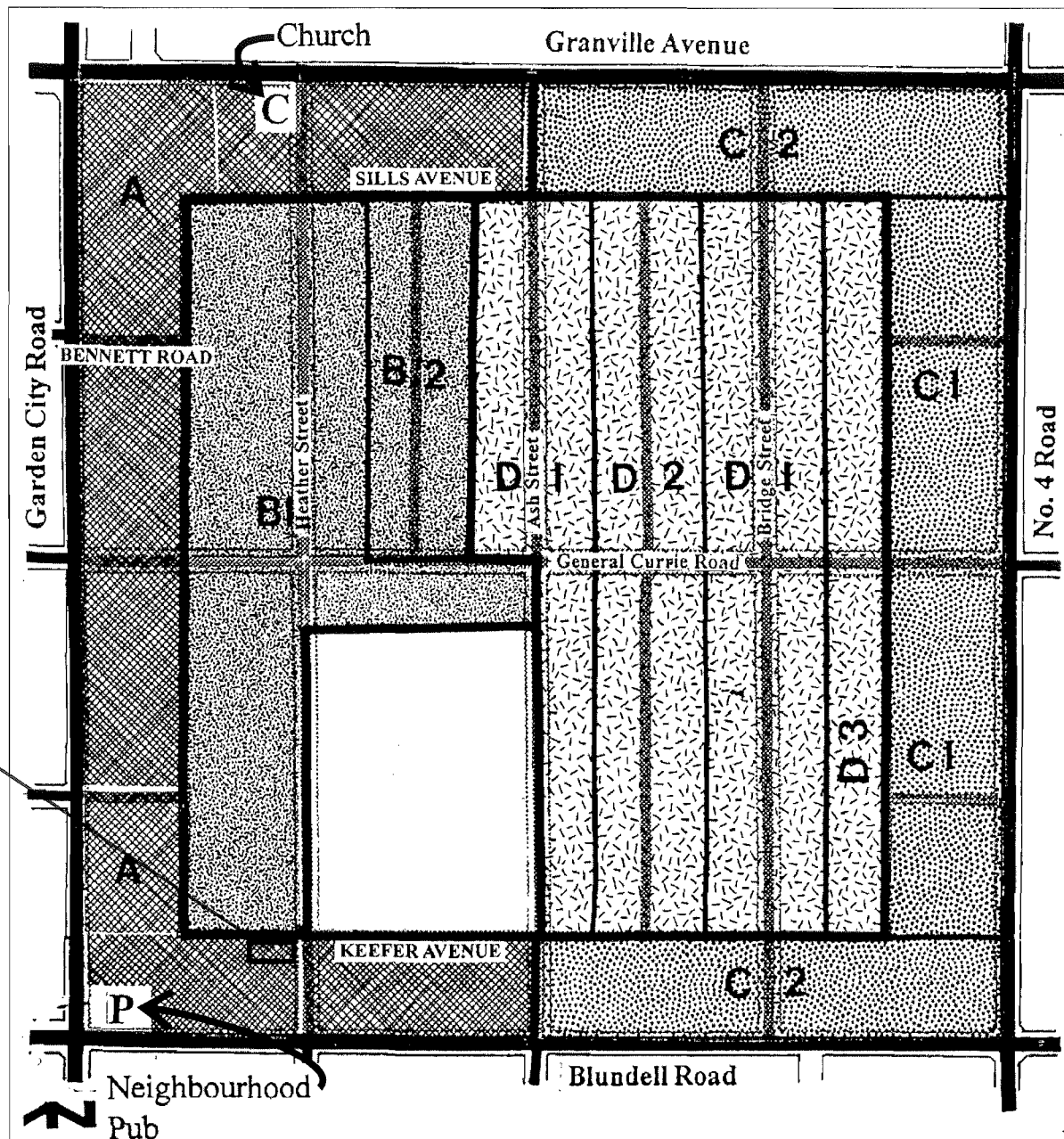
■ ■ ■ ■ Trail/Walkway



C Church



P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

Character Area Key Map



-  **Area A**
3 storey Townhouse
over parking
-  **Areas B1, B2**
Townhouse – 2 ½ storeys
typical (3 storeys maximum)

-  **Areas C1, C2**
Clusters of Predominantly
Single-Family, Duplex,
Triplex Units
-  **Areas D1, D2, D3**
Single-Family

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

MAIL ROOM - 616 RIVINGTON
WASHINGTON, DC 20044, USA
Tel: (800) 733-3823 / Fax: (800) 391-3286
E-mail: info@mcgraw-hill.com

THIS DRAWING MUST NOT BE REPRODUCED, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO CONSTRUCTION AND REPORTED. ALL BRACES AND GUARDS MUST BE REPRODUCED INDICATED TO THE SUBJECT. CONTENT RETURNED THIS PLAN AND SPECIFICATIONS AND ALL THEREABOUTS THE EXCLUSIVE PROPERTY OF MATHIAS & BILLY ARCHITECTS INC. BUT NOT BE REPRODUCED.

No.	Date	Particulars
1	1/1/20	Balance b/d
2	1/1/20	By Cash
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Conclusions

Project Title
5-UNIT TOWNHOUSE
DEVELOPMENT
7751 HEATHER STREET
RICHMOND, B.C.

SITE PLAN

Drainage	
ISC/AT	
Drainage	
ISC	
ISC/AT	

Orig. No.	A01
Revision Code:	MARCH 26, 2015
Print Date:	MARCH 26, 2015



RZ 13-644767



MATTHEW CHENG
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THIS DOCUMENT IS UNCLASSIFIED
DATE 05-15-2010 BY 60322 UCBAW/AL

No	Date	Rentals
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Topic: Plants

Project Title
5-UNIT TOWNHOUSE
DEVELOPMENT
77751 HEATHER STREET
RICHMOND, B.C.

BEST FILM

Private MC/NT	
Checklist MC	
Other	

Project Number:	Revision Date:	Orig. No.	A3.1
	March 24, 2015		
	Print Date:		
	March 24, 2015		

A3.1

The midpoint of the eaves line to the roof peak is no greater than 1.5 m

The midpoint of the eaves line to the roof peak is no greater than 1.5 m

CNCL - 159

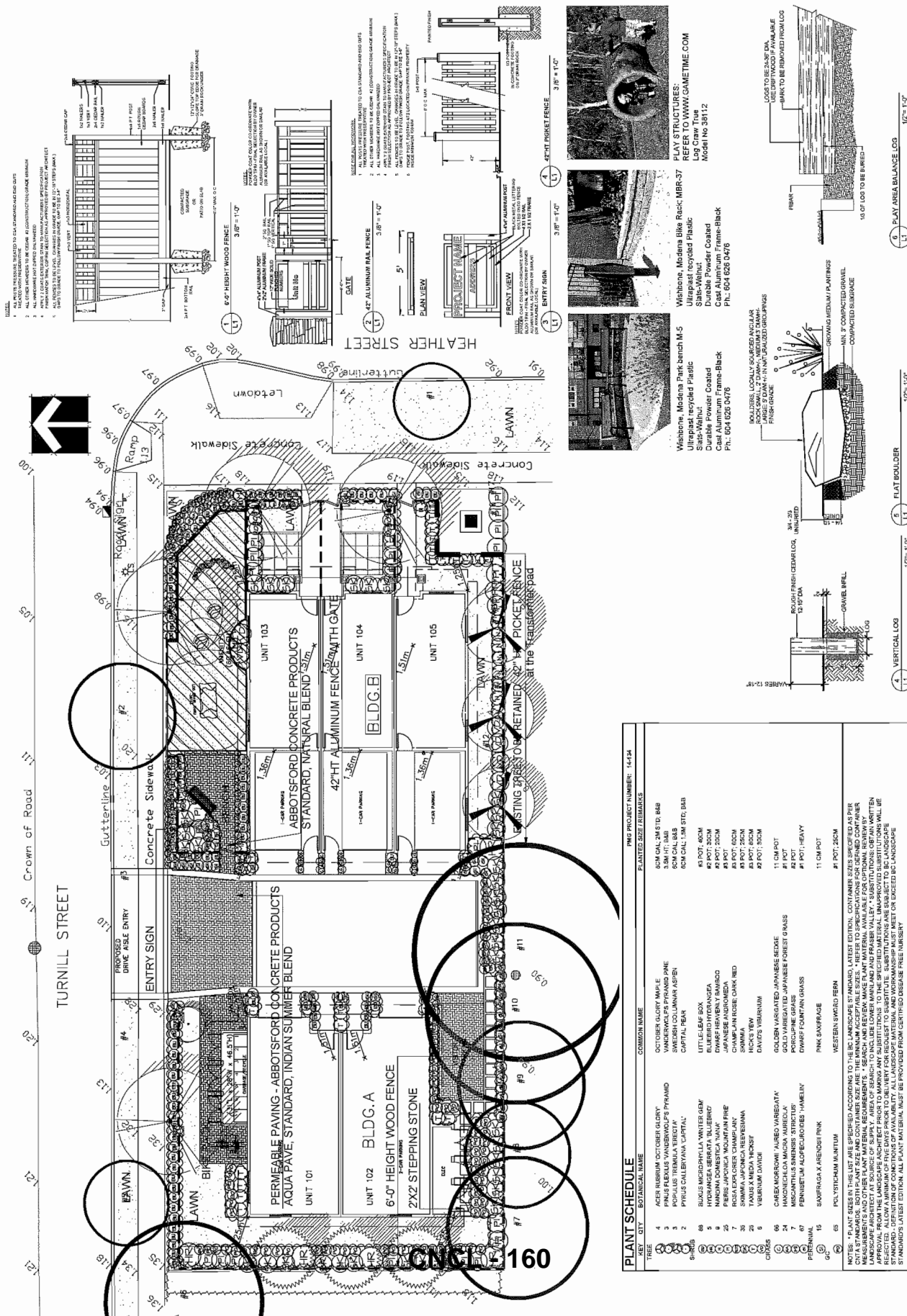
TURKILL STREET

STREETSCAPE ALONG HEATHER STREET

HEATHER STREET

STREETSCAPE ALONG TURNILL STREET

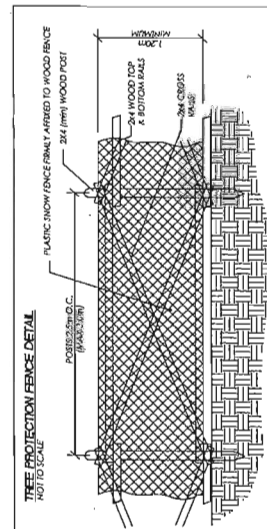
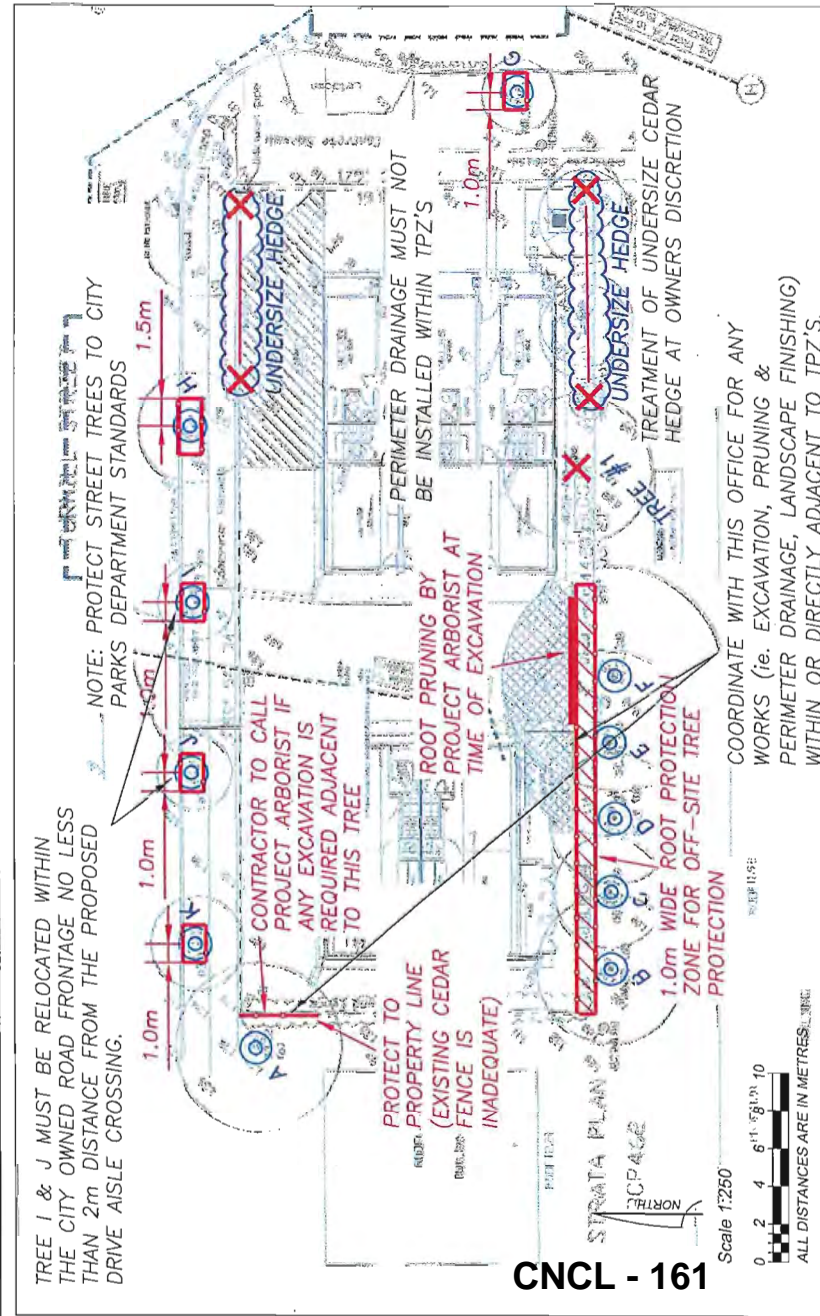
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PLANT SCHEDULE			PNC PROJECT NUMBER: 14154	
ITEM	QTY	ACCR. DATE	CUSTOM NAME	PLANTED SPECIFICATIONS
1	4	ATER RUBRUM	OCTOBER GLORY MAPLE	#2 CM CAL. 2M STD. BAB
2	4	PIRUS FLEXUS VANDENBOES PYRAMID	WANDERBOES PYRAMID PINE	#2 CM CAL. 1.5M STD. BAB
3	3	PIRUS FLEXUS VANDENBOES PYRAMID	WANDERBOES PYRAMID PINE	#2 CM CAL. 1.5M STD. BAB
4	3	PRINUS CALLEBANA 'CAPTAL'	CAPTAL PEAR	#2 POT. 40CM
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NOTES:

PLANT TYPES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINERS SPECIFIED AS PER STANDARD. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



PLAN NOTES:

- THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED LANDSCAPE ARCHITECT (L.S.A.) AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARBORTECH CONSULTING.
- THIS PLAN IS PROVIDED FOR CONVEYANCE ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

LEGEND

- DENOTES SITE LIMITS
- DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- DENOTES TREE TO BE REMOVED
- DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAQ)
- DENOTES UNDER-SIZE TREE PER MUNICIPAL BYLAW, SPECIES AND SIZE AS NOTED.
- DENOTES OFF-SITE TREE, REFER TO REPORT FOR RECOMMENDED TREATMENT. OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFF-SITE TREES WOULD BE REQUIRED.
- DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET THE REQUIRED PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET THE REQUIRED PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET THE REQUIRED PROTECTION ZONE (TPZ) ALIGNMENT.
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Tag #	Dbh (cm)	Tree Type	Recommendation
1	38	Laurel	Remove
A	32	London plane	Protect
B	22	Flowering cherry	Protect
C	22	Flowering cherry	Protect
D	22	Flowering cherry	Protect
E	31	London plane	Protect
F	31	London plane	Protect
G	Est. 10	Dogwood	Protect
H	Est. 11	Linden	Protect
I	Est. 13	Linden	Relocate/Protect
J	Est. 10	Linden	Relocate/Protect
K	Est. 11	Linden	Protect

SUGGESTED REPLACEMENT TREE LIST

SITE	CODE	SCIENTIFIC NAME	COMMON NAME	SPR	DEC/CON	SIZE	HEIGHT
1.0m x 1.0m	PO	Prunus americana	Black cherry	S	C	M	20
1.0m x 1.0m	PO	Prunus americana	Black cherry	S	C	M	20

ARBORTECH CONSULTING

Greater Vancouver Office:
1000-1000 BROADWAY STREET, RICHMOND, BC CANADA V7E 2Z3
FRASER VALLEY OFFICE:
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3

ocgroup.ca

Tree Management Drawing

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT

ADDRESS: 7551 HEATHER STREET, RICHMOND

CLIENT: HATTIE LIU

ACL FILE: 13147

SHEET: 1 OF 1



**City of
Richmond**

Rezoning Considerations

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

Address: 7751 Heather Street

File No.: RZ 13-644767

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, the following must be completed:

1. 4 m x 4 m corner cut road dedication at the northeast corner of the subject site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist to supervise:
 - a) any works conducted in close proximity to the tree protection zone of the off-site trees to be retained [i.e., Trees G, H, K on City-owned property, and the six (6) trees at 7833 Heather Street]; and
 - b) relocation and protection of Trees I and J on City-owned property.

The Contract should include the scope of work to be undertaken, any protection measures required to ensure tree protection (e.g. root pruning during excavation and installation), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Contract entered into between the applicant and a qualified tree relocation company.
4. Submission of a Tree Survival Security to the City in the amount of \$6,500 for Trees G, H, I, J, K on City-owned property [three (3) to be retained; two (2) to be relocated].
5. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,344) to the City's Affordable Housing Reserve Fund.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- Submit a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to Development Permit* issuance, the applicant is required to:

- Submit a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.

Prior to Building Permit* issuance, the following must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Completion of servicing works and boulevard improvements to be done at the developer's sole cost via City Work Order. The works and improvements are to include, but are not limited to:

Frontage Improvements

- Realignment of the existing curb ramp at the corner of Turnill Street and Heather Street, and provision of a second curb ramp to accommodate north/south and east/west wheelchair access across Turnill Street and Heather Street respectively. Boulevard and sidewalk treatments are to match the corner landing area treatment at the northwest corner of the intersection of Turnill and Heather Streets.
- Closing the existing driveway crossing on Heather Street in front of the subject site, and installing curb, gutter, sidewalk, one (1) street tree, and a grass boulevard in its place. Boulevard and sidewalk treatments for the frontage along Heather Street are to match the west side of Heather Street, north of Turnill Street (including provision of a street tree).
- Installing the proposed driveway crossing on Turnill Street in accordance with the City's design standards (e.g., 6.7 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet the existing grade of sidewalk/boulevard).

Storm Sewer Works

- Provision of a new storm service connection with the appropriate size inspection chamber from the existing 675 mm diameter storm sewer at Heather Street.

Water Works

- Using the OCP Model, there is 316 L/s available at 20 psi residual at the hydrant at Heather Street, north of Turnill Street and 360 L/s available at 20 psi residual at the hydrant at Heather Street, south of Turnill Street. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
- Provision of a new water service connection from the existing 200 mm diameter watermain at the Heather Street frontage.

Sanitary Sewer Works

- Provision of a new sanitary service connection with the appropriate size inspection chamber from the existing 200 mm diameter sanitary main at the Heather Street frontage.

General Items

- The developer is to provide right-of-ways to accommodate City utilities, such as water meter and inspection chambers (if applicable).
- The developer is to provide private utility companies right-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public space) and future under-grounding of overhead lines (if applicable).
- Remove an existing utility support pole at the corner of Heather Street and Turnill Street.
- It is recommended that the developer contact the private utility companies to learn of their requirements.
- 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.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 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 original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9234 (RZ 13-644767)
7751 Heather 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 **“HIGH DENSITY TOWNHOUSES (RTH2)”**.

P.I.D. 011-492-040

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 78290

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9234”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: March 18, 2015

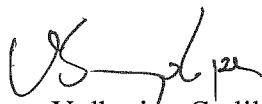
From: Cathryn Volkering Carlile
General Manager, Community Services

File: 08-4055-01/2015-Vol
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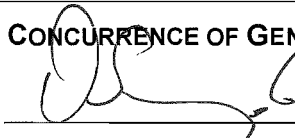


Re: Richmond Women's Resource Centre Funding Request

Staff Recommendation

That the Richmond Women's Resource Centre's request for additional funding be considered as part of the 2016 Health, Social and Safety Grant Program review.


Cathryn Volkering Carlile
General Manager, Community Services

Att. 3

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

Staff Report

Origin

At the January 27, 2015 Parks, Recreation and Cultural Services Committee Meeting, reference was made to correspondence from the Richmond Women's Resource Centre (RWRC) requesting increased grant funding from the City. It was resolved "that staff examine options to respond to the letter from the Richmond Women's Resource Centre, dated January 15, 2015, and report back".

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

2.3. Clarification of the City's role with respect to providing or facilitating the securing of space for non-profit groups.

2.4. Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.

Findings of Fact

Request

On November 3, 2014, and January 15, 2015, Mayor and Councillors received correspondence from the RWRC (Attachment 1) requesting a "substantial increase" in funding. The request was precipitated by the agency's increasing expenses and inadequate revenue, resulting in a financial crisis in spite of ongoing fundraising efforts. The RWRC indicated that a deficit of \$32,000 was forecast as of April 1, 2015.

Representatives of the RWRC delegated at the February 2, 2015 General Purposes Committee Meeting when recommendations regarding the 2015 Health, Social and Safety (HSS) Grant Program were being considered. At this meeting, RWRC indicated that \$30,000 was needed to address the Centre's immediate need for funding. As staff reports were anticipated regarding options for Council's response to the RWRC request, as well as Casino Fund use, no further decisions were made at that time. Council subsequently awarded the RWRC the recommended 2015 HSS Grant of \$15,762.

At staff's request, the RWRC provided clarification regarding the agency's funding needs (Attachment 2).

- Of the \$30,000 requested, \$15,000 would be allocated to their current operating deficit, and \$15,000 would go to support their 2015 operating expenses. In addition, an ongoing \$15,000 above their existing HSS Grant level was requested to sustain operations in future years, representing an annual grant allocation of approximately \$30,000.

- A second option proposed, although less desirable from the RWRC's perspective, would be to receive a one-time grant of \$15,000 to cover their current operating deficit. To prevent further deficits, the RWRC would reduce operating costs through further closures.

The RWRC further clarified that a grant was required, indicating that a loan would not be a viable option.

City Assistance

Over the years, the City has provided the RWRC with the following support:

- Since the mid-1990's, the RWRC received intermittent, small grants of \$1,000 or \$2,000 from the Richmond City Grant Program.
- In 2003, Council received a request from the Richmond Women's Resource Centre to provide up to \$12,000 in bridge funding due to delays in distribution of BC Gaming Commission "Direct Access" funding. Council provided a non-repayable grant of \$12,000 as emergency funding only, on the basis that the Centre secure long term sustainable funding.
- In 2006, Council increased the RWRC's City Grant to \$12,000 in operating assistance to help the Centre to remain open.
- In 2008 and 2009, increases were provided to support the RWRC's Grandmothers' Program and the Hot Ink Program respectively, for a total grant allocation of \$14,400 in 2009.
- Since 2011, the RWRC has received a Cost of Living increase each year on this base HSS grant.
- On February 10, 2015, Council approved an operational grant of \$15,762 to the RWRC for Year 3 of a multi-year funding cycle. As HSS Program Guidelines indicate, "multi-year requests must be for the same purpose for each of the three years", hence shorter application submissions are required. A full application will be required of the RWRC next year, providing more complete information regarding their funding and programs.

As outlined in the Health, Social and Safety Grant Program Guidelines, one of the principles of the program is to "enhance but not sustain programs and services". Furthermore, items ineligible for funding include "operating deficits". One indicator of a "less favourable application" is one which "risks the applicant becoming dependant on City grants".

RWRC Funding Changes and Impact

The RWRC has experienced the following funding changes and impacts:

- The most significant funding change for the RWRC occurred in 2004, when the Province terminated operational funding for all women's centres throughout the Province, representing a loss of \$47,000 for the RWRC. As a result, staff hours were reduced.
- The 2010 B.C. Direct Access funding reductions did not further impact the RWRC. The RWRC receives approximately \$50,000 per annum from this source, although the allocation was raised by approximately \$15,000 in 2011 for two new programs, then was reduced back to current levels in 2012. This grant is tied to specific program funding and limits operational expenses to a nominal amount (e.g., 10%).
- The RWRC also continues to receive program grants from various funders. Most funders do not support operations, exacerbating the RWRC's current challenges.
- In 2014, the RWRC had an operating deficit of \$13,188. In 2015, the RWRC is forecasting a deficit of \$32,000 due to reduced grants and increased administrative costs (specifically, rent and wages/contracts/benefits).
- To address the deficit, the RWRC closed for six weeks in July and August 2014, resulting in service cuts to approximately 700 individuals, based on the 709 women served in July/August 2013 (a total of 8,090 individuals were served in 2013/2014).
- In addition, as of July 2014, the RWRC is no longer open on Fridays. Operating hours are limited to 10:30 a.m. to 3:30 p.m., Monday to Thursday.
- If additional funds are not secured, the RWRC will need to further reduce operations (e.g., extend summer closure) but must consider staff and program impacts.

Analysis

RWRC Prospects

The RWRC continues to pursue fundraising opportunities. In addition to an annual Gala, a sing-along event and a Women's Day breakfast were held in February and March respectively. A direct mail campaign is also conducted annually. However, such initiatives usually generate small amounts of revenue (e.g., \$1,000 - \$2,000 each).

Other initiatives are in progress. The RWRC has approached the Richmond Foundation, and is seeking to increase stability through partnerships, still at the exploration stage. They are also planning to approach the Richmond Night Market, other Asian-Canadian businesses, and will be attempting a crowd-funding initiative. The RWRC is also seeking to increase its profile in the community by raising awareness of their services and issues impacting women.

The RWRC will continue to pursue program grants but without core operational funding, their financial situation will not improve.

Options

The following options are proposed and assessed in the context of City policies and practices, as well as the impact on the RWRC and Richmond residents.

Option 1: Consider the RWRC request for additional funding as part the 2016 Health, Social and Safety Grant Program review. *Recommended*

Advantages	Disadvantages
2015 HSS Grant decisions have been made and according to City Grant Policy 3712, applicants may receive only one grant per year, and there is no appeal to Council's decision.	The RWRC, already operating on reduced hours, will need to plan further closures.
Consistent with the HSS Grant principle of supporting, but not sustaining, non-profit agencies.	Richmond women will have less access to a dedicated, unique service centre offering barrier-free services to those in need.
Supports the City position of not accepting downloading of social service costs from senior governments to the City.	

Option 2: Provide one-time funding from the Council Contingency account (\$15,000 to address current deficit), with future grant levels to be determined by annual HSS Grant Program allocations.

Advantages	Disadvantages
This would address the RWRC's current operating deficit.	Further RWRC closures would result, e.g., extending the summer closure from 6 to 10 weeks, resulting in less access for Richmond women to critical supports and services.
Less City resources would be expended than under Option 3, below.	Constitutes reliance on City funding for social services, a Provincial responsibility.
	Sets precedence for other non-profit societies to make similar requests.

Option 3: Provide one-time funding from the Council Contingency account (\$30,000 to address both current deficit and support 2015 operations), with future grant levels to be determined by annual HSS Grant Program allocations.

Advantages	Disadvantages
This is the only option that would fully address the RWRC request, allowing the RWRC to sustain its current service levels and prevent further closures.	Constitutes additional reliance on City funding for social services, a Provincial responsibility.
Richmond women would continue to benefit from RWRC programs and services at current levels.	Sets precedence for other non-profit societies to make similar requests.
The RWRC would be in a better position to leverage funding from other sources.	

In consideration of the three options, only Option 1 is consistent with current City policies and practices, and prevents expectations that the City would replace Provincial funding.

Furthermore, Finance staff have reviewed the RWRC's Financial Statements (Attachment 3) and note that the operations may not be sustainable as the majority of funding that RWRC receives is from the Province and the City through gaming grants, while donations and membership revenues are lower.

Financial Impact

There is no financial impact.

Conclusion

While acknowledging that the RWRC provides valuable, unique and barrier-free services to Richmond women, there are no existing City policies or practices that would support replacing the operational funding discontinued by the Province in 2004.

It is recommended that any request for additional funding be considered as part of the 2016 HSS Grant Program review, as per City policies, mandate and designated funds.



Lesley Sherlock
Social Planner
(604-276-4220)

LS:ls

March 18, 2015

- 7 -

- Att. 1: Letters dated November 3, 2014, and January 15, 2014 from the Richmond Women's Resource Centre
- 2: Letter dated March 12, 2015, from the Richmond Women's Resource Centre
- 3: Richmond Women's Resource Centre Annual Report 2013-2014



Richmond Women's Resource Centre

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

		INT
DW		
NJ		
DB		
V	AB	ML

for John Foster
Cathy Dwyer

01-10BS-20-RWRC1

FILE - 01-10BS-01

November 3, 2014

To the Mayor and Councilors of Richmond,

The Richmond Women's Resource Centre (RWRC) has been a vibrant non-profit since 1976. The Centre reaches out to assist and empower women and girls in the city of Richmond by providing a community of sisterhood where women new to Richmond need no longer feel isolated or lonely in a new land and culture. Our services include providing information and referral support, and providing a safe place for women to share their experiences, solve problems and celebrate their achievements. Altogether, we run a total of 16 programs. Some of you on Council have participated in our fundraising efforts and are aware of these programs. To give you some idea of the number of women we served, in 2013 the centre served 7274 individuals whereas in 2011 the number was 5008.

The City of Richmond has financially supported the Richmond Women's Resource Centre with an annual grant, for which the centre is grateful. The amount for the past several years has been approximately \$15,000 per year. However RWRC has been facing a financial crisis due to increasing demands and inadequate funding. This past summer the centre was closed for eight weeks as a cost cutting measure.

Non-profit funding is always challenging and the board has been working diligently to increase the number of fundraising opportunities. We hold an annual women's breakfast on International Women's Day, and a Tea and Trivia event in the Spring. For the past two years we have used a direct mail campaign to ask for funds. Our efforts have met with some success but so far have not brought in the money we require.

The RWRC wants to continue to operate the centre for Richmond's women. We need the city's help. We are counting on the City for a substantial increase in our funding this year. Please consider our request.

Thank you for your consideration.

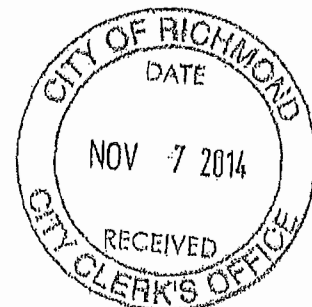
Sincerely,

President
Colleen Glynn

PHOTOCOPIED

NOV 7 2014

& DISTRIBUTED



MAIL IN DONATION FORM

We Need You!

The Richmond Women's Resource Centre provides a range of free services to support women in Richmond. We need your help to keep programs running and our office open.

ENCLOSED IS MY DONATION IN THE AMOUNT OF...

☐ \$25 ☐ \$35 ☐ \$50 ☐ \$100

OTHER AMOUNT _____

Please make your cheque payable to:
Richmond Women's Resource Centre

Name: _____

Address: _____

Phone: _____

Email: _____

RWRC is a registered Canadian Charity
#107895674-RR-0001

A tax receipt will be issued for donations
\$20.00 or more

Please mail your cheque to:

Richmond Women's Resource Centre
#110 - 7000 Minoru Blvd.
Richmond, BC V6Y 3Z5

OUR PHILOSOPHY

All women have the fundamental right to economic, social, and political equality and justice. We are committed to providing a supportive environment for all women, regardless of race, age, sexual orientation, religion, class or ability, so that all women can achieve their potential and contribute fully to society.

"It takes a village to raise a child, and many a child's family life has been enriched because of the help, guidance and companionship provided by our Centre. Women who feel positive about their lives pass that feeling on to their families."


Christiane Cousins, Volunteer 2006

"The Women's Centre has long been an advocate for better child care in the community and has helped influence the City of Richmond to implement a Child Care Program. I believe that the Women's Centre has a positive influence on the community as a whole."

Greg Halsey-Brandt
Richmond Mayor, 1990-2001

THE RICHMOND WOMEN'S RESOURCE
CENTRE IS FUNDED BY:

Individual Donors and Members
The Province of British Columbia

 Richmond **Vancity**

RICHMOND WOMEN'S RESOURCE CENTRE

To provide a supportive environment in which all women are supported and encouraged to achieve their potential and work together for a better world.



#110 - 7000 Minoru Blvd.

Richmond, BC V6Y 3Z5

Phone: 604.279.7060

Fax: 604.279.7069

Email: office.rwrc@shawcable.com

Web: www.richmondwomenscentre.bc.ca

Drop In Hours *Thursday*
Monday thru Friday
10:30am - 4pm

CONNECT • SUPPORT • LEARN • ACHIEVE
• CHANGE •

Our Story

In 1976, a diverse group of women dedicated to improving women's lives formed the Richmond Women's Resource Centre. The Centre became a non-profit association with Charitable Tax Status in 1989. Together with more than twenty other agencies, we moved into the Caring Place in 1994.

What We Do

- Empower women by providing information and referral support, encouragement, education, and training so women are better equipped to make decisions in their own lives.
- Provide a safe place for women to come and share their experiences, solve problems, and celebrate achievements.
- Work with other organizations in the community to provide services and address social justice issues for women.
- Participate on the Richmond Community Services Advisory Committee and the Richmond Poverty Response Committee.
- Coordinate an annual celebration in honour of International Women's Day—March 8th.
- Organize an annual vigil on December 6th, the National Day of Remembrance and Action on Violence Against Women. Join us to remember the many women and girls murdered and missing, and work together to prevent violence against women.

PROGRAMS OFFERED

For Further Information, Please Call: 604.279.7060

Information & Referral Services

By Phone or Drop In

Monday to Friday 10:30 - 4:00

Computer Training

Mondays 10:00 - 1:00

Computer & Internet Access for Women

Monday to Friday 10:30 - 4:00

English Conversation

Mondays 1:00-3:00

English Writing

Tuesdays 1:00-3:00

French Speaking Women's Support Group

Wednesdays 10:00-12:00 (Richmond Centre)

Hot Ink Creative Writing for Teens

Thursdays 3:15- 5:15

Single Mothers Support Group

Thursdays 7:00 - 9:00

Ivy Women's Cultural Group

Saturdays 2:00- 4:00

Income Tax Prep for Low Income Families

Offered Only at Tax Time

Grandmother Support Group

Every Other Monday

Peer Support

By Appointment

Canadian Work Experience Program for Immigrant Women

"Work Ready" 3 Sessions per Year

Richmond Shares

www.richmondshares.bc.ca

Remember Our Sisters Everywhere

www.rememberoursisterseverywhere.com

RICHMOND WOMEN'S RESOURCE CENTRE

MEMBERSHIP APPLICATION

Name: _____

Address: _____

Phone: _____

Email: _____

One Year Membership Fee: ~~\$90.00~~ ^{140.00}

Non-Profit Group Membership: \$50.00

Business Membership: \$75.00

Life Membership \$200.00

Membership Includes:

Discounts on workshops and programs, access to the Centre's resources; opportunities to assist in activities and services; access to all programs offered.

Office Use only

Membership Date: _____

Receipt#: _____

Payment Method: _____

Mayor and Councillors Office
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1

January 15, 2015

Dear Mayor and Richmond City Councillors,

The Richmond Women's Resource Centre (RWRC) first opened its doors in 1976, offering a wide range of programs and services in response to the needs of the women and children of Richmond. We are writing to you today on behalf of the Women's Centre to request emergency funds and on-going adequate funding to keep the Centre open.

You may recall, last November we wrote a letter to the City outlining our financial situation and asking for help. (We have not yet received a response.) On further reflection, we feel that a personal approach to City Council would enable us to more clearly represent our situation.

Can you please grant us, the RWRC Board of Directors, the opportunity to make a presentation to City Council? We hope to give the City of Richmond a better idea of what we are up against; more deeply acquaint you with our contribution to the well being of women and children in Richmond; and discuss with you how to maintain this precious resource.

Studies show women's organizations to be essential vehicles of positive social change, but in Canada most women's centres have closed due to lack of funding. Despite funding cuts, here in Richmond we have kept the flame burning.

However, our financial situation has deteriorated over the past few years. We have attempted to balance the books by increasing fundraising efforts but this has not proved to be a solution. Expenses have increased while overall grant funding decreased. The Centre has demonstrated great resourcefulness, surviving cut after cut and getting by on shoe-string funding. We are now seeing an end to that adaptability.

We are turning to you for assistance because our financial situation has reached a crisis with little reserves and a forecast deficit of \$32,000 as of March 31, 2015, despite having closed the Centre for the summer. Given that we are a Richmond charity, serving the women and children of Richmond, we believe that the City of Richmond is the appropriate government body to approach to meet this need.

Sincerely,

Colleen Glynn, President

Mary Scott, Vice-President

On behalf of the Board of Directors of the Richmond Women's Resource Centre

1 of 2

Attachment:

RWRC brochure (outlines our mandate, programs and services)

Further crucial information:

What does the Richmond Women's Resource Centre do?

To support the citizens of Richmond, the services and programs the Centre offers are broad ranging and flexible, because the challenges our clients face can change from one day to the next.

Richmond women of all ages – youth, young women, middle aged and elderly – come to the Centre to seek help at a challenging time in their lives. Issues women here face are the same issues faced in cities across Canada: personal fall-out from poverty, gentrification, addiction, discrimination, unemployment, mental illness, homelessness or immigration and not knowing the local language.

Many of our clients are new immigrants to Canada from Asia, who find services, programs and a place to connect, learn the language, and form real friendships at the Women's Centre. These relationships nurture individual success and are the backbone of creating a healthy society.

What about child poverty?

A 2014 study indicated that North and Central Richmond are areas of high child poverty*. We believe that the City of Richmond, by supporting and valuing the women of our community, will not only improve their lives, but will contribute to a much needed reduction in child poverty.

* <http://still1in5.ca/wp-content/uploads/2014/11/FACTSHEET-10-First-Call-2014-BC-Child-Poverty-Report-Card.pdf>

March 12, 2015

Lesley Sherlock
Social Planning Department
City of Richmond, BC
Lesley.Sherlock@richmond.ca

Re: Richmond Women's Resource Centre funding

Dear Ms. Sherlock,

In response to your conversation with Mary Scott, Vice President of the Richmond Women's Resource Centre, for further information concerning the Centre's request for funding, we hope that the following will fulfill that request.

We would appreciate the City considering the following two possibilities in support of the RWRC during this time of financial hardship. Of course we would prefer optimal funding, but whatever decision the City makes, we are urgently in need of some further financial support.

The first possibility we ask you to consider is a one-time contribution from the City of Richmond to the RWRC of \$15,000 to eradicate the current year's operating loss; plus, increasing the RWRC yearly grant by \$15,000 to a total of \$30,000. This would enable the Centre to function optimally without an operating loss in the future.

The second possibility is to please consider a one-time contribution to the RWRC of \$15,000 to eradicate the current year's operating loss. Be assured that the Board will then proceed with further reductions to our operating costs and prevent this loss from recurring.

Your financial support, either way, could greatly assist the Centre in continuing to serve the women and children of Richmond.

Thank you very much, you have been generous with your time. We deeply appreciate the consideration the City has given to our request for help.

Sincerely,

Colleen Glynn, President
Mary Scott, Vice-President
On behalf of the Board of Directors of the Richmond Women's Resource Centre
coordinator@richmondwomenscentre.bc.ca

ANNUAL REPORT 2013-2014



Richmond Women's Resource Centre

110 – 7000 Minoru Blvd
Richmond, BC V6Y 3Z5
Tel : 604 279 7060
Fax : 604 279 7069

Annual General Meeting report 2013-2014

Thursday, May 29, 2014

Richmond Caring Place

Room 340 ~ 7000 Minoru Blvd, Richmond

AGENDA

6:30 pm Registration

7:00 pm Opening

7:05 pm Annual General Meeting

1. Call to Order and Approval of Agenda
2. Approval of Minutes of Previous AGM, May 28, 2013
3. Annual Report
4. Auditor's Report
5. Stand Down of Previous Board
6. Election of Board Members
7. Other Business
8. Closing Remarks
9. Adjournment

7:30 pm Volunteer Recognition

7:40 pm Entertainment

8:05 pm Followed by Refreshments

Richmond Women's Resource Centre

Annual General Meeting, Tuesday, May 28, 2013

Minutes

Present: Approximately 68 members, guests and friends

Staff: Florence Yau and Penny Menezes

Special Guest: Councillor Bill McNulty

Regrets: Mayor Malcolm Brodie

Colleen Glynn welcomed everyone to join in taking some light refreshments. She introduced our life member Councillor Bill McNulty. Councillor McNulty expressed his continued support to the Centre and encouraged everyone to support the centre by being life members.

1. **Call to order by President Colleen Glynn.** Agenda adopted as presented.
2. **Minutes of** the previous annual general meeting adopted as presented.
3. **Annual Report** presented – see attached.
4. **Auditor's Report** presented – as in the package.
5. **Stand down** of Previous Board
6. **Election of Board Members** – Nominations received for Colleen Glynn, Linda Ramsey, Iveta Williams, Marielle Demorest, Mary Scott, Chris McDowell, Gemma Hui, Katrina Lau, Stella Pardo, Shireen Grégorious and Judy Chu

M/S/C that we accept all the nominees.
7. **Other Business** – Colleen informed the group that our first Tea & Trivia Fundraiser held on June 23rd 2012 was a great success. We are holding our second Tea & Trivia on June 22nd 2013, tickets are available. The Centre celebrated International Women's Day for the first time by having a Breakfast Fundraiser held on March 9th 2013; Sibel Thrasher's performance was the highlight and Colleen hopes Sibel will perform at the next Breakfast Fundraiser on Saturday, March 8th 2014; save the date.
8. **Closing remarks** and volunteer recognition followed by entertainment by our volunteer Portia Kwok and her Fun Line dancing group.
9. **Meeting Adjourned**



ANNUAL REPORT

MAY 29, 2014

Thank you to our staff, volunteers, facilitators and board.

My name is Colleen Glynn and I am pleased to have served the membership for the past year in the capacity of President and look forward to what our new year brings.

I would like to thank our dedicated staff members, our Executive Director - **Florence Yau**, our Administrative Assistant - **Penny Menezes** and our Bookkeeper - **Fanny Tam**, who have managed, coordinated and supported all our programs and services to the women of Richmond.

I want to thank our program facilitators for serving our programs over the past year. They are: **Marielle Demorest, Carol Brindle, Laurie McEwan, Sarah Ross, Patience Tsai, Patricia Wang, Linda Chan, Kelly Shorrocks, Anna Parayno, Caroline Dyck, Portia Kwok, Jacquie Siemens, Gail Thompson, Clare Yow, Kathy Kent, Chris McDowell, Vicky Sun and Deborah Turner.**

Thanks also to our 2013 Board of Directors: **Marielle Demorest, Iveta Williams, Gemma Hui, Mary Scott, Chris McDowell, Judy Chu, Katrina Lau, Amanda MacPherson, Xinya Wang, Shireen Gregorius and Elaine Lin (YouthNow Leadership Mentorship Program).** Thanks for all your hard work! I want you to know that this is a hands-on Board and they collectively put in more than 726 hours of volunteer time in the last year.

I would also like to acknowledge and thank our Honorary Board: **Rev. Margaret Cornish, Charlotte Diamond, Devine Elden, Neeta Sandhu, Cherelle Jardine and Sibel Thrasher** for lending their names and visibility to the RWRC and for promoting our programs in the community.

Finally, a BIG thank you to all our **Volunteers** who help keep the programs going and spread the word about the good work done at the Women's Centre.

Accomplishments in 2013-2014

Funding

Despite the challenging financial climate, we have managed to keep our funding levels consistent. Again this year we received grants from **BC Gaming, the City of Richmond, Vancity, Decoda Literacy Solutions and the Province of BC.** All funds go directly into delivering our programs and services. Our Richmond Community Foundation **Endowment Fund** is in its sixth year of operation. This fund will eventually enable us to be self-sufficient. Donations are gratefully accepted of course!

New Programs

With funding from Decoda Literacy Solutions and the Province of BC, we were able to offer a literacy program called "Family Financial Smart for Life in Canada". This program provides financial workshops for adult and youth to enhance financial literacy. This program also reaches to women to help them feel

welcome and comfortable in the community while discovering new experiences and forging friendships through cultural events and activities.

Continuing Programs

Continued funding enables us to offer our many popular programs and services, such as **Information and Referral, Computer Training, Peer Support, English Conversation, English Writing, Les Femmes Francais, Single Mother's support group, Grandmothers Support Group, Community Volunteer Income Tax Program, Hot Ink, Work Ready and Richmond Shares.**

Outreach and Partnerships

We have grown our relationships with the **Richmond Art Gallery, ROSE (Remember Our Sisters Everywhere), The Richmond Review, Canadian Federation of University Women and The Richmond Community Foundation.** We are continuing in our relationship with ROSE as a project of the RWRC and we continue working with them on the very important issue of violence against women. We consolidate a rewarding relationship with **Richmond Multicultural Community Services** for our Work Ready program so that students can gain volunteer practicum experience.

We continue to foster relationships with Richmond's community agencies such as: **Richmond Community Services Advisory Committee, Family Services of Greater Vancouver, Richmond Poverty Response Committee, Richmond Food Security Society, Richmond Affordable Housing Task Force, Richmond Literacy Committee, Richmond Civic Engagement Network, Richmond Family Violence Prevention Network, Chimo Community Services, Richmond Multicultural Community Services, Volunteer Richmond Information Services, South Arm Community Centre, Richmond Secondary School and St. Albans Anglican Church.**

Advocacy

The RWRC continues to support the **B.C. Living Wage** campaign in Richmond, being a living wage employer ourselves, and continue to campaign for the City to become a living wage employer. We also work with other Richmond groups to advocate for more **Affordable Housing** through our participation in the Supportive Housing Committee. We also work with **First Call BC** in speaking out about **Child Poverty** – Richmond has the second highest rate of child poverty in BC.

Appendix 1: As per RWRC Bylaws, please see Stand-down of Previous Board and Slate of 2013-2014 Board.

APPENDIX 1

STAND DOWN OF 2013-2014 BOARD

Marielle Demorest

Colleen Glynn

Chris McDowell

Gemma Hui

Iveta Williams

Judy Chu

Katrina Lau

Shireen Grégorious

Xinya Wang

Amanda Macpherson

SLATE FOR 2014-2015 BOARD

Marielle Demorest

Colleen Glynn

Chris McDowell

Gemma Hui

Iveta Williams

Judy Chu

Mary Scott

Xinya Wang

Amanda Macpherson

Elaine Lin



EXECUTIVE DIRECTORS REPORT

The Richmond Women's Resource Centre continues to serve the community by delivering programs and services that make a difference in women's lives. We are proud to report that from April 2013 to March 2014 we responded to 8090 individuals and provided them with important community services.

Programs

Continued funding from our core funders: the Province of British Columbia, City of Richmond, Vancity, Decoda Literacy Solutions Society and financial support from our members and donors enable us to offer these popular programs and services: English Conversation and English Writing, Computer Training, Information and Referral, Book Club and Movie Night, Volunteer Program, French Speaking Women's Support Group, Grandmother's Support Group, Single Mother's Support group, Hot Ink Creative Writing for Teens, Ivy Cultural Group, Community Volunteer Income Tax, Peer Support, Canadian Work Experience Program, Richmond Shares, ROSE and Family Financial Smarts for Life in Canada.

Events

We would like to thank our members and supporters for their participation in many of our events such as potlucks, movie screenings, December candle light vigil, Christmas party and various fundraising initiatives: Fundscrip, the International Women's Day celebration and breakfast fundraiser, Plants & Seeds Sales, Raffle, Tea & Trivia, fundraising letter mail out campaign and St. Alban Fair Trade Fair. With your support, we were able to raise the much needed funds to continue to provide services to the community.

Highlights

Starting this year the Canadian Federation of University Women (Richmond) has provided a scholarship for the Work Ready graduates. We are delighted to report that this year's scholarship has been awarded to Maryna Pakhomova to help her to gain some Canadian training in the accounting field.

We would also like to extend our congratulations to Mary Scott our dedicated board member as the 2014 Ethel Tibbits Award nominee.

Resources

I would like to thank our Board members, staff and all our volunteers who worked hard to make the delivery of our programs and services possible! Our work is made possible with the talent and commitment from our dedicated staff, facilitators and 75 amazing volunteers with over 3,000 volunteer hours in total! Thank you for contributing your time, talents and diversity to help build the work at the Centre, to serve women and make a difference in our community! We are grateful for the resources we have and are looking forward to another year of strength!

Respectfully submitted,

Florence Yau
Executive Director

WORDS FROM OUR VOLUNTEERS

It has been an amazing experience as a tax volunteer with RWRC. I came to Vancouver three years ago. As a newcomer, integrating into society was a vexing question for me. Luckily, I found RWRC and became a tax volunteer. I still remember the first interview I had with Florence. At that time, her words and acceptance was really an encouragement to me. And during the tax clinics, whatever problems I faced, Penny has been there always to support. It is so enjoyable to work with warm-hearted people as them.

The tax volunteer experience has helped me overcome the fear of rejection and boosted my confidence in this new environment. Through helping others, I now feel like a part of this community

Catherine Kuang

(Community Volunteer Income Tax Program since 2011)

As a new immigrant, I hoped to continue my career here, confident that my skills and experience gained through decades of work from my home country would help. But all was just a dream. I was not able to get a job and everything seemed to be so hard for me. My self-esteem was low; no job, no friends. I was very frustrated. But I did not let depression rule my life; I started to look for help. After mustering courage, I found myself applying as a volunteer at Richmond Women's Resource Centre. And why did I choose RWRC? Simply, because I knew that a women's centre would understand me better. And I was right!! The people are friendly and welcoming. There was a spirit of belongingness. The centre's tranquility and silence brings comfort to the troubled heart of a woman. Every moment in the centre is an opportunity for learning. Computer skills, office work, dealing with people from different cultures and even the simple task of brewing coffee, all of these I learned here at the centre. They are very supportive. My volunteer work made me realize that I still have a lot to learn and a lot more to offer. I joined the Work Ready program. It was learning and having fun at the same time. Our instructors were generous in imparting their knowledge not only with communication skills, job search tools and techniques but as well as with some facts about the Canadian culture.

With all the skills I obtained, I am regaining my confidence. I am hopeful that the right opportunity will come in due time. And when it happens, I know that I am prepared. For now, I continue to volunteer here at the front desk where there is mutual relationship of giving and receiving. Some women come for help and others come to share. This is Richmond Women's Resource Centre. They call it an organization for women. I call it HOME.

Mariza Desiderio Mendoza

(Work Ready Program September 2013 and Front Office Volunteer since May 2013)

Grandmother's Support Group

In the past year, the activities in Grandmother's Support Group included:

Program Statistics

Number of Participants:

318

Sessions per month: 2

Facilitators:

Patience Tsai

Patricia Wang

Art Exhibitions

We visited five modern art exhibitions held in Richmond Art Gallery which was enjoyed very much. Especially after each exhibition, they discussed or shared their views about the theme demonstrated in the art. Some commented that the modern art exhibitions broadened their view around the world, and they would like to bring their family and grandchildren for a visit too.

Outdoor Activities

We held a tour in the Minoru Park. Though most of the grandmothers visited the park before, they found it different and fun to tour the park again in a group. They also discovered something or some places new through the sharing amongst the group.

Workshops and Resources

We held two workshops: "Introductory of Meditation" by Bodhi Meditation Center and "Staying Fit at Home" by COSCO, Council of Senior Citizens Organizations. Health, nutrition and exercise are the popular topics among the grandmothers. In addition, we share resources such as BC Housing and power of attorney during the group time.

Celebration

In January 2014 we held a potluck party for celebrating the Chinese New Year. Grandmothers shared about the traditions in their home towns and celebrated a new year with members.

Healthy Food & Cooking

The guest speakers from Richmond Food Security Society held the "Food Charter Kitchen Talks" among the grandmothers. They expressed their view regarding what Food meant to them personally, their family, and to the community. They also discussed issues related to organic food, gene modified food, food safety, etc.

A healthy food, quinoa, was introduced through a quinoa salad recipe. Grandmothers shared examples of healthy food and cooking.

Learning English Conversation

Grandmothers are good learners. Many of them have immigrated to Canada from China, Taiwan, or Hong Kong for more than 10 years. They hope to participate and be involved in the community through proficiency in language. Several sessions were themed in English learning. Grandmothers took notes, practiced with their grandchildren in learning phonics, English vocabulary, conversation for taking a bus, etc.

In Summary, grandmothers actively participate and support all the activities. They also enjoy the chatting with other members in the beginning of the group time. In the past year, more time is spent on English learning. For the coming year we hope to continue the language learning for empowering grandmothers in community participation and communication.

Patience Tsai and Patricia Wang

Basic English Conversation

Program Statistics:

Number of Participants:
581

Sessions per month: 4

Facilitator: Carol Brindle

Volunteer Facilitator:
Jacquie Siemens

The two hours on Mondays go by quickly. Each member of the group has creative ideas and lots to say so we must share our time wisely. We try to follow the **KISS** rule: **Keep It Short and Simple**, which at times can be difficult. Facilitating English conversation requires that everyone has equal opportunity to express their ideas in structured English. Time and sometimes the size of the group can affect speaking time.

Change can be difficult. Some people are more comfortable with change than others. Adults, particularly women, can hold high expectations of themselves, such as the ability to achieve excellence quickly. This takes time, patience, and practice.

One of the program's goals is to change the line, "My English is terrible" to "My English is improving", "My English is getting better", or "I'm new to English." Changing how participants view their English skills can improve their confidence and assist in their learning.

The weekly English Conversation class encourages participants to change roadblocks such as discouragements, frustration, and fear into stepping stones such as hopefulness, satisfaction, and courage. The English Conversation group encourages participants to concentrate on how far they've become, rather than how far they have left to go.

It's the participants, not the facilitator, who make Basic English Conversation Group successful. I wish to thank RWRC; volunteers – Mila, Sally, Marjorie, Josephine & Jacquie; and most of all the committed and determined participants who faithfully attended the class.

Carol Brindle



Basic English Writing

Our two-hour weekly meetings on Tuesdays provide opportunities to learn about the formal writing structure of the English language. This program combines handwriting, business English, creative writing, filling out forms, technology, and grammar in its classes. Each week we see the learning levels of each member progress steadily.

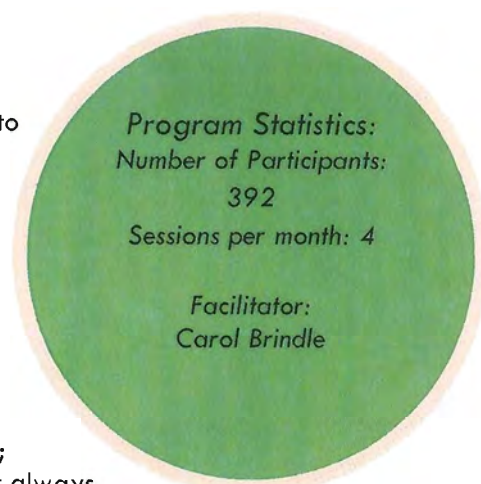
Vocabulary building and spelling play a big part in learning to improve writing. The writing class is divided into four to seven 15-30 minutes "chunks of time". These "chunks of time" cover different subjects such as Vocabulary, Spelling, Punctuation, Parts of Speech; Sentence structure, and Paragraph structure. This structure does not always work in practice, but we try to follow it to provide consistency in the classes. Class structure and "formal" English in the Basic Writing Program has proven to be essential in making progress.

The delivery of this class is always welcome to suggestions from participants. A new participant recommended doing more reviews of previous lessons.

Group exercises in class are chances to collectively make the best use of learning time. It is important to encourage cooperation to facilitate growth. Every participant has something to offer. It is encouraging to see participants feel comfortable about making mistakes and learning from them. It can be hard for participants to be easier on themselves when they have high expectations of themselves. Learning languages different from the one we grew up with is always difficult.

The program's most recent project was entering a writing contest to submit to *The WestCoast Reader publication*. The topic is "The Art of Writing" which provided participants practice in expressing their experience with learning English writing. The article was a good way to explore the similarities and differences that unite us in discovering the combination of learning and producing written compositions. We hope to see the article in the May issue of the WestCoast Reader.

Carol Brindle



Computer Training

Program Statistics:
Number of Participants:
 277

Sessions per month: 4

Facilitator:
 Laurie McEwan

Every month files left on the computers are removed. All software is updated so we stay current as well. By keeping the computers clear of files we can ensure our computers remain relatively fast and not get bogged down. That way too, students always have their files on their flash drives. We installed a newer version of Professor Teaches. We now use **Professor Teaches Office 2010**. We continue to use **Professor Teaches Office 2007** for those who have an older version of office they need to learn or relearn. We also recently installed **Professor Teaches Windows 8**. All the computers now can have headphones plugged in so they can listen to files on the internet such as YouTube. **Mavis Beacon** is also used in the lab for practicing typing skills.

In the summer the computers are maintained. We do in-depth scanning for viruses and malware.

We get a lot of compliments on our tutorials that we use from our Work Ready students. The tutorials, with skill consolidation exercises, are designed to teach **Word** (including mail merge), **Excel** (including formulas, graphing, charting and Lookup Tables), and time permitting, **PowerPoint**. They also include a lesson on the Office **drawing tools**.

Laurie McEwan



Richmond Shares

This year Richmond Shares has had a total of 267 matches of donation. Richmond Shares provides a “virtual” place for donors to post gently used household items to be available for free to low income Richmond residents in need. It is a give and take practice all year round that benefits both the recipient and the donor and is environmentally friendly.

So far, the program has been running smoothly given its limited resources. There were times when it was sometimes busy and sometimes slow, and spirits were high and low. At some point when the inventory was very low, Richmond Shares did promotions at the Fair Trade Fair in St. Alban Church last December. With the help of Lynda Brummitt, co-ordinator of Richmond Poverty Response Committee, Richmond Shares was able to be better promoted along with the BC Poverty Reduction Coalition. Lynda offered to promote Richmond Shares to all related organizations by handing out posters and flyers. She invited me to promote Richmond Shares at their monthly meeting. I had the opportunity to explain how our website works and how and what their volunteer members may help. During the meeting, I provided them an update on Richmond Shares. The program has gained a wider audience and also received some valuable feedback and inspiring advice on how to approach other associated groups for publicity.

Participating with Richmond Shares takes commitment and can be very awarding. We hope to continue the program in the same manner, maintaining the website so it is up-to-date, keeping donations coming in, and informing people in need about the program. RWRC members are welcome and encouraged to consider signing up as volunteers for the program if they are like-minded individuals.

A special thanks to Florence Yau and to Laurie McEwan for being my mentor in managing the project.

Portia Kwok

Program Statistics:

Number of Matches: 267

Volunteers: 1

Transport Volunteers: 1

Facilitator: Portia Kwok



The Richmond Shares Plant & Seed Fundraiser held on May 5th 2013 was organised by Laurie McEwan and her team of volunteers.

Single Mother's Support Group

Single Mother's Support Group continued meeting in a theme of exercise and group discussion. Since November, we have added more activities to explore programs existing in the community and develop different themes fitting various needs.

Program Statistics:

Number of Participants:

134

Sessions per month: 4

Facilitator:

Patience Tsai

EXERCISE

Besides the group exercise held at Richmond Caring Place, we joined the drop-in fitness class "Strength & Stretch" at South Arm Community Centre. In summer, we went hiking along the West Dyke in the Steveston Village and practiced speed walking to achieve our fitness goal.

COMMUNITY PARTICIPATION

We visited Ersen's exhibition of "Passengers" at Richmond Art Gallery and participated the Conversation Lounge to discuss the issues related to social behaviours, identities and stereotypes portrayed in the exhibition. We also took part in the "Diverse Voices and Portraits" project in the community. Single mothers shared their stories about the theme of diversity, discrimination and inclusion based on their voluntary participation and comfortable realm.

WORKSHOP

We joined the "Laughing Yoga" workshop held by RWRC. It was an interesting experience to practice voluntary laughter in a way of group which is turned into real and contagious laughter through eye contact and playfulness between participants.

SOCIAL ACTIVITY

A survey among single mother participants was conducted in October 2013. The result showed that making friends/social activity was the most popular reason why single mother participants attended the support group. Therefore, we started to hang out for coffee in October 2013. Later in November we started our own cooking sessions. Single mothers in the group presented their creativity in making sushi/California roll, shrimp pesto bread, honey cake, baked wasabi salmon, cheese cake, Japadog, etc. It was the moment of highlight when all participants sat down to enjoy what they have prepared.

CELEBRATION

Thanksgiving was celebrated by bringing holiday themed foods-cranberry sauce, pumpkin pie, pumpkin bread etc. We talked about the origin of THANKSGIVING and the way we celebrate the holiday in different cultures.

ART

Starting in November 2013, we joined the monthly art program held at Richmond Art Gallery. We attended the "Collage Night" and "Pick Up Your Pencil" programs. The relaxing and artistic environments impressed the participants very much. A volunteer instructor was available to help to draw, to collage, or to create whatever you like.

KIDS WELCOME

In order to support the single mothers with small children, we try to incorporate kids welcome activities into our program. Kids are welcome to join the Coffee Night and cooking sessions. Moreover, we started our Movie Night in February 2014 to watch family movies so children are welcome to join with their mothers.

As more single mothers with young children are interested in joining the Single Mother's Support Group but cannot attend because of the need of childminding, in the future we expect to develop KIDS WELCOME activities to include the single mothers with young kids.

Patience Tsai

Ivy Women's Cultural Group

Ivy Group started in 2007 and has been successfully running for almost seven years. We appreciate the support received from RWRC office through the years

Through our activities, many Chinese women learned more about RWRC, especially the new immigrants. It has helped them to feel a part of the community through public performances and to make friends; enjoy the beauty and many opportunities that Canada provides. It has helped to foster a feeling of belongingness. The number of participants has grown over years.

From 2013, we changed the day of activity from Wednesday to Saturday, to make it more convenient for working women. We have a wonderful and amazing group of volunteer teachers like **Grace Gao, Doris Chung and Peggy**; they are motivated and passionate about sharing their knowledge with others.

We promote RWRC programs to all our participants so that they are aware of the services available and make use of it. The Ivy program has grown with women of different cultures participating and enjoying the exercise and dance. All participants feel that the program has helped them to keep fit, relax and at the same time have fun.

Vicky Sun

Program Statistics:

Number of Participants:

482

Sessions per month: 4

Volunteer Facilitator:

Vicky Sun



Hot Ink Creative Writing For Teens

Program Statistics:

Number of Participants:
294

Sessions per month: 4

Facilitator:
Caroline Dyck

We started the year strong, with over 40 girls signed up, and 25 attending. This number eventually stabilized at a small but diverse core group of girls. Ranging from grades 8-11, they included differing skill levels and challenges. We had girls at a variety of ESL levels, girls with learning disabilities, and girls who were highly verbose and advanced learners. Many of the girls were aware of their capabilities in regards to grammar and spelling, and were both overly critical of their own work, and afraid to share it with their peers. The girls expressed that they preferred the smaller group size, as it was less intimidating to share their writing. Their talents have truly blossomed throughout the year as some of these shy writers have begun to come out of their shells.

Throughout the year, we had a number of special guests and activities:

- Author Mark Thorburn ran a workshop on writing non-fiction and generously donated copies of his books so that each girl would go home with one.
- Local magician Joseph Daniels gave a talk on misdirection and red herrings in writing. He also performed feats of magic which amazed and astounded us. The girls loved him so much they requested that he come to our year end magazine launch.
- We studied the practical differences between genres: poetry, fiction, graphic novel, script writing, comedy, suspense, sci-fi, fantasy, and non-fiction.
- The girls created book spine poetry at the school library where each "spine" was a line in a poem. This was one of their favourite sessions this year.
- We played with substances and examined bizarre objects and wrote about the experiences.
- We re-captioned storybooks, creating new stories to go with the pictures.

We also wrote our own comics, tried out fountain pens, participated in literary group and individual exercises, and challenged ourselves by writing from different perspectives. It was a "hot" year for Hot Ink.

Care Dyck

Work Ready

The Work Ready Program has now been in existence since September 2008, and is growing in popularity as an increasingly larger number of women have participated in the Program.

At the end of March 2014, we will have completed 17 sessions and, although our mandate is to train a minimum of 18 participants per year, this year we will have trained 19. Over the past six years, the level of education and experience of our participants has continuously risen, and consequently more women are finding suitable employment after completing the Program and sometimes even before completion.

Our sponsoring body, Vancity, offers a 2-hour presentation to each group providing information about Basic Banking and Budgeting, which is always well received and appreciated.

This year, the Canadian Federation of University Women (CFUW) has contributed a \$500.00 educational scholarship which has been awarded to a participant in our sixteenth session who has applied to take an accounting course. We also have an arrangement with Dress for Success who willingly provides business clothes free of charge.

We have received the volunteer assistance of a career coach, Deborah Turner, this year in the area of Job Search Skills.

I will soon be entering into my seventh year in this position which gives me a great deal of personal satisfaction.

Sarah Ross

Program Statistics:

Number of Participants:

6/session

Sessions per year 3

Facilitator:

Sarah Ross



Peer Support

Program Statistics:
 Individual appointments: 8
 Relaxation workshop: 15
 Heart and stroke: 4
 Laughing yoga: 15
 Self defense workshop: 9

Facilitator:
 Anna Marie Parayano

Significant achievements:

- This year the peer support program has provided support for 51 women through individual appointments and workshops.
- In a single appointment, clients were able to open up about their emotions, current issues or conflicts they are going through, as well as talk about their lived experiences. Many come away with a better idea of what their next steps are in resolving their issues, as well as feeling that their experiences and emotions have been validated. Having someone to listen and help them getting their story out can be an empowering experience.
- The program has also organized four workshops this year. These workshops are organized with the intention of improving women's well-being. Pamela Patterson facilitated a Laughing Yoga workshop and a Relaxation yoga workshop. Each yoga workshop was attended by 15 participants. Anna Marie Parayno facilitated a workshop on Heart and Stroke, with 4 people in attendance. The latest workshop was a Women's Self Defense class with Michael Sirota, attended by 9 participants who heard about the workshop via the RWRC (out of a total of 42 women who attended). Clients have spoken of their appreciation of being able to take home what they learn from these workshops and would like to see more like them. Clients have also mentioned interest in having a general women's support group through the peer support program, where women can meet and discuss any topic of interest through open discussion. Another workshop that the program hopes to organize in the future is an Assertiveness workshop. Suggestions for future workshops are always welcome.

Anna Marie Parayano

French Speaking Support Group

The French group continues to meet every Wednesday at the Dining Terrace, Richmond Central Mall. They exchange information on the coming events of the French group, the Women's Centre and the community.

Six women came to celebrate International Women's Day with the Women's Centre and also enjoyed the Zumba class at the winter get-together.

Marielle took part in an interview on CBC for one hour on International Women's Day on the work of the Women's Centre. Marielle assisted at a conference on the New Family Law put on by the French Law Association.

On December 6th 2013, CBC TV came to the Women's Centre to film the ceremony of the Montreal massacre. It was showed twice on that day. The women support each other and go in groups to the events in French in the Vancouver area. All women are welcomed to join us.

Marielle Demorest

Program Statistics:

Number of Participants:

359

Sessions per month: 4

Facilitator:

Marielle Demorest

Movie Night

Program Statistics:

Participants: 133

Sessions per month: 1

Volunteer Facilitators:

Gail Thompson, Clare Yow,
Kathy Kent, Sara B,
Kathy Zhang, Mary Miller

Movie Night was initiated in October of 2010, born out of a strong desire for a feminist-centered forum. Since then we have screened many documentaries and fictional movies illustrating women's issues and conditions in many countries.

Our events are free and open to all women. We provide popcorn and other light refreshments, good company, interesting movies and animated discussions. Donations are collected to help off-set our expenses and to help fund special events and celebrations.

Thank yous go out to: **Penny Menezes**, for all her support and organizational expertise; **RWRC**, for consistently spreading the word;

Mary Miller, an ardent supporter and provider of ongoing assistance; **Kathy Zhang**, who has responded to our cries for "help" whenever technical support was needed; and members of our core group of participants for their help in greeting new attendees and ensuring smooth running of our event. *Many hands make for light work*, as the saying goes.

Movie Night has managed to survive the coming and going of many key people (firstly Parvaneh Farajollahi and then Sara Baghbannezhad). We survive because the core group is really a team of like-minded, dedicated people. After Sara left for India, one of the key people to step up to take on more responsibility, was Clare who now produces all our posters, contributes greatly to choosing movies and takes care of technical aspects of the screenings. She also helps with the set-up and clean up.

Although she will continue to help out when possible, Gail will be stepping down from her role as co-coordinator in June. Enormous gratitude to Gail for her thoughtful leadership and brilliant facilitation of the post-screening conversations. Clare will continue to coordinate and contribute her support to the running of this monthly event. If you are interested in providing regular, ongoing assistance to Movie Night, please touch base with the office.

These movies and discussions have offered a casual way to learn more about one another including our countries of origin, our experiences and beliefs. This in turn has led to deepening respect, intercultural understanding and friendships among us. We hope that Movie Night continues to offer insight and stimulating conversation around women's issues in the years to come.

Gail Thompson & Clare Yow



Bread and Roses Book Club

RWRC's Book Club met in Rm 110 in Oct., Dec., Feb. and Apr. Our last session until next October will be on June 12, 2014. (Book pickup May 15 at Movie Night or in the office after that date.)

Around eight of us gathered each time to discuss plot, style, issues presented and how some of them related to our own lives. Books varied:

Oct. – CLARA CALLAN by Richard Wright (Cdn) starts out in small town Ontario and moves on to letter exchanges between two sisters and assorted friends and lovers from 1934 to 1939. Family dynamics, social mores, life-changing experiences.

Dec. - BLUE SHOES AND HAPPINESS by Alexander Smith is one of the No1 Ladies' Detective Agency series. It takes place in Botswana, Africa – witchcraft, pilfering, bad advice and gentle resolutions, along with a sense of the area and the people.

Feb. – a First novel by young Vancouver writer Gurjinder Basran. In EVERYTHING WAS GOODBYE, strong-willed, educated, young Indo-Canadian Meena tries to balance her mother's traditional family values, traditions and expectations with "real life". Most first generation children from immigrant families experience some of the problems as the novel moves through romance, passion and tragedy.

Apr. – LATE NIGHTS ON AIR, an award-winning book by Cdn Elizabeth Hay, Takes us to the mid-70s small town(then) of Yellowknife, the list of characters involved in the VERY local CBC radio station there, social challenges, news presentations in small communities, First Nation and Inuit concerns, The Berger pipeline Inquiry, and triumph tragedy on the tundra.

Enjoyable evenings of discussion and camaraderie – thanks to all who participate and to Clare Yow for the PR notices.

Kathy Kent

Program Statistics:

Number of Participants: 23

Book Club Coordinators:

Kathy Kent

Sara B



Remember Our Sisters Everywhere

Remember Our Sisters Everywhere is a community - online and on the ground - dedicated to the prevention of violence against women: www.rememberoursisterseverywhere.com

ROSE has wonderful volunteers and is currently looking for more. ROSE volunteers overlap with the Women's Monument Committee and last year formed the Women's Monument Action Committee. For almost two years we struggled to persuade the Vancouver Park Board to change their minds about adding the Irish Monument to Thornton Park and siting it 100 feet from Marker of Change, the Women's Monument.

We have had a special year holding events at Marker of Change and having a practicum student join the group and participate in ROSE and the actions taking place at the site, and with Women Transforming Cities (WTC), an initiative to make cities more livable for women and girls.

At Marker of Change, we have protested the murder of local women by veiling benches in black cloth and naming women as an act of remembrance and a way to bring attention to the on-going tragic loss of women and children to violence.

December 6th 2013 we held a public event at the site with a Native Elder giving an opening prayer followed by inspiring speakers, music and ceremony.

February 19th we held a public event working with WTC about the importance of dedicating public space to address the on-going violence against women and girls. We discussed preserving Thornton Park as a place to organize and create a better world. Amazingly, that evening we were able to announce that the Park Board changed its mind, and Marker of Change will remain the sole monument in the park! Special thanks to Jill Weaving and the Park Board management and elected Commissioners for acknowledging the park was best preserved as is.

Certain issues have been featured on the website this year, for example, the call for a public inquiry into the high numbers of Aboriginal women murdered and missing, and discussion around the possible implementation of the Nordic Model to address prostitution/sex trade in Canada.

We are presently gearing up for December 6th 2014 because it is the 25th anniversary of the Montreal massacre. Artist Margaret Dragu will be performing at Marker of Change a piece about how the education of girls can change the world. This is a tribute to Malala Yousafzai, the 16 year old Pakistani girl shot by the Taliban for promoting the education of girls.

ROSE is deeply grateful for RWRC's interest and support. Thank you.

In Sisterhood,

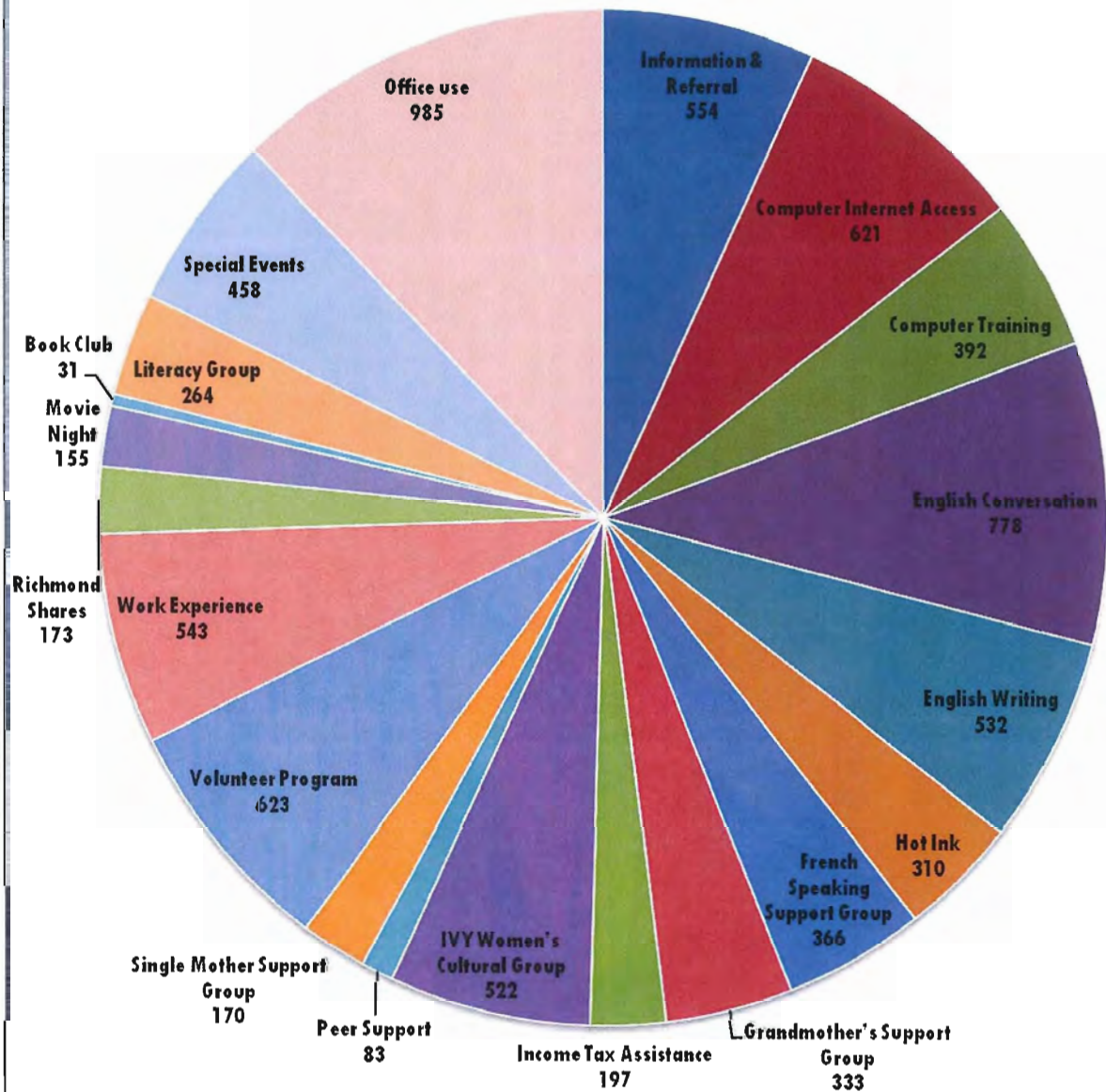
Chris McDowell

Attached: PDF of Google Analytics for 1 year, May 2013 to May 2014

Remember Our Sisters Everywhere: Google Analytics



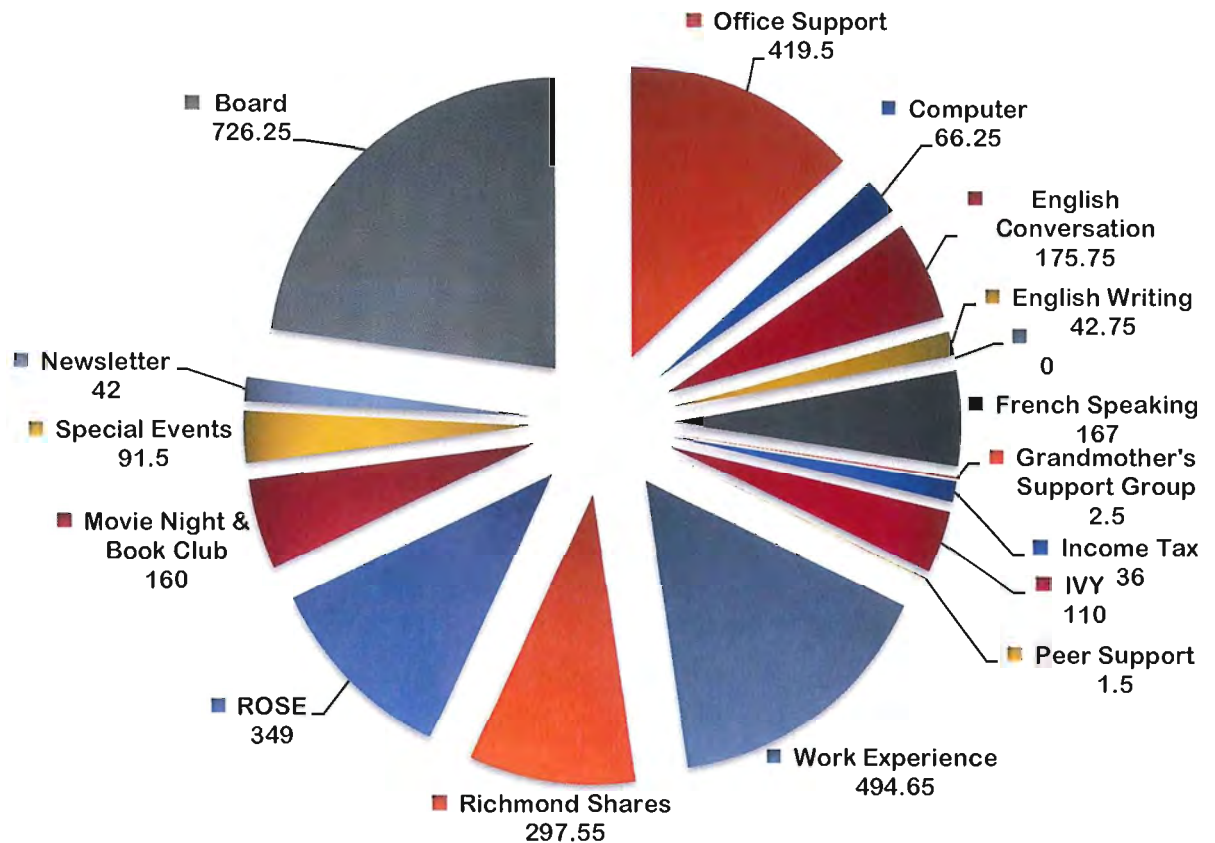
Program Statistics: April 2013 to March 2014



Total: 8090 persons used our services

Volunteer Hours

April 2013 to March 2014



Total Volunteer Hours: 3,182.2

THANK YOU! VOLUNTEERS

During 2013-2014 fiscal year, we had the privilege of working with over 75 amazing volunteers. They have added a vibrant and diverse atmosphere to the Richmond Women's Resource Centre. We would like to thank each and every one of them personally for their enthusiasm and support of the women in their community. Without them, this centre would not be the same.

**RICHMOND WOMEN'S RESOURCE
CENTRE ASSOCIATION**

Financial Statements

As at March 31, 2014

REVIEW ENGAGEMENT REPORT

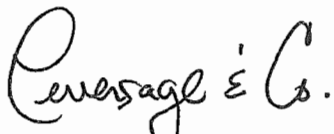
**To the Members of:
Richmond Women's Resource Centre Association**

I have reviewed the statement of financial position of Richmond Women's Resource Centre Association as at March 31, 2014 and the statements of changes in net assets, receipts and disbursements and cash flows for the year then ended. My review was made in accordance with Canadian generally accepted standards for review engagements and accordingly consisted primarily of enquiry, analytical procedures and discussion related to information supplied to me by the Association.

A review does not constitute an audit and consequently I do not express an audit opinion on these financial statements.

Based on my review, nothing has come to my attention that causes me to believe that these financial statements are not, in all material respects, in accordance with Canadian generally accounting principles for not-for-profit organizations.

Richmond, B. C.
May 26, 2014


CHARTERED ACCOUNTANT

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

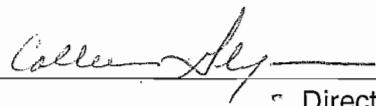
Statement of Financial Position

As at March 31, 2014

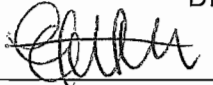
(Unaudited)

	2014	2013
Assets		
Current		
Cash - Unrestricted	\$ 23,134	\$ 23,489
Accounts Receivable	595	1,511
Prepaid Expense	<u>1,020</u>	<u>1,030</u>
	<u>24,749</u>	<u>26,030</u>
Cash – Externally Restricted (Note 2)	<u>54,759</u>	<u>60,899</u>
Equipment		
Office Equipment (Note 2)	31,097	31,097
Accumulated Amortization	<u>29,185</u>	<u>28,948</u>
	<u>1,912</u>	<u>2,149</u>
	<u>\$ 81,420</u>	<u>\$ 89,078</u>
Liabilities and Net Assets		
Current Liabilities		
Accounts Payable and Accrued Liabilities	\$ 1,690	\$ 1,701
Deferred Contributions (Note 3)	<u>67,259</u>	<u>60,899</u>
	<u>68,949</u>	<u>62,600</u>
Commitment (Note 5)		
Net Assets	<u>12,471</u>	<u>26,478</u>
	<u>\$ 81,420</u>	<u>\$ 89,078</u>

Approved by the Board of Directors:



Director



Director

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

Statement of Changes in Net Assets

For the Year Ended March 31, 2014

(Unaudited)

	2014	2013
Net Assets, Beginning of Year	\$ 26,478	\$ 32,581
Disbursements in Excess Receipts for the Year	(13,188)	(5,703)
Transfer of Funds to Richmond Community Foundation Endowment Fund (Note 4)	<u>(819)</u>	<u>(400)</u>
Net Assets, End of Year	\$ <u>12,471</u>	\$ <u>26,478</u>

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

Statement of Receipts and Disbursements

For the Year Ended March 31, 2014

(Unaudited)

	2014	2013
Receipts		
Grants - Gaming	\$ 50,015	\$ 47,900
- City of Richmond	15,300	15,000
- Work Ready Program	9,718	20,178
- Other	<u>19,282</u>	<u>35,842</u>
Total Grants	94,315	118,920
Donations	10,772	10,436
Donations - In Kind Labour - Governance	2,915	3,420
Donations - In Kind Labour - Volunteers	28,607	28,895
Fundraising	5,375	4,166
Memberships	3,660	2,590
Interest	293	300
Expense Recovery	<u>1,570</u>	<u>619</u>
	<u>147,507</u>	<u>169,346</u>
Disbursements		
Accounting and Legal	4,670	4,458
Advertising and Promotion	2,332	2,556
Amortization	237	237
Bank Charges/Credit Card Commissions	331	333
In Kind Labour - Governance	2,915	3,420
In Kind Labour - Volunteers	28,607	28,895
Insurance	1,765	1,772
Internet	1,046	949
Meetings/Conferences/Seminars	258	585
Office	5,771	5,167
Program/Resource Materials	17,526	31,270
Rent	12,572	12,942
Telephone	828	806
Travel/Parking	65	238
Volunteer Recognition	649	1,043
Wages, Contracts and Benefits	<u>81,123</u>	<u>80,378</u>
	<u>160,695</u>	<u>175,049</u>
Disbursements in Excess of Receipts		
For the Year	\$ <u>(13,188)</u>	\$ <u>(5,703)</u>

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION**Statement of Cash Flows****For the Year Ended March 31, 2014****(Unaudited)**

	2014	2013
Operating Activities		
Disbursements in Excess of Receipts for the Year	\$ (13,188)	\$ (5,703)
Items Not Involving Cash:		
Amortization	<u>237</u>	<u>237</u>
	(12,951)	(5,466)
Cash Provided by Changes in Non-Cash Working Capital Items:		
Accounts Receivable	916	53
Prepaid Expenses	10	44
Accounts Payable and Accrued Liabilities	(11)	(356)
Deferred Contributions	<u>6,360</u>	<u>(14,091)</u>
Cash Provided by Operations	<u>(5,676)</u>	<u>(19,816)</u>
Investing Activities		
Decrease in Restricted Cash	6,140	14,091
Funds Transferred to Richmond Community Foundation	<u>(819)</u>	<u>(400)</u>
	<u>5,321</u>	<u>13,691</u>
Decrease in Unrestricted Cash During Year	(355)	(6,125)
Unrestricted Cash, Beginning of Year	<u>23,489</u>	<u>29,614</u>
Unrestricted Cash, End of Year	\$ <u>23,134</u>	\$ <u>23,489</u>

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

Notes to Financial Statements

March 31, 2014

(Unaudited)

1. Nature of the Association

The Richmond Women's Resource Centre Association is a non-profit, volunteer organization founded in 1976. The Association is a registered Charity.

The Association provides a Women's Resource Centre at the Caring Place, Richmond, B.C.

The mission of the Association is to provide a supportive environment in which all women are encouraged and enabled to achieve their fullest potential.

2. Significant Accounting Policies

Accounting Standards

Richmond Women's Resource Centre Association reports on an accrual basis in accordance with Canadian accounting standards for not-for-profit organizations.

Cash – Externally Restricted

Externally restricted cash is cash contributed to the Association by funders with the stipulation that it be used for a specific purpose. Restricted cash is not available for general operations.

Equipment and Amortization

Equipment is stated at cost. Amortization is calculated at a rate established to write off the cost of the assets on a straight line basis over their estimated useful life at the following rate:

Office Equipment	8% per annum
------------------	--------------

Equipment acquired with Gaming funds is expensed in the year acquired.

Donations in Kind and Volunteer Labour

The Association records donations in kind at estimated fair market value. General volunteer labour is recorded as a donation and expense at a hourly rate of \$10 and professional labour is recorded at an hourly rate of \$25.

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

Notes to Financial Statements

March 31, 2014

(Unaudited)

2. Significant Accounting Policies (continued)

Program Funding

The Association receives various grants during the year. The Grant Agreements provide for various conditions on the use of these funds.

The Community Gaming Grant provided by the Province of BC's Gaming Policy and Enforcement Branch is restricted to expenditure in eleven different program areas.

Work Ready Program funding is provided by the Province of BC Gaming Policy and Enforcement Branch and VanCity Credit Union's Community Project Grant. The program's goal is to provide immigrant women with basic skill which will boost their confidence in the Canadian job market and help them find employment.

ROSE(Remember Our Sisters Everywhere) Program funding is provided by the ROSE Project Steering Committee. The program's goal is to work towards preventing violence against women.

Family Financial Program funding is provided by Decoda Literacy Solution's Raise-A-Reader Fund. The goal of the program is to provide financial literacy and cultural awareness to newcomers.

These funds are externally restricted as they may only be used for eligible costs essential to the delivery of the approved programs.

Revenue Recognition

The Association uses the deferral method of accounting for contributions. Restricted contributions related to expenses of future periods are deferred and recognized as revenue in the period in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Use of Estimates

The preparation of the financial statements in conformity with Canadian generally accepted accounting principles, applicable to not-for-profit organizations, requires

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

Notes to Financial Statements

March 31, 2014

(Unaudited)

Use of Estimates (continued)

management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of income and expense during the reporting period. Actual results could differ from those estimates.

3. Deferred Contributions

	2014	2013
Gaming Community Grant	\$ 50,000	\$ 49,895
Work Ready Program	10,630	8,148
ROSE Program	1,561	1,988
Family Financial Program	5,068	-
Richmond Shares Program	-	112
Womens' Shelter Program	-	314
Let's Read Together Program	-	442
	<u>\$ 67,259</u>	<u>\$ 60,899</u>

Deferred contributions represent externally restricted contributions from funders which are unexpended at the fiscal year end of the Association. These deferred contributions will be recorded as revenue in the following year as the requirements of the funders are met.

See Note 2 Program Funding for the purposes of the contributions.

4. Transfer of Funds to Richmond Community Foundation Endowment Fund

During the year, the Association received \$819 (\$400 in 2013) from the Richmond Community Foundation (RCF) from the Association's Endowment Fund. The amount of income to be distributed to the Association is determined annually by RCF in accordance with RCF policy relating to the long-term preservation of capital within funds under its management.

The funds received from RCF were reinvested in the Endowment Fund.

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

Notes to Financial Statements

March 31, 2014

(Unaudited)

5. Commitment

The Association leases offices at the Caring Place in Richmond, B.C. for a two year term expiring August 31, 2015.

The lease rate, under the terms of the lease, is calculated to cover the Association's share of the operating costs of the Caring Place. The Board of the Caring Place reviews the operating costs of the Caring Place and the lease rate annually.

The Association's monthly lease payment for the lease term September 1, 2013 to August 31, 2014 is \$1,022.14 plus GST.

Monthly lease payments for the lease term September 1, 2014 to August 31, 2015 are projected to be \$1,051.68 plus GST.

6. Financial Instruments

The Association's financial instruments consist of cash, accounts receivable, prepaid expense, accounts payable, accrued liabilities and deferred contributions. The carrying values of these financial instruments approximate their respective fair values.

The Association is not exposed to foreign currency risk as all transactions are in Canadian funds. In the opinion of management, the Association is not exposed to significant interest rate or credit risk arising from its financial instruments.

7. Comparative Figures

Certain of the comparative figures for the prior year have been restated to conform to current financial statement presentation.

Cash, deferred contributions, receipts and disbursements of the Literacy Steward Program and the Community Adult Literacy Program have been removed from the comparative figures for the Association's Statement of Financial Position and Statement of Receipts and Disbursements for the Year.

RICHMOND WOMEN'S RESOURCE CENTRE ASSOCIATION

Notes to Financial Statements

March 31, 2014

(Unaudited)

7. Comparative Figures (continued)

The Literacy Steward Program and the Community Adult Literacy Program are programs of other organizations and therefore, the cash, deferred contributions, receipts and disbursements of these programs are not assets, deferred revenue, receipts and disbursements of the Association. The Association receives an administration fee for administering these programs.

The restatement of the comparative figures has not changed the amount of net assets of the Association or the disbursements in excess of receipts for the current or prior year.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9146 (RZ 13-644887)
8600 and 8620 No. 2 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**LOW DENSITY TOWNHOUSES (RTL4)**".

P.I.D. 005-024-145

Lot 51 Section 19 Block 4 North Range 6 West New Westminster District Plan 40278

and

P.I.D. 001-312-944

Lot 1 Except: Firstly: Part Subdivided by Plan 48746 and Secondly: Part Subdivided by Plan 54335; Section 19 Block 4 North Range 6 West New Westminster District Plan 7351

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9146**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 14 2014

SEP 02 2014

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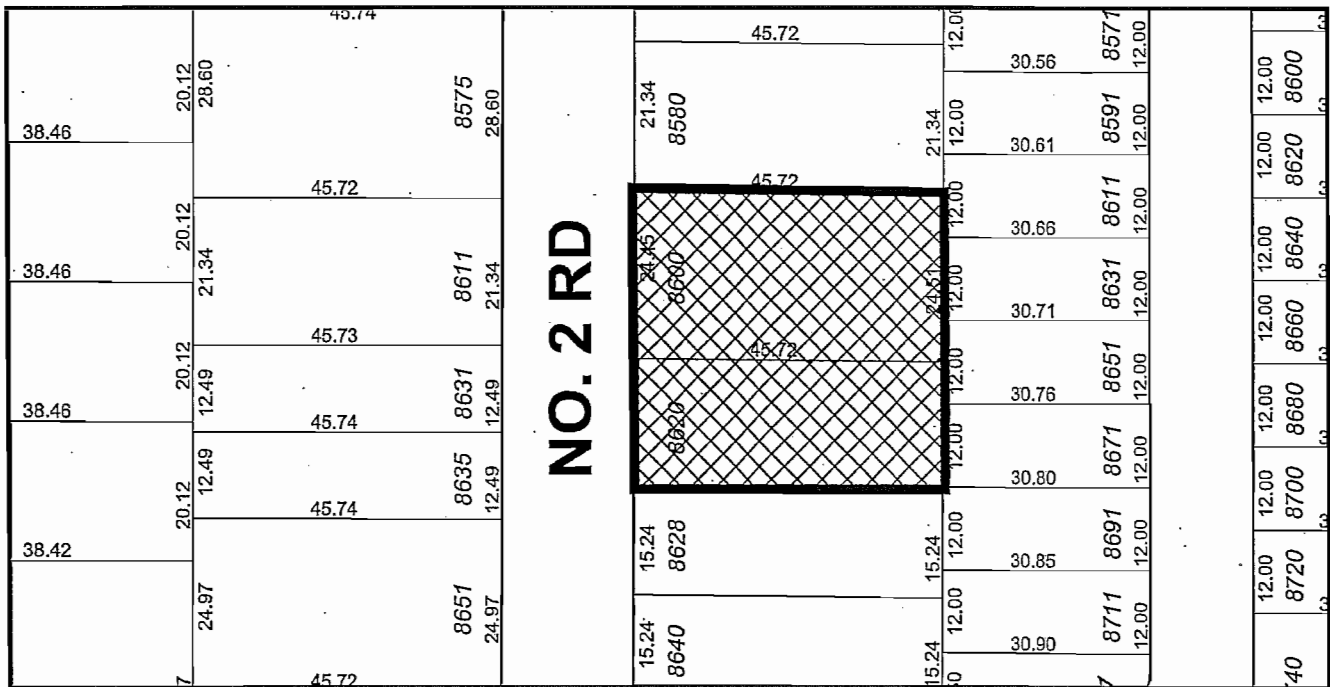
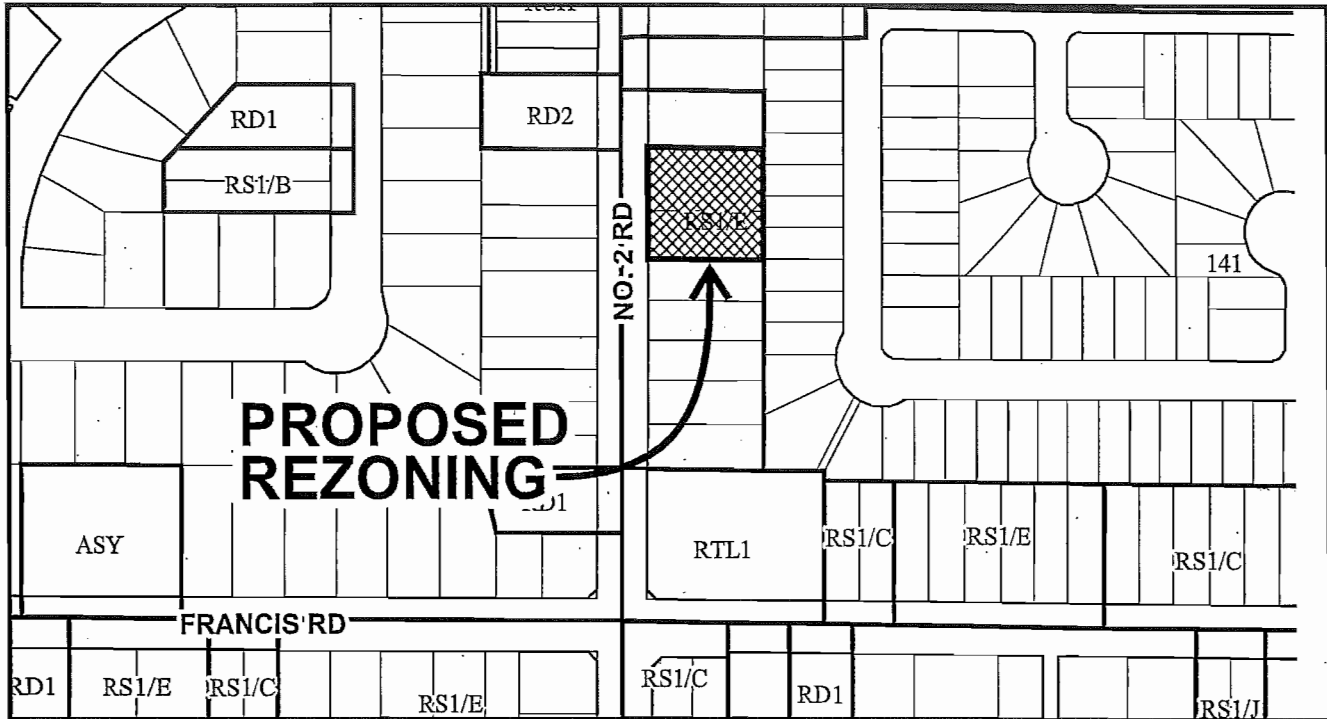


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 13-644887

CNCL - 216

Original Date: 06/11/14

Revision Date:

Note: Dimensions are in METRES



5 Year Financial Plan (2015-2019) Bylaw No. 9220

The Council of the City of Richmond enacts as follows:

1. Schedule "A", Schedule "B" and Schedule "C" which are attached and form part of this bylaw, are adopted as the 5 Year Financial Plan (2015-2019).
2. 5 Year Financial Plan (2014-2018) Bylaw 9100 and all associated amendments are repealed.
3. This Bylaw is cited as **"5 Year Financial Plan (2015-2019) Bylaw No. 9220"**.

FIRST READING

MAR 09 2015

SECOND READING

MAR 09 2015

THIRD READING

MAR 09 2015

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE A:

**CITY OF RICHMOND
5 YEAR FINANCIAL PLAN (2015-2019)
FUNDING SOURCES/TRANSFERS
(In \$000's)**

	2015	2016	2017	2018	2019
Operating and Utility Funding Sources					
Property Taxes	\$189,796	\$197,851	\$206,047	\$214,411	\$222,867
Utilities	100,642	103,814	107,852	111,491	115,308
Fees and Charges	32,582	32,982	33,160	33,643	34,122
Gaming Revenue	18,030	18,030	18,030	18,030	18,030
Investment Income	16,228	16,233	16,238	16,248	16,257
Payments in Lieu of Taxes	13,473	13,473	13,473	13,473	13,473
Grants	4,468	4,187	4,206	4,235	4,265
Penalties and Interest on Taxes	1,015	1,015	1,015	1,015	1,015
Total Operating and Utility Funding Sources	\$376,234	\$387,585	\$400,021	\$412,546	\$425,337
Capital Funding Sources					
Transfer from DCC Reserve	\$23,828	\$12,931	\$18,300	\$14,230	\$10,264
Transfer from Other Funds and Reserves	67,058	57,518	49,370	47,361	56,551
External Contributions	2,155	775	375	375	375
Carryforward Prior Years	259,175	222,637	181,352	131,575	116,122
Developer Contributed Assets	55,000	55,000	55,000	55,000	55,000
Total Capital Funding Sources	\$407,216	\$348,861	\$304,397	\$248,541	\$238,312
Total Operating, Utility and Capital Funding Sources	\$783,450	\$736,446	\$704,418	\$661,087	\$663,649
Transfers					
Transfer from Capital Equity	\$49,416	\$48,463	\$52,349	\$56,928	\$57,052
Transfer from Surplus	12,681	2,133	1,966	1,896	1,901
Total Transfers	\$62,097	\$50,596	\$54,315	\$58,824	\$58,953
TOTAL FUNDING SOURCES AND TRANSFERS	\$845,547	\$787,042	\$758,733	\$719,911	\$722,602

SCHEDULE A (CONT'D):

CITY OF RICHMOND
5 YEAR FINANCIAL PLAN (2015-2019)
EXPENDITURES/TRANSFERS
(In \$000's)

	2015	2016	2017	2018	2019
Expenditures/Transfers					
Utility Budget					
Utilities	\$78,375	\$81,490	\$85,410	\$88,863	\$92,488
Transfer to Drainage Improvement Replacement Reserve	10,411	10,468	10,584	10,771	10,962
Transfer to Watermain Replacement Reserve	7,500	7,500	7,500	7,500	7,500
Transfer to Sanitary Sewer Reserve	4,256	4,256	4,256	4,256	4,256
Transfer to Equipment Replacement Reserve	100	100	100	100	100
Amortization	7,375	7,375	7,375	7,375	7,375
Total Utility Budget	\$108,017	\$111,189	\$115,225	\$118,865	\$122,681
Operating Budget					
Law and Community Safety	\$87,518	\$89,173	\$91,177	\$93,518	\$95,802
Transfer to Equipment Replacement Reserve	983	983	983	983	983
Amortization	2,620	2,620	2,620	2,620	2,620
Community Services	49,573	48,642	50,338	51,325	52,310
Richmond Public Library	8,768	8,632	8,727	8,876	9,027
Transfer to Capital Building & Infrastructure Reserve	252	252	252	252	252
Amortization	5,056	4,104	7,990	12,569	12,693
Engineering and Public Works	39,339	37,836	38,532	39,491	40,419
Transfer to Equipment Replacement Reserve	1,675	1,675	1,675	1,675	1,675
Amortization	22,932	22,932	22,932	22,932	22,932
Finance and Corporate Services	23,829	22,598	22,845	23,242	23,645
Amortization	1,295	1,295	1,295	1,295	1,295
Planning and Development	12,497	12,485	12,709	12,967	13,249
Amortization	923	923	923	923	923
Corporate Administration	8,381	8,235	8,296	8,427	8,560
Fiscal	11,604	11,478	12,717	14,266	15,961
Municipal Debt Interest	1,678	1,678	1,678	1,678	1,678
Municipal Debt Principal	4,232	4,232	4,232	4,232	4,232
Transfer to Capital Building & Infrastructure Reserve	13,704	13,764	15,735	17,779	19,898
Transfer to Capital Reserve	12,990	12,990	12,990	12,990	12,990
Transfer Investment Income to Statutory Reserves	11,250	11,250	11,250	11,250	11,250
Amortization	9,215	9,215	9,215	9,215	9,215
Total Operating Budget	\$330,314	\$326,992	\$339,111	\$352,505	\$361,609
Capital Plan					
Current Year Capital Expenditures	\$93,041	\$71,224	\$68,045	\$61,966	\$67,190
Carryforward Prior Years	259,175	222,637	181,352	131,575	116,122
Developer Contributed Assets	55,000	55,000	55,000	55,000	55,000
Total Capital Plan	\$407,216	\$348,861	\$304,397	\$248,541	\$238,312
TOTAL EXPENDITURES/TRANSFERS	\$845,547	\$787,042	\$758,733	\$719,911	\$722,602
Proposed Property Tax Increase	1.89%	2.98%	2.98%	2.99%	2.96%

SCHEDULE B:

**CITY OF RICHMOND
5 YEAR FINANCIAL PLAN
CAPITAL FUNDING SOURCES (2015-2019)
(In \$000's)**

	2015	2016	2017	2018	2019
DCC Reserves					
Drainage	\$644	\$-	\$644	\$3,411	\$97
Parks Acquisition	9,527	3,762	3,762	3,762	3,762
Parks Development	5,250	2,680	2,649	1,364	1,787
Roads	4,855	4,969	10,045	3,634	3,633
Sanitary Sewer	2,648	724	613	1,354	-
Water	904	796	587	705	985
Total DCC Reserves	\$23,828	\$12,931	\$18,300	\$14,230	\$10,264
Statutory Reserves					
Affordable Housing Reserve Fund	\$1,159	\$750	\$750	\$605	-
Capital Building and Infrastructure Reserve Fund	-	600	-	-	1,800
Capital Reserve Fund	11,370	10,692	10,734	13,066	12,574
Child Care Development Reserve Fund	10	50	50	50	50
Drainage Improvement Reserve Fund	10,664	9,895	10,162	6,764	10,458
Equipment Replacement Reserve Fund	2,850	3,336	2,682	2,852	3,140
Neighbourhood Improvement Reserve Fund	240	-	-	-	-
Public Art Program Reserve Fund	408	100	100	100	100
Sanitary Sewer Reserve Fund	6,082	4,996	4,657	3,936	3,890
Waterfront Improvement Reserve Fund	500	250	-	250	-
Watermain Replacement Reserve Fund	7,829	11,427	9,048	8,363	9,025
Total Statutory Reserves	\$41,112	\$42,096	\$38,183	\$35,986	\$41,037
Other Sources					
Appropriated Surplus	\$23,751	\$13,652	\$9,417	\$9,505	\$14,964
Enterprise	875	450	450	550	550
Water Metering Provision	1,320	1,320	1,320	1,320	-
Grant, Developer and Community Contributions	2,155	775	375	375	375
Total Other Sources	\$28,101	\$16,197	\$11,562	\$11,750	\$15,889
TOTAL CAPITAL FUNDING	\$93,041	\$71,224	\$68,045	\$61,966	\$67,190

SCHEDULE C:

**CITY OF RICHMOND
5 YEAR FINANCIAL PLAN (2015-2019)
STATEMENT OF POLICIES AND OBJECTIVES**

Revenue Proportions By Funding Source

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

Objective:

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

Policies:

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

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2015.

Table 1:

Funding Source	% of Total Revenue
Property Taxes	50.4%
Utilities	26.7%
Fees and Charges	8.7%
Gaming Revenue	4.8%
Investment Income	4.3%
Payments in Lieu of Taxes	3.6%
Grants	1.2%
Penalties and Interest on Taxes	0.3%
Total Operating and Utility Funding Sources	100.0%

SCHEDULE C (CONT'D):

**CITY OF RICHMOND
5 YEAR FINANCIAL PLAN (2015-2019)
STATEMENT OF POLICIES AND OBJECTIVES**

Distribution of Property Taxes

Table 2 provides the estimated 2015 distribution of property tax revenue among the property classes.

Objective:

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

Policies:

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.
- Continue economic development initiatives to attract businesses to the City of Richmond.

Table 2: (Estimated based on the 2015 Completed Roll figures)

Property Class	% of Tax Burden
Residential (1)	54.6%
Business (6)	35.5%
Light Industry (5)	8.2%
Others (2,4,8 & 9)	1.7%
Total	100.0%

Permissive Tax Exemptions**Objective:**

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

Policy:

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



To: Mayor & Councillors
From: Jerry Chong, CA
Director, Finance
Date: April 9, 2015
File: 03-0970-01/2015-Vol 01
Re: **Results of the Public Consultation on the 5 Year Financial Plan (2015-2019) Bylaw No. 9220**

The City's 5 Year Financial Plan (2015 - 2019) Bylaw No. 9220, was approved by Council on March 9, 2015 and prior to adoption a process of public consultation must be undertaken.

The Community Charter (section 166) requires a local government to undertake a process of public consultation regarding a proposed financial plan before it is adopted. However, the legislation does not specify the format and it is at the local government's discretion to determine an appropriate method. Public consultation could include meetings, surveys, open houses, use of websites and newspaper ads. Based on past results and Council input, staff increased the amount of time and options in conducting the public consultation as follows:

- This year, staff published a newspaper wrap in the Richmond Review on Wednesday, March 11, 2015 highlighting various divisions, projects in the proposed 5 Year Financial Plan and inviting comments.
- An advertisement was also included in the Richmond Review Friday, March 20, 2015. The following documents were made available on the Let's Talk Richmond website:
 - Summary of 5 Year Financial Plan
 - 5 Year Financial Plan (2015 - 2019) report and bylaw
 - 2015 Capital Budget report
 - 2015 Operating Budget report
 - 2015 Utility Budget report
 - 2015 One-Time Expenditures report
- A news release including a link to the City's 5 Year Financial Plan webpage was posted on the City's website.
- Staff utilized the City's Facebook and Twitter accounts to further raise awareness of the public consultation period.
- Finally, copies were made available at the Information Centre at City Hall.

April 9, 2015

- 2 -

During the public consultation period, there were 112 visitors to the Let's Talk Richmond website and 44 visitors to the City's website that viewed the 5 Year Financial Plan webpage, for a total of 156 online visitors. Four copies of the financial plan were requested of the City Hall - Information Centre. These statistics are summarized in the following table.

	2015	2014	% Change
Let's Talk Richmond	112	113	(0.88%)
City Website	44	39	12.82%
City Hall - Information Centre	4	1	300.00%
Total Visitors	160	153	4.58%
Comments Received	15	2	650.00%
% of Visitors that left a comment	9.38%	1.31%	

Fourteen comments were received through Let's Talk and one e-mail to finance@richmond.ca which are summarized in the attachment to this memorandum. The names and contact information have not been disclosed for privacy and protection of identity. Staff have responded to each comment received, where an e-mail address was provided, and the responses are included in the attachment for information purposes.



Jerry Chong, CA
Director, Finance

JC:ms
Att. 2
pc: SMT

**5 Year Financial Plan (2015-2019) Bylaw No. 9220
Public Consultation Comments and Responses**

#	Comment	Staff Response
1	improve the height of the dykes	<p>The City of Richmond's existing dikes provide robust flood protection against current ocean and river flood hazards (storm surge and freshet). The City recognizes that climate change induced sea level rise will require dikes to be raised to maintain this protection. However, as sea level rise is expected to occur slowly over many years the City has time to upgrade its dikes incrementally. The current five year plan includes \$6.75M of dike height and width improvements. Additionally, five drainage pump station improvement projects are planned that will include localized dike improvements. While this level of funding is adequate to address current and near term flood risks, additional funding will be required in future decades to address long term sea level rise and fund projects like the Council supported Steveston Island Dike.</p>
2	<p>I think we should be a bit more conservative. If real estate tanks we could end up like Stockton CA USA.</p> <p>We pay our city staff quite handsomely, perhaps not sustainably.</p> <p>I agree with 1% txfer to reserves.</p> <p>I see this in the preamble but missed it in the line-by-line that follows: Alexandra District Energy Utility Expansion Phase 3 When does Alexandra start to generate income for CoR?</p>	<p>Richmond has always been conservative about market conditions when we begin our annual budget process. While real estate prices may fluctuate in the Lower Mainland, many experts feel that the events that ultimately bankrupted Stockton, CA will most likely not take place here due to tighter Canadian mortgage requirements.</p> <p>Compensation is based on research to remain competitive and comparable with similar positions.</p> <p>Alexandra District Energy Utility started to generate income for the City of Richmond since start-up. However, a significant capital investment was made, funded by internal borrowings, therefore income is required to be set aside to repay the capital costs. Based on the current assumptions it is projected that the project investment will be recovered by year 2029.</p>

3	<p>Congratulations on a comprehensive and complex plan. Its difficult to comment in a general sense because of the general size of this plan but I do have a few specific interests and recommendations.</p> <p>Wi Fi in public parks. I cant see how this is necessary and as a user of the internet and cell phone I think users should pay for their own access. One would not expect to have wifi access in a park. Go to starbucks if you want free access, they provide this as an incentive for users to buy coffee. What is our incentive?</p> <p>I don't agree with the investment of read-o-graph boards at the fire hall sites. There is a new one at Steveston and No2 road that doesn't offer anything useful other than risky a distraction for drivers at a busy intersection. You may as well be sitting with your iPhone texting if you are going to engage in reading the read-o-graph board. I dont see this as a good investment of public fundings.</p> <p>Improvements to No 2 road between Steveston Hwy to Dyke. This is well over due and should be started as soon as possible. The area is under serviced by roads</p>	<p>The 2015 Wi-Fi plan is primarily implementing free, public use Wi-Fi hotspot services in City owned facilities such as Community Centres, Arenas and Aquatic Centres. As part of this plan, we are providing services at the following outdoor locations:</p> <ul style="list-style-type: none"> - Britannia Heritage Site - Steveston Park and Town Square - Minoru Park and Athletic Field - Hugh Boyd Park <p>These outdoor locations have been identified by Community Services as high priority sites based on public inquiries and feedback. Some of these areas are also sites for athletic activities such as soccer tournaments where feedback has been provided that Wi-Fi services would be valued during these events.</p> <p>The purpose of the reader boards are for day to day education as well as community messaging during a disaster event. For example if an area within the community has to be evacuated or is not accessible.</p> <p>During the planning stages of locating and designing the reader boards, the City of Richmond's Transportation Department was involved to ensure that the boards were located and operated to ensure safety. This includes restrictions on the colors used, numbers of messages, size of font and speed of the messages.</p> <p>The upgrade of No. 2 Road between Steveston Hwy and Dyke Road is identified in the 5 Year Financial Plan. Currently, design work is planned to be undertaken in</p>
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	<p>and sidewalks given the density of the population in this area. Bicycles run down this road in groups of 20 or more and one of these days there will be an accident as there is no where for them to move over to and drivers get very impatient with them slowing the traffic. The cross walk between the river trail which crosses the No2 Rd road just before London Landing is an accident waiting to happen. People park their vehicles either on or within a couple of feet of the crosswalk. Kids walking home from School using this crosswalk are required to cross from behind parked vehicles. There is no delineation between traffic and pedestrians around the crosswalk.</p> <p>Project 5475 Upgrades to the IT room at city Hall. This should definitely be done as soon as possible. You cant have out dated UPS Power supplies. This is the heart of the city's IT program and has to be kept current. its just as important as the elevators or the lighting systems at City hall. What's the use of buying new computers if your IT room is at risk of breaking down. False economy??</p>	<p>2016 followed by construction commencing in 2017. The improvements would comprise:</p> <ul style="list-style-type: none"> • intersection improvements at Steveston Hwy and Moncton St (e.g., selective widening and additional turning lane where warranted); • new curb, gutter and sidewalk on the west side between Moncton St and Dyke Road; • new traffic signal at Moncton St-No. 2 Road; and • new off-street shared cycling-walking pathway on the east side from Steveston Hwy to the crosswalk south of Andrews Rd, after which it shifts to the west side to Dyke Road. <p>The UPS battery system is being refreshed with new batteries. The UPS control system has been tested and it has been determined that it is not essential to replace that component at this time. IT and Facility Services staff test the UPS and generator facilities twice per year to ensure that these components provide the necessary levels of protection to the environment.</p>
4	<p>This 1% to reserves seems good at first glance, but at second glance seems to be an underhanded way to simply increase the budget every year. The first year should be 1%, but then the second year should have the 1% from the year before plus the new 1%. By year 5 we should be putting 5% into those reserves!</p>	<p>Adequate funding needs to be in place for the community facility replacement program and to reduce reliance on new debt. If the 1% to reserves was approved, it would be included in the base budget and any subsequent increases would be added to the base to further increase reserve balances.</p>
	<p>Reply:</p> <p>That is about as clear as mud. So if I imagine that last year I paid \$3300 in taxes, 1% is \$33. So this year I will pay \$3333, \$33 of which is for reserves.</p> <p>Excellent. I believe firmly in saving so as not to go into debt in the future.</p> <p>Then if there is a further 1% increase next</p>	<p>An illustration explaining the 1% transfer to reserves was provided and is included as Attachment 2.</p> <p>As you have stated the annual Transfer to</p>

	year for reserves, how much will go to the reserves. 1% of \$3333, or \$33.33 or last years 1% plus this years 1% which would be \$66.33.	reserve is compounding and the annual tax increase reflects the additional 1%.
	Final reply: Thank you so much. That is exactly what I needed in order to understand!	
5	I am glad that the needed enhancements for the Garden City Lands park are finally being funded.	The current five year plan includes \$7.35M of funding for phases 1 through 5 of the Garden City Lands.
6	We promote Richmond as a city to enjoy outside, what will the city look like in the event of a jet fuel spill in our Fraser River? I would like to see the casino money used towards a legal team to help us stop the jet fuel going up/down the Fraser River. I would like the city to stand behind all the advertisements the councillors and Mayor endorse and stop jet fuel plan.	A letter of support from the Mayor was provided to VAPOR opposing the transport of jet fuel on the Fraser River dated November 18, 2014. In addition, a contribution of \$2,500 towards legal fees for VAPOR's court action was made on November 28, 2014. Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council Community Initiatives account and towards the cost of policing relating to gaming activities.
7	My concern is that I can't find anything in the capital plan about a new fire hall or other emergency services facilities (or references to if funding is coming from other sources) to cover the proposed VAFFC jet fuel tank farm to be located next to the Riverport entertainment complex. I also can't find anything about roadway improvements to improve the movement of people out of the area in the event of an emergency.	The City of Richmond is engaged in a review of corporate facilities which is expected to be completed in late Q3. Within Law and Community Safety, a study of Fire and Police facilities is underway and will be used as a reference document to the above mentioned corporate report.
8	First no more free bridges like the No2 Road which I believe was paid for through DCC. Second, do not use gambling profits to reduce taxes. Put the money away to build the walls higher around the city so I will not be flooded out or see my property values crash.	Casino funding is not used to reduce taxes. Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council Community Initiatives account and towards the cost of policing relating to gaming activities.

	<p>More money to the bylaws department. It shouldn't be up to the citizen to report the bylaw violators.</p> <p>Take sustainability seriously. Monster houses are not sustainable.</p>	<p>An additional \$57,000 was approved in the 2015 Operating Budget for Community Bylaws auxiliary staff funding.</p>
9	<p>I did not find a budget to build a public swimming pool for whole year in steveston around. I think we need a place for Kurd and children within walking distance to swim.</p>	<p>Currently, the City is constructing a new major aquatic facility in Minoru Park. At the same time, we will be reviewing aquatic facilities across Richmond and making recommendations to Council for future aquatic facilities and services.</p>
10	<p>I read from the Richmond Review that inputs to the financial plan is welcomed. I'd like to see:</p> <ul style="list-style-type: none"> - Continuous upgrade of existing playground to encourage time away from electronics. Playground equipment needs to cater towards middle-aged school kids too. - Many of the classes from Richmond Recreation Program get full easily. With the new City Centre Community Centre, I hope there will be a lot more classes. - More daytime care facilities for seniors and special needs adults. - The school system cannot take care of special needs people who have reached 18. Nonetheless, parents of these 18-year-old have not reached retirement age and need to work. There is no/not enough facilities to provide a safe, meaningful daytime care for these young adults. - More free parking in Steveston. - More free parking at playground facilities. 	<p>The Parks department agrees with the encouragement of outdoor play and continues to engage the community to develop experiential and creative open spaces and play environments.</p> <p>The City Centre Community Centre will provide additional programming. As well, programming is evaluated and changed to respond to community need at all of our community centres on a seasonal basis.</p>
11	<p>Are sufficient funds dedicated specifically to dike upgrades, and increasing their height and therefore thickness?</p>	<p>The City of Richmond's existing dikes provide robust flood protection against current ocean and river flood hazards (storm surge and freshet). The City recognizes that climate change induced sea level rise will require dikes to be raised to maintain this</p>

	<p>How frequently does our fire truck fleet need replacements and/or additions?</p> <p>I think this is a decent 5 year plan</p>	<p>protection. However, as sea level rise is expected to occur slowly over many years the City has time to upgrade its dikes incrementally. The current five year plan includes \$6.75M of dike height and width improvements. Additionally, five drainage pump station improvement projects are planned that will include localised dike improvements. While this level of funding is adequate to address current and near term flood risks, additional funding will be required in future decades to address long term sea level rise and fund projects like the Council supported Steveston Island DiKE.</p> <p>Richmond Fire Rescue manages a fleet of 13 large suppression vehicles. The schedule will replace one fire suppression apparatus per year till 2027, except for the years 2021 and 2025. The replacement schedule follows a guideline of 10 to 15 years for a first response vehicle and potentially an additional 5 years as a reserve (depending on an evaluation) for all large fire suppression apparatus.</p>
12	<p>Keep the annual costs of taxes equal or less than the official BC inflation rate ! No body working in the private sector is getting any raises in income !!!</p>	<p>The increase of 1.89% is the cost associated with providing services to the City of Richmond:</p> <ul style="list-style-type: none"> - 1.19% mandatory senior government related increase - 0.26% same level of service increase - 0.38% increase for services related to Capital - 0.06% additional level expenditures
13	<p>Hi all, Increase 1.89% per year, do you know what is the real wage increase for 2015? I don't know others, but myself 1.5%. I oppose increase of property tax, city should not make money , should help people save money. You guys should look around to see what is real income who are not working for government people.</p>	<p>The City is required under the Community Charter to prepare a balanced budget, i.e. funding sources must be proposed for planned expenditures.</p> <p>The increase of 1.89% is the cost associated with providing City services.</p>
14	<p>Council needs to conduct an external audit. We need to know how well money is</p>	<p>An external audit is completed annually as required under the Community Charter. The</p>

	currently being spent/managed before we can move forward. Conducting an internal audit is NOT sufficient.	most recently completed audit by KPMG was for the 2013 year and the 2014 audit is expected to be presented to the Finance Committee on May 4, 2015.
15	<p>-An interest bearing long-term investment income account should be created as a place to direct the City's annual gaming revenues as a way of generating income.</p> <p>-Not only financial investments, investments should also include land holdings. We live on an island and land values are only going up.</p> <p>-Similar to the \$10 million/year Capital Budget land acquisition line item, but expanded to include strategic real estate purchases in developing areas.</p> <p>-These ideas were discussed at the March 23rd council meeting, and raised by councillors McNulty, Steves, and Au.</p> <p>-An additional focus should include ESA and ALR farmland acquisitions as a means of banking land that supports community and cultural values.</p>	<p>The City does invest any excess gaming revenue in order to generate investment income.</p> <p>Gaming revenues are designated for the capital reserves, the major capital community facility replacement program, the grants program, the Council Community Initiatives account and towards the cost of policing relating to gaming activities.</p> <p>The City's land strategy report is forthcoming.</p>

Illustration of the 1% Transfer to Reserves:

If we look at the 2015 and 2016 years in the example below, we have Expenses increasing by \$2.00 and Transfer to reserves increasing by 1% or \$0.60 (1% of the 2015 Tax revenue (\$60.00)) in 2016. Our other revenues increase by \$1.00, therefore in order to balance we need to increase Tax revenues by \$1.60 or 2.67%. Of the 2.67% increase, 1 % is due to the increase in Transfer to reserves.

	2015	2016	\$ Change	% Change
Taxation revenue	60.00	61.60	1.60	2.67%
Other revenue	50.00	51.00	1.00	2.00%
	110.00	112.60	2.60	2.36%
Expenses	70.00	72.00	2.00	2.86%
Transfer to reserves	40.00	40.60	0.60	1.50%
	110.00	112.60	2.60	2.36%

If we continue our example for 2017, we have Expenses increasing by \$2.00 and Transfer to reserves increasing by 1% or \$0.62 (1% of the 2016 Tax revenue (\$61.60) is \$0.62). Our other revenues increase by \$1.00, therefore in order to balance we need to increase Tax revenues by \$1.62 or 2.63%. Of the 2.63% increase, approximately 1 % is due to the increase in Transfer to reserves.

	2016	2017	\$ Change	% Change
Taxation revenue	61.60	63.22	1.62	2.63%
Other revenue	51.00	52.00	1.00	1.96%
	112.60	115.22	2.62	2.33%
Expenses	72.00	74.00	2.00	2.78%
Transfer to reserves	40.60	41.22	0.62	1.52%
	112.60	115.22	2.62	2.32%

As you have stated the annual Transfer to reserve is compounding and the annual tax increase reflects the additional 1%.



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

The Council of the City of Richmond enacts as follows:

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

- (a) deleting subsection 9.7.1 and substituting the following:

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

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

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

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

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

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

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

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

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

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

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

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAR 23 2015

MAR 23 2015

MAR 23 2015

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

MAYOR

CORPORATE OFFICER



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

The Council of the City of Richmond enacts as follows:

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

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

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

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAR 23 2015

MAR 23 2015

MAR 23 2015



MAYOR

CORPORATE OFFICER



**Development Permit Panel
Wednesday, March 25, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, General Manager, Community Services
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, March 10, 2015, be adopted.

CARRIED

1. Development Variance Permit 14-676341

(File Ref. No.: DV 14-676341; Xr: TE 14-672413) (REDMS No. 4503862)

APPLICANT: Rogers Communications Inc.

PROPERTY LOCATION: 11771 Fentiman Place

INTENT OF PERMIT:

Vary the provisions of "Richmond Zoning Bylaw 8500" to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place.

Development Permit Panel

Wednesday, March 25, 2015

Applicant's Comments

Kiersten Enemark, Standard Land Company, briefed the Panel on the proposed application, noting that (i) the temporary telecommunications antenna pole is proposed for 11771 Fentiman Place with the original design, (ii) community consultation yielded no opposition to the proposed temporary site, (iii) the temporary communications antenna pole is anticipated to be operational until October 2015 at the latest, (iv) first responders rely on cellular service in the area, and (v) a proposed permanent site for the telecommunications antenna was found in the area and the applicant is working with staff to finalize its design.

Staff Comments

Wayne Craig, Director, Development, noted that a separate application for the proposed permanent telecommunication site is forthcoming and that the proposed temporary telecommunications antenna pole will be decommissioned once the permanent site is operational.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued with regard to maintaining cellular service in the area.

Panel Decision

It was moved and seconded

1. *That a Development Variance Permit be issued which would vary the provisions of "Richmond Zoning Bylaw 8500" to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place; and*
2. *That Richmond City Council grant concurrence to the proposed temporary telecommunications antenna pole installation for the site located at 11771 Fentiman Place for period of time extending up until October 1, 2015.*

CARRIED

Development Permit Panel
Wednesday, March 25, 2015

2. Development Permit 13-641791

(File Ref. No.: DP 13-641791) (REDMS No. 4360213)

APPLICANT: Urban Design Group Architects Ltd. on behalf of 0976440
B.C. Ltd., Inc. No. 0976440

PROPERTY LOCATION: 3011 No. 5 Road

INTENT OF PERMIT:

Permit the construction of a drive-through car wash and drive-through oil change service centre at 3011 No. 5 Road on a site zoned "Car Wash & Service Station (ZC35) – Bridgeport."

Applicant's Comments

Fariba Gharael, Urban Design Group Architects Ltd., briefed the Panel on the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) landscape and open space design, and (iv) conditions of adjacency.

Patricia Campbell, PMG Landscape Architects, commented on the proposed landscape and open space design, noting that (i) street trees will be planted (ii) porous paving will be used, and (iii) bicycle lockers will be installed on-site.

Staff Comments

Mr. Craig commented on the proposed application noting that (i) the proposed development efficiently uses the space on-site, (ii) a servicing agreement is required for frontage improvements along No. 5 Road, and (iii) the proposed development will recycle grey water from the car wash operations and rain water from the building's roof.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a drive-through car wash and drive-through oil change service centre at 3011 No. 5 Road on a site zoned "Car Wash & Service Station (ZC35) – Bridgeport."

CARRIED

Development Permit Panel
Wednesday, March 25, 2015

3. Development Permit Variance 14-658670

(File Ref. No.: DV 14-658670) (REDMS No. 4375579)

APPLICANT: Habitat for Humanity Society of Greater Vancouver

PROPERTY LOCATION: 8180 Ash Street

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
 - b) vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6; and
2. Permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing single-family dwellings.

Applicant's Comments

Aaron Union, Abbarch Architecture Inc., briefed the Panel on the proposed development regarding (i) urban design, (ii) architectural form and character, (iii) conditions of adjacency, (iv) and landscape and open space design.

Mr. Union spoke of the proposed development, noting that:

- six residences with carports are proposed;
- three lots would have frontages along Ash Street;
- three lots would have frontages along Dayton Court with shared driveway access;
- one residence is fully accessible;
- the architectural form and character will be contemporary;
- all residences share common walkways and communal gardens; and
- an increased setback is proposed for Dayton Court fronting lots.

In reply to queries from the Panel, Mr. Union advised that the proposed Dayton Court fronting lots can accommodate on-site manoeuvring so vehicles may exit the site in a forward direction. He added that the proposed development is below the height maximum for single-family dwellings.

Jeffrey Philips, PWL Partnerships, commented on the proposed development's landscape and open space design, noting that:

- the proposed development will include walkways and accessible patios;
- the homes will have access via Ash Street or Dayton Court;
- common areas will have good visibility;
- proposed amenities will include common plazas, a barbeque area, and a children's play area;

Development Permit Panel

Wednesday, March 25, 2015

- fruit bearing trees will be planted;
- each building has a lower height than permitted under the site's existing zoning; and
- perimeter screening options will be discussed with adjacent property owners.

Panel Discussion

In reply to queries from the Panel, Tim Clark, Habitat for Humanity, noted that (i) Habitat for Humanity intends to register private cross-access easement agreements to allow homeowners to have access to shared amenity areas, (ii) the applicant will discuss perimeter privacy options with adjacent property owners, and (iii) the proposed development will be integrated with the surrounding community.

Ms. Clark spoke of the resident selection application process for Habitat for Humanity, noting that potential residents contribute approximately 500 hours of work towards building their home.

Discussion ensued regarding the (i) integration of townhouse development features into a single-family development such as the shared amenity spaces, and (ii) engaging the surrounding community in the proposed project's building process.

Staff Comments

Mr. Craig advised that (i) the applicants have engaged in public consultation, (ii) the applicants have worked with Transportation staff to facilitate shared access to proposed Dayton Court fronting lots and on-site turn around, (iii) the proposed variances were consistent with an application approved by Council in 2011, and (iv) the previous Development Variance Permit was only valid for two years.

In reply to queries from the Panel, Mr. Craig noted that BC Housing was the previous applicant for the site however, the permit lapsed. He added that alternatively, BC Housing could have sold the site however; options were limited due to BC Housing's affordability requirements for the site.

Gallery Comments

Janet Yeung, 8211 McBurney Court, expressed concern regarding the proposed development with respect to (i) the notification process, (ii) the public consultation process, (iii) provisions for emergency access, and (iv) the height of the proposed development.

In reply to queries from the Panel, Mr. Craig advised that (i) the notification requirements for the proposed development were expanded to include all homes along Dayton Court, (ii) Richmond Fire-Rescue was involved in a circulation review for emergency access, (iii) the proposed building height conforms to the zoning on-site, and (iv) the height of the proposed development is similar to the height of surrounding properties.

Development Permit Panel

Wednesday, March 25, 2015

Bob Harrison, 9591 McBurney Court, commented on the proposed development and expressed concern regarding (i) site access, (ii) emergency access, (iii) townhouse development features in a single-family development, (iv) the variances requested, (v) the site density, (vi) the architectural form and character of the proposed development conforming to the character of the neighbourhood, and (vii) developing the subject site into a residential development instead of a park.

Enrique Bravo, 9460 McBurney Court, spoke of the proposed development and expressed concern with regard to the proposed appearance of the proposed development and the avenues available for conflict resolution when a strata corporation is not present.

In reply to queries from the Panel, Ms. Clark advised that the proposed development will include common amenities however; the homes are individually owned. Also, she noted that the Habitat for Humanity homes cannot be sold on the open market, but must be sold back to the organization. She added that Habitat for Humanity works with homeowners to integrate in the community and have policies in place to address concerns from homeowners.

Henry Han, 8480 Dayton Court, expressed concern regarding the proposed development with respect to (i) the architectural form and character of the proposed development conforming to the neighbourhood's character, (ii) the number of vehicle parking spaces available on-site, (iii) site density, and (iv) privacy with adjacent properties.

Brian Dagneault, 8435 Dayton Court, referred to a submitted petition (attached to and forming part of these minutes as Schedule 1) and spoke on behalf of neighbourhood residents, expressing concern with regard to the proposed development in relation to (i) public consultation, (ii) the proposed building setbacks, (iii) the architectural form and character of the proposed development conforming to the character of the neighbourhood, (iv) the availability of street and on-site vehicle parking, and (v) site density.

Mr. Dagneault then read from his submission (attached to and forming part of these minutes as Schedule 2) expressing concern regarding (i) the effect of the proposed development on the existing character of the neighbourhood, (ii) the proposed carport design, (iii) potential for an increase in traffic in the area, and (iv) the public consultation process and meeting location.

In reply to queries from the Panel, Mr. Union advised that the potential residents of the proposed development will be low income families and he anticipates that the amount of vehicles parking on-site will be limited.

In reply to queries from the Panel, Mr. Craig noted that the on-site parking complies with the zoning bylaw and that Dayton Court fronting lots provide space for vehicles to manoeuvre on-site even when all carports are occupied.

Discussion ensued with regard to the proposed development's architectural form and character and Mr. Union noted that building materials include stucco and wood for the building, as well as metal for the roof. He added that the applicant can further review the building design, including potential changes to the roofs.

Development Permit Panel

Wednesday, March 25, 2015

Nataliya Vostretsova, 9346 Dixon Avenue, expressed concern with respect to (i) the potential residents of the proposed development, (ii) the ownership of the units on-site, and (iii) maintenance of the proposed development.

In reply to queries from the Panel, Ms. Clark noted that Habitat for Humanity is an international organization that helps low income families attain homeownership.

Ms. Clark spoke of Habitat for Humanity's application process, noting that (i) partner families must have an annual income of \$35,000 to 65,000, (ii) partner families contribute work hours or "sweat equity" towards construction of their home, (iii) Habitat for Humanity remain owners of the property, (iv) housing costs are reviewed and calculated with the partner family, (v) partner families are responsible for property maintenance and Habitat for Humanity upholds maintenance standards for properties, (vi) Habitat for Humanity conducts an annual review of the partner families, (vii) Habitat for Humanity homes cannot be sold in the open market and must be returned to Habitat for Humanity if partner families wish to relocate, and (viii) partner families will receive the balance of equity payments once the homes are returned to Habitat for Humanity.

Chui Shum, 8320 Dayton Court, commented on the proposed development and expressed concern regarding (i) access to proposed Dayton Court fronting properties, (ii) common area maintenance, and (iii) traffic.

Correspondence

James and Joanne Anderson, 8395 Dayton Court - March 24, 2015 (Schedule 3)

Mr. Anderson and Ms. Anderson, 8395 Dayton Court - March 24, 2015 (Schedule 4)

John and Lorraine Dowdall, 8455 Dayton Court - March 25, 2015 (Schedule 5)

Mr. Dowdall and Ms. Dowdall, 8455 Dayton Court - March 25, 2015 (Schedule 6)

Ms. Dowdall, 8455 Dayton Court - March 25, 2015 (Schedule 7)

Anna Popok, 9400 Dayton Avenue (Schedule 8)

Tay and Harvey Schwarzbauer, 7627 Dayton Court (Schedule 9)

Paul Lam, 8231 McBurney Court (Schedule 10)

Troy Junge, 8426 Dayton Court (Schedule 11)

Discussion ensued with regard to the architectural form and character of the proposed development and in reply to queries from the Panel, Mr. Craig noted that prior to subdivision, the proposed development would require registering a covenant on title, specifying design elements. He added that changes to the architectural form and character can be made prior to the approval of the subdivision application.

Panel Discussion

Discussion ensued with regard to (i) public consultation, (ii) reviewing the proposed development's design, (iii) on-site visitor parking, and (iv) site access.

Development Permit Panel
Wednesday, March 25, 2015

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

It was moved and seconded

That the staff report titled Application by Habitat for Humanity Society of Greater Vancouver for a Development Variance Permit at 8180 Ash Street, dated March 2, 2015, from the Director, Development, be referred back to staff to review:

- 1. community feedback and additional community consultation for the proposed development;*
- 2. the proposed architectural design of the proposed development; and*
- 3. on-site vehicle visitor parking, site manoeuvring within the site and access to the site from Dayton Court;*

and report back to the Wednesday, April 29, 2015 Development Permit Panel.

CARRIED

4. Development Permit 14-659747

(File Ref. No.: DP 14-659747) (REDMS No. 4460911)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATION: 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of a development with two (2) two-storey commercial buildings totalling 2368 m² at 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road on sites zoned "Auto-Oriented Commercial (CA);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required manoeuvring aisle width from 7.5 m to 6.0 m (Section 7.5.5); and
 - b) reduce the required setback of parking from property lines abutting a road from 3.0 m to 2.7 m and reduce the required setback of parking from other property lines from 1.5 m to 0.0 m (Section 7.5.17).

Applicant's Comments

Marco Ciriello, Lo Studio Architecture, briefed the Panel on the proposed development regarding (i) urban design, (ii) architectural form and character, (iii) conditions of adjacency, (iv) site access, and (v) vehicle parking.

Development Permit Panel

Wednesday, March 25, 2015

Mr. Ciriello noted that (i) the site is divided into two sites by Douglas Road, (ii) the site is constrained by the Canada Line guide way, (iii) the north site is proposed to have retail on the ground floor and a restaurant on the second floor, (iv) the south site is proposed to have retail on the ground floor and offices on the second floor, (v) parking will be located along the western portion of the site adjacent to the rear lane, (vi) a statutory right-of-way is provided as a condition of rezoning in front of the retail spaces to create a wider sidewalk, and (vii) the ground floor features continuous shop front glazing and some glazing in the second floor.

Meredith Mitchell, M2 Landscape Architects, commented on the landscaping and open space design, noting that (i) the frontage will feature a wider walkway, (ii) an existing tree along the southeast corner of the south site will be retained, (iii) the roof will feature an attractive façade using different types of material that will be visible from the Canada Line, and (iv) the landscaping along the existing Canada Line building on-site will feature a decorative aggregate.

In reply to queries from the Panel, Ms. Mitchell advised that the proposed walkway is approximately 3.0 metres wide.

In reply to queries from the Panel with regard to pedestrian traffic utilizing the building's canopy, Mr. Ciriello advised that the canopy is fairly continuous and in the areas where there are gaps, the building provides some overhang.

Staff Comments

Mr. Craig advised that the site is constrained by the Canada Line and that the applicant worked with staff to achieve the City's design objectives. Also, he advised that the proposed variances are related to the on-site parking and a reduction in the manoeuvring aisle width. He added that the reduction in manoeuvring aisle width allows for two-way traffic and there are also proposed setback variances to vehicle parking spaces on-site.

Gallery Comments

Henry Davies, 8560 River Road expressed concern regarding the proposed development with respect to (i) development notification signage on-site, (ii) notification process, and (iii) the proposed road dedication adjacent to the site.

Jack Chan, 8500 River Road, expressed concern with regard to (i) proposed developments in the area, (ii) the proposed road dedication adjacent to the site, and (iii) property values in the area.

Development Permit Panel

Wednesday, March 25, 2015

Discussion ensued with regard to the road dedication process. The Chair noted that new road dedications are created through the rezoning process. As part of the rezoning process, developers allocate portions of the property for road dedication if required by the City. Also, he noted that current property owners are not obligated to relinquish land to the City for road dedication and that allocation for road dedication would typically only occur through a redevelopment application. He added that sites required for road dedication do not necessarily decrease in value since developers may require the site to proceed with development.

Discussion then ensued with respect to the City Centre Area Plan, and the Chair noted that the City conducted broad public consultation on the Plan three years ago with the conceptual plans for long-term development.

Mr. Chan noted that he was approached by developers with regard to acquiring portions of the rear lane. In reply to queries from the Panel, Mr. Craig advised that the development may proceed without acquiring portions of the rear lane.

Discussion ensued with regard to the proposed light standards on the adjacent property. Mr. Craig advised that a servicing agreement for frontage improvements is forthcoming and is required before the rezoning can proceed.

Correspondence

Mr. Davies, 8560 River Road and Mr. Chan, 8500 River Road, March 23, 2015 (Schedule 12)

Mr. Davies, 8560 River Road, March 25, 2015 (Schedule 13)

Discussion ensued with regard to development notification signage on-site and in reply to queries from the Panel, Mr. Craig advised that there is signage along the Bridgeport Road frontage.

Phillips Paul Barristers and Solicitors on behalf of Maxwell Holdings Ltd., 8500 River Road (Schedule 14)

Juan and Stephanie Recavarren, 8580 River Road (Schedule 15)

Thomas Fairbrother, 8540 River Road (Schedule 16)

In reply to queries from the Panel, Mr. Craig noted that through the rezoning of the subject property, the Official Community Plan was amended to introduce the Douglas Street extension to River Road.

Panel Discussion

Discussion ensued with regard to (i) the proposed road dedication adjacent to the site, (ii) the architectural form and character of the proposed development, and (iii) the forthcoming servicing agreement.

Development Permit Panel
Wednesday, March 25, 2015

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a development with two (2) two-storey commercial buildings totalling 2368 m² at 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road on sites zoned "Auto-Oriented Commercial (CA);"* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the required manoeuvring aisle width from 7.5 m to 6.0 m (Section 7.5.5); and*
 - b) *reduce the required setback of parking from property lines abutting a road from 3.0 m to 2.7 m and reduce the required setback of parking from other property lines from 1.5 m to 0.0 m (Section 7.5.17).*

CARRIED

The meeting was recessed at 5:53 p.m.

The meeting reconvened at 5:56 p.m. with all members of Development Permit Panel present.

5. Development Permit 13-644888

(File Ref. No.: DP 13-644888) (REDMS No. 4448352)

APPLICANT: Balandra Development Inc.

PROPERTY LOCATION: 8600 and 8620 No. 2 Road

INTENT OF PERMIT:

1. permit the construction of nine (9) townhouse units at 8600 and 8620 No. 2 Road on a site zoned "Low Density Townhouses (RTL4);"
2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m;
 - b) reduce the front yard setback from 6.0 m to 5.4 m; and
 - c) permit seven (7) small car parking spaces.

Development Permit Panel

Wednesday, March 25, 2015

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., briefed the Panel on the proposed development, with respect to (i) urban design, (ii) architectural form and character, and (iii) vehicle parking.

Mr. Fougere commented on the proposed development noting that (i) the proposed development will consist of nine townhouses, (ii) five units will face No. 2 Road and two duplexes will be located along the eastern portion of the site, (iii) there will be one adaptable unit, (iv) the exterior will feature brick materials, (v) the outdoor amenity will be centralized within the proposed development, and (iv) all units will have two vehicle parking spaces.

Staff Comments

Mr. Craig advised that the applicant worked with staff to reduce building height for units along the rear property line and the development will be designed to achieve EnerGuide 82 standards.

Panel Discussion

In reply to queries from the Panel, Mr. Fougere noted that each unit will have bicycle storage.

Correspondence

So Yim and Wong Yin, 8591 Delaware Road (Schedule 17)

In reply to queries from the Panel, Mr. Craig advised that the proposed development meets the bylaw requirement for vehicle parking on-site.

Petition Received on March 24, 2015 (Schedule 18)

Petition Received on March 25, 2015 (Schedule 19)

Fred and Peggy Baaske, 8561 Delaware Road (Schedule 20)

Sea Seng Lo and Wai Peggy Lo, 8611 No. 2 Road (Schedule 21)

Chun Yeung Lee, 8731 No. 2 Road (Schedule 22)

In reply to queries from the Panel, Mr. Craig advised that the applicant has addressed concern regarding perimeter hedge maintenance with adjacent property owners.

Gallery Comments

None.

Development Permit Panel
Wednesday, March 25, 2015

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of nine (9) townhouse units at 8600 and 8620 No. 2 Road on a site zoned "Low Density Townhouses (RTL4);"* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m;*
 - (b) *reduce the front yard setback from 6.0 m to 5.4 m; and*
 - (c) *permit seven (7) small car parking spaces.*

CARRIED

6. Development Permit 14-658285

(File Ref. No.: DP 14-658285) (REDMS No. 4497016)

APPLICANT: Western Gardenia Garden Holdings Ltd.

PROPERTY LOCATION: 7571 and 7591 St. Albans Road

INTENT OF PERMIT:

1. Permit the construction of sixteen (16) three storey townhouse units on a consolidated lot including 7571 and 7591 St. Albans on a site zoned "High Density Townhouse (RTH4);"
2. vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building;
 - b) increase the maximum bay window projection from 0.6 m to 0.9 m to the south property line adjacent to Jones Road; and
 - c) allow seven (7) small car parking stalls at the site.

Applicant's Comments

Mr. Fougere briefed the Panel on the proposed development, noting that (i) the proposed development is surrounded by multi-family dwellings, (ii) the proposed development is three storeys high and the ground floor is on a podium, (iii) the proposed drive aisle and the parking stalls are covered, (iv) the proposed development has 16 units with one adaptable unit, (v) the proposed development has a traditional character that blends with the neighbourhood, and (vi) portions of the site were not raised to flood plain level in order to retain trees.

Development Permit Panel

Wednesday, March 25, 2015

Staff Comments

Mr. Craig noted that the proposed development includes a variance to permit seven small car stalls and that the overall parking on-site exceeds zoning bylaw requirements. He added that the proposed development will be built to achieve EnerGuide 82 standards.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of sixteen (16) three storey townhouse units on a consolidated lot including 7571 and 7591 St. Albans on a site zoned "High Density Townhouse (RTH4);"* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building;*
 - (b) *increase the maximum bay window projection from 0.6 m to 0.9 m to the south property line adjacent to Jones Road; and*
 - (c) *allow seven (7) small car parking stalls at the site.*

CARRIED

7. Development Permit 14-677534

(File Ref. No.: DP 14-677534) (REDMS No. 4525740)

APPLICANT: Omni 7771 Alderbridge Corp. Inc.

PROPERTY LOCATION: 7008 River Parkway and 7771 Alderbridge Way

INTENT OF PERMIT:

1. Permit the construction of a 324-unit apartment project in two (2) six-storey buildings over connected concrete parking structures located at 7008 Alderbridge Way and 7771 Alderbridge Way; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required exterior side yard setbacks for portions of partially below-grade parking structures from 3.0 m to 0.0 m on the west side of the site along Cedarbridge Way;

14.

Development Permit Panel

Wednesday, March 25, 2015

- b) reduce the required interior side yard setback for limited portions of partially-below grade parking structures from 1.5 m to 0.0 m along the east property line of the site;
- c) reduce the required rear yard setback for the attached below-grade parking structures from 1.5 m to 0.0 m on both sides of the future property line that will separate the two (2) future lots to be subdivided within the site;
- d) reduce the required visitor parking from 0.20 spaces/dwelling unit to 0.15 spaces/dwelling unit for the development; and
- e) reduce the requirement for the provision of one (1) WB-17 loading space to zero (0).

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., briefed the Panel on the proposed development, noting that (i) the applicant is proposing changes to Building 3 to provide additional parking within a second above-grade parking level, (ii) the proposed grading changes will create two amenity zones, and (iii) the lower level wall will be screened using landscaping.

Panel Discussion

In reply to queries from the Panel, Mr. Craig noted that the proposed grade changes will not detract from the usability of the amenity spaces.

In reply to queries from the Panel, Mr. Yamamoto advised that displaced units will be located in the upper floors of the proposed development.

Eric Hughes, Onni Corp., commented on the parking on-site, noting that the proposed changes in design were related to additional customer demand for parking and as a result, the number of vehicle parking on-site exceeds rezoning bylaw requirements.

Staff Comments

Mr. Craig advised that a greenway connection will be provided along the south side of the proposed development.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel
Wednesday, March 25, 2015

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a 324-unit apartment project in two (2) six-storey buildings over connected concrete parking structures located at 7008 Alderbridge Way and 7771 Alderbridge Way; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the required exterior side yard setbacks for portions of partially below-grade parking structures from 3.0 m to 0.0 m on the west side of the site along Cedarbridge Way;*
 - (b) *reduce the required interior side yard setback for limited portions of partially-below grade parking structures from 1.5 m to 0.0 m along the east property line of the site;*
 - (c) *reduce the required rear yard setback for the attached below-grade parking structures from 1.5 m to 0.0 m on both sides of the future property line that will separate the two (2) future lots to be subdivided within the site;*
 - (d) *reduce the required visitor parking from 0.20 spaces/dwelling unit to 0.15 spaces/dwelling unit for the development; and*
 - (e) *reduce the requirement for the provision of one (1) WB-17 loading space to zero (0).*

CARRIED

8. New Business

9. Date of Next Meeting: Wednesday, April 15, 2015

10. Adjournment

It was moved and seconded

That the meeting be adjourned at 6:21 p.m.

CARRIED

Development Permit Panel
Wednesday, March 25, 2015

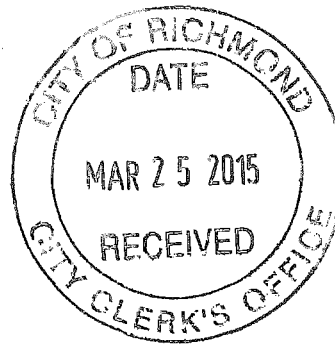
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 25, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

March 25, 2015

Development Permit Panel
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1



ATT: DEVELOPMENT PERMIT PANEL

RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER

The Habitat for Humanity Society of Greater Vancouver is requesting to vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and to vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and 0.60 m for proposed Lot 6. These are not minor variances nor will the effect of these variances be minor to the residents of Dayton Court who will be most negatively affected by the variances, subsequent subdivision and construction of the proposed homes.

The Society held a Public Information Meeting on October 1, 2014 at South Arm Community Centre. The meeting was well attended by the residents of Ash Street, Dayton Court and McBurney Drive considering it was not held at nearby DeBeck Elementary but rather at South Arm a considerable distance away which results in a lower turnout.

The residents who attended the meeting raised a number of serious concerns with the proponents at the meeting including the invasive form of architecture and the limited amount of parking particularly for the homes to access Dayton Court.

There was no character study of the surrounding neighbourhood presented, only renderings of the buildings inserted into the existing streetscape. The proposed buildings bear no resemblance to any homes in the immediate or extended neighbourhood. The existing homes, particularly on Dayton, are all two storey with cedar siding and either shake or asphalt shingle roofs. They all have either a two car garage or a garage and carport. The proposed buildings will be using stucco, hardy board and metal roofs and provide only two carports per building. There are no elements of this new architecture that relates in any way to the existing form and character of the long established homes in the neighbourhood. We are told that architecture similar to the proposed new buildings is being well received in Vancouver and therefore the residents of this neighbourhood should love it too. We emphatically do not and believe it is a blight and will be an unwanted vulgar intrusion into a well-established neighbourhood for years to come.

A quick review of the written submissions from the Public Information Meeting reveals consistent concerns for the lack of parking, inappropriate architecture and traffic. It's not surprising that several of the residents commented that they thought the buildings looked "cheap" after viewing the architecture and materials compared to the existing neighbourhood. There were no comments supporting the proposed development.

While not only is the architecture and materials dramatically different from the existing neighbourhood, the entire concept of the homes is different as well. The surrounding neighbourhood (with the exception of the nearby townhouse project) is a community of single family homes. The new buildings are not new homes with a suite they are purpose designed to be a duplex pretending to be a single family home. This significantly alters the look and presentation of the home. None of the homes on Dayton for instance have a secondary suite or could even be converted to accommodate one.

As a result of these duplex like homes being proposed the two parking stalls per home are going to be woefully inadequate. The design of the homes and site plan does not allow for parking in the driveway if the carport is being used for other uses (which is quite likely to be the case as the housing units are very small) as is the case in a typical single family home. The driveway will be shared with six units. With the

potential for at least twelve cars in this incredibly confined space the vehicles will have no place to go but onto the street. And, since these units are located at the end of a cul-de-sac where there is no opportunity for street parking the vehicles will be spread down the length of Dayton Court imposing on the existing home owners forever.

The residents signed below oppose not only the variance but the entire development in the strongest possible manner and respectfully request that the application by the Habitat for Humanity Society of Greater Vancouver for the said variances be denied.

Thank you for considering the concerns of existing residents in the neighbourhood.

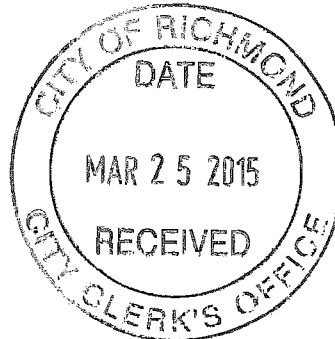
Signature	Print Name	Address
	Songting Lu	8480 Dayton Crt
	Joseph Yang	8440 Dayton Crt
	Shelia Kuhn	8486 Dayton Crt
	Henry Han	8480 Dayton Crt
	MILLIE ANG	3571 Dayton Ave
	Chiu Yu Yan	8440 Dayton Crt
	KONG LAI	8420 Dayton Crt
	HELENA	8420 Dayton Crt
	KONG LI	8406 Dayton Court
	Danny Lai	8406 Dayton Court
	Shirley Kwong	8400 Dayton Court
	MICHAEL LI	8400 Dayton Court
	Henry Leung	8386 Dayton Court
	LEUNG CHONG YUEN	8386 Dayton Crt
	YEUNG CHAM KWAN	8366 Dayton Crt
	Chen Pei Huen	8366 Dayton Crt
	HO TIM WAI	8366 Dayton Crt
	Bin Wan	8100 Ash Street
	Man Li	8100 Ash Street
	Benjamin Lin	8020 Ash St.
	O. BRERETON	8211 McBurney Crt
	Troy Jung	8426 Dayton Court
	Anna Jung	8426 Dayton Court
	Brian DAVENPORT	8435 Dayton Court

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

8435 Dayton Court
Richmond, B.C.
V6Y 3H6
604-241-0867

March 24, 2015

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



ATT: DEVELOPMENT PERMIT PANEL

RE: Development Variance Application #DV 14-658670
8180 Ash Street

As a resident of Dayton Court for going on 29 years our family has enjoyed our quiet cul-de-sac and the many families that have come and gone over that time period. Currently we have more pre-school and early school aged children than ever before which makes for a delightful street carnival of noise and activity virtually every evening and weekend during our warmer dryer months. The quiet safe cul-de-sac was a primary reason for picking this location when we purchased our home when our son was of a similar age. I suspect many of our current neighbours chose this location for the same reason.

We have always enjoyed the beautiful street trees and the design and character of the homes on our little Court. For almost 30 years they have aged well and still look good today. While not cookie cutter repetitions of each other, the homes bear a similarity that just "fits" into our street while providing some diversity and individuality.

Unfortunately the application before you, if successful, would destroy much of what we and our neighbours love about our quiet cul-de-sac. The proposed architecture is jarring and offensive. It makes no attempt to relate to the surrounding homes with its angular and asymmetrical lines, open car ports and virtually no front yard. These homes and the entire development will be intrusive and the proponent has obviously made no effort to be sympathetic to their new neighbours. Not even the most optimistic observer would expect that all the necessary parking can be provided on site with six units being stuffed into this extremely narrow access opening. The significant additional street parking and traffic (whether travelling below the speed limit or not) will be intrusive and disruptive to the many children who play regularly on this street as all the new traffic will have to navigate the full length of the street.

I personally have some concerns regarding the process for this application's review. I'm not sure why the Public Information Meeting couldn't be held at DeBeck nearby rather than South Arm. Holding these meetings in the immediate neighbourhood where residents are able to walk to these meetings results in a much higher turnout. I'm sure an appropriate date could have been arranged.

At the meeting itself the proponents, for the most part, were pleasant and informative but didn't appear to be particularly interested in our comments, critique or suggestions for changes. I was particularly disturbed by the Chief Executive Officer of Habitat for Humanity refusing to talk to me about their project before she left at the end of the meeting. Written feedback from the local residents is always important and many took the opportunity to complete the forms and leave them with the proponents. I note that they were included in the report in front of you today that is with the exception of my submission which has been left out of the package. I'm not sure how many others might have been left out as well.

I was surprised, considering all of the submissions had serious concerns about the project and had expressed their disapproval that the report and the comments from the proponents and their staff conclude that:

"The applicant has satisfactorily demonstrated that the lots can be developed in a manner that minimizes the impact of development on the existing neighbourhood";

"We feel our design will bring a sense of place to the surrounding neighbourhood and will be something that the communities will help build and take pride in";

"The discussions that I took part in related to form and character were positive. An understanding of the architecture and its need to be practical in its use of materials being low maintenance were received positively";

"For the public who were interested and wanted to engage in conversation with us it was our feeling that this was well received related to form design and character of the buildings".

They must have been listening to different conversations and reading different comment sheets than the rest of us. Interestingly, all of the concerns of the neighbourhood were deftly dealt with without ever changing a single line on a plan or page between the Public Information Meeting and the meeting here today. Almost six months and not a single change in response to community concerns!

The proponents have done a very poor job of consultation and designing a project that is appropriate for a long established community and have shown no interest in addressing any of the concerns of form and character and parking that have been repeatedly identified by the neighbourhood.

My wife and I would respectfully request that you deny this application before you today and preserve the character of our little area of Richmond for us and our neighbours.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Brian Dagneault", with a stylized flourish at the end.

Brian Dagneault CIP, RPP

Subject: FW: Ash Street Habitat for Humanity Project

From: Andersons <jtja@shaw.ca>
Date: March 24, 2015 at 10:24:24 PM PDT
To: <ccarlile@richmond.ca>
Subject: Ash Street Habitat for Humanity Project

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DVP 14-658670</u>

Hello Ms. Carlile,

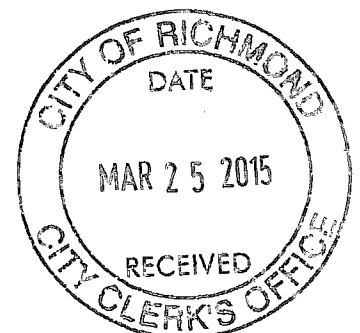
We have enjoyed living on Dayton Court since 1985, it is a very quite cul-de-sac, one of the reasons why we bought on this particular street.

We feel the proposed design plans for this property do not fit with the flow of this neighbourhood, much too crowded!

We are not in agreement with driveway access to the Ash Street project from Dayton Court. It would definitely change the quiet of the street we have all cherished.

How much parking is being planned for homeowners and renters?

James and Joanne Anderson



Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

Subject: FW: Ash Street Habitat for Humanity Project

To Development Permit Panel
Date: March 25, 2015
Item # 3
Re: B180 Ash Street
DVP 14-658670

From: Andersons [mailto:jtja@shaw.ca]
Sent: Tuesday, 24 March 2015 22:28
To: Gonzalez, Robert
Subject: Ash Street Habitat for Humanity Project

Hello Mr. Gonzalez,

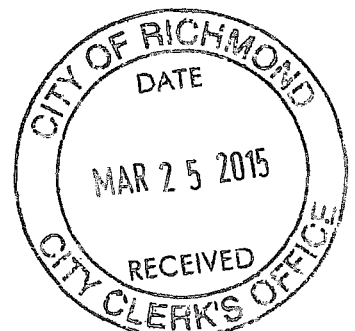
Our family has enjoyed living on Dayton Court since 1985, it is a very quite cul-de-sac, one of the reasons why we bought on this particular street.

We feel the proposed design plans for this property do not fit with the flow of this neighbourhood, much too crowded!

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How much parking is being planned for homeowners and renters?

James and Joanne Anderson



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

Subject: FW: Development Permit Panel - 8180 Ash Street

From: Lorraine Dowdall <dowdalls@shaw.ca>
Date: March 24, 2015 at 7:56:50 PM PDT
To: <ccarlile@richmond.ca>
Subject: Development Permit Panel - 8180 Ash Street

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DVP 14-658670</u>

Cathy,

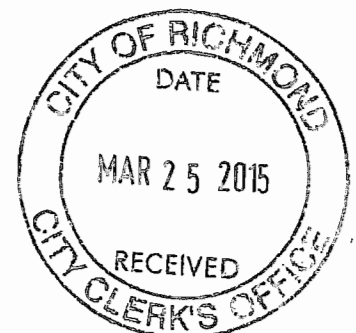
I am not able to attend the March 25, 3:30 pm meeting to be held at Richmond City Hall regarding the above development permit at 8180 Ash Street by Habitat for Humanity Society of Greater Vancouver.

I did attend the Public Information meeting on October 1, 2014 at South Arm Community Centre. I do not support the variance changes proposed. I am not impressed with the type of housing that is being proposed to be built on the 8180 Ash Street site. The housing proposal does not fit in with the existing architecture on Dayton Court. I don't object to housing on the existing site but suggest keeping the same lot size with less homes being built on the land.

Lorraine & John Dowdall
8455 Dayton Court
Richmond



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www.avast.com



CNCL - 259

Schedule 6 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

Subject: FW: Development Permit Panel, 8180 Ash Street

To Development Permit Panel
Date: March 25, 2015
Item # 3
Re: 8180 Ash Street
DUP 14-658670

From: Lorraine Dowdall [mailto:dowdalls@shaw.ca]
Sent: Tuesday, 24 March 2015 19:58
To: Gonzalez, Robert
Subject: Development Permit Panel, 8180 Ash Street

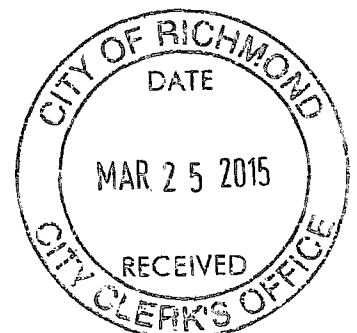
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Lorraine & John Dowdall
8455 Dayton Court
Richmond



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www.avast.com



CNCL - 260

Development Permit Panel
Date: March 25, 2015
Issue: 3
Re: 8180 Ash Street
DPP 14-658670

From: Lorraine Dowdall <dowdalls@shaw.ca>

Date: March 24, 2015 at 19:53:25 PDT

To: <jerceg@richmond.ca>

Subject: Intent of Permit - Development Permit - 8180 Ash Street, Habitat for Humanity Society of Greater Vancouver

Sir,

I am not able to attend the March 25, 3:30 pm meeting to be held at Richmond City Hall regarding the above development permit at 8180 Ash Street by Habitat for Humanity Society of Greater Vancouver.

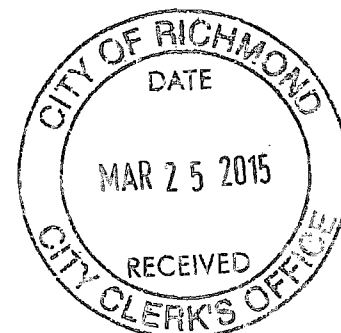
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Lorraine Dowdall



This email has been checked for viruses by Avast antivirus software.

www.avast.com



Schedule 8 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

From: Anna Popok [annapopok@yahoo.ca]
Sent: Tuesday, 24 March 2015 9:39 PM
To: Nikolic, Diana
Subject: 8180 Ash Street

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash Street</u>
<u>DVP 14-658670</u>

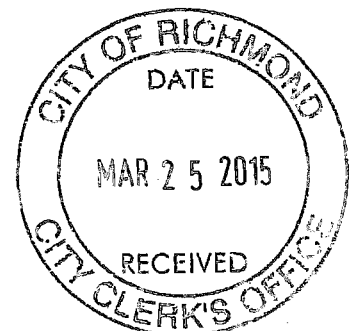
Sent from my iPad

Dear City Planners!

I am writing on behalf of the people who were privileged to live in this wonderful neighborhood for more than 15 years. We raised our kids here and hoping to raise our grandchildren. It is one of the most charming and safe single family housing establishments in Richmond.

I do not think that proposed development would agree with existing bylaw. This housing will interfere with our infrastructure and will affect safety of the whole neighborhood.

Sorry to raise my concern so close to the hearing. I was completely in the dark about city plans even though I reside in 9400 Dayton Av. I think it is outrageous not to inform the residents about City's plans. At list in 2007 and 2011 we were well aware about the situation...



CNCL - 262

Schedule 9 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

Subject: FW: Habitat for Humanity project on Dayton Court
Attachments: Letter to Development Permit Panel.doc

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>8180 Ash St.</u> <u>DVP 14-658670</u>

From: harvey7627@comcast.net [mailto:harvey7627@comcast.net]

Sent: Wednesday, 25 March 2015 10:20

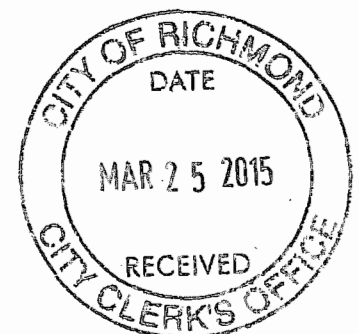
Subject: Habitat for Humanity project on Dayton Court

As a concerned homeowner my wife and I oppose the subject development for the following reasons.

1. Parking will be an issue.
2. Architecturally the project does not suite the neighborhood.
3. Additional traffic, 12 additional vehicles traveling to 1 driveway on Dayton Court plus any visitors or maintenance vehicles. No home on Dayton Court receives that much vehicle traffic.

Respectfully,

Tay and Harvey Schwarzbauer
7627 Dayton Court
Richmond, B. C. V6Y-3H6



CNCL - 263

March 25, 2015

Development Permit Panel
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1



ATT: DEVELOPMENT PERMIT PANEL

RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER

The Habitat for Humanity Society of Greater Vancouver is requesting to vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and to vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and 0.60 m for proposed Lot 6. These are not minor variances nor will the effect of these variances be minor to the residents of Dayton Court who will be most negatively affected by the variances, subsequent subdivision and construction of the proposed homes.

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While not only is the architecture and materials dramatically different from the existing neighbourhood, the entire concept of the homes is different as well. The surrounding neighbourhood (with the exception of the nearby townhouse project) is a community of single family homes. The new buildings are not new homes with a suite they are purpose designed to be a duplex pretending to be a single family home. This significantly alters the look and presentation of the home. None of the homes on Dayton for instance have a secondary suite or could even be converted to accommodate one.

As a result of these duplex like homes being proposed the two parking stalls per home are going to be woefully inadequate. The design of the homes and site plan does not allow for parking in the driveway if the carport is being used for other uses (which is quite likely to be the case as the housing units are very small) as is the case in a typical single family home. The driveway will be shared with six units. With the

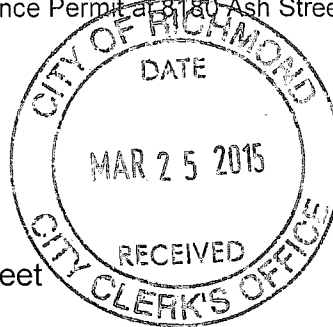
Schedule 10 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

From: Y.W. Lam [paul.lam@live.ca]
Sent: Tuesday, 24 March 2015 11:02 PM
To: CityClerk
Cc: Bob; Nikolic, Diana; brian@dagneaultplanning.com; forenzsx@hotmail.com
Subject: Development Variance Permit at 8180 Ash Street

Importance: High

To: Director City Clerks Office
c.c. City Planner, Diana Nikolic

Ref: File DV 14-658670 - 8180 Ash Street



To Development Permit Panel	
Date:	March 25, 2015
Item #	3
Re:	8180 Ash Street
	DVP 14-658670

Dear Mr. Weber,

Please accept this email as my written submission to the Development Variance Panel for consideration at the meeting tomorrow (March 25, 2015).

This submission could be read in conjunction with my letter of October 15, 2014 addressed to the Habitat for Humanity, a copy of which is included in Appendix 5 of the Staff Report of March 2, 2015 under Item 3 of the Meeting Agenda. For ease of reference, part of my letter is extracted below:

" General features that are of concern to the neighbourhood:

A.1 The 3 housing units facing Dayton Court with a shared driveway has posed concerns to the neighbourhood during the 2011 public consultation process (when BC Housing applied for the variance). Some of our neighbours suggest that it should only be 2 instead of 3 units. Insufficient parking for this complex may result in over-flow street parking on Dayton Court and Ash Street.

A.2 The proposed height of the new houses is apparently higher than the neighbours. This is contrary to what we were told by the Architect's surveyors when field measurements (including the elevation of our homes) were conducted some months ago.

A.3 The general features of this proposed scheme (in relation to height/building form/character) are likely to attract more attention from the surrounding community at large. In this connexion, we would like to know how many residents in the neighborhood had been notified of the Open House event, and whether notices had been placed in the local papers before the event."

With due respect, no one from the Habitat for Humanity, its Architect or the City have responded to my letter. Further, I must admit that I found no relief to my questions above after reading the Staff Report.

B.1 The reason given in the Staff Report in support of six units is that "reducing the number of lots would limit the impact of the innovative affordable home ownership model proposed.." (ref. page 5 of Staff Report). I remain to be educated as to what is the impact of the innovative model, and why is such impact considered more important than the impact to the neighbourhood. In response to the concern of insufficient parking, page 4 of the Report relies on the rationale that "two parking spaces per unit complies with the Zoning Bylaw". This does not adequately address parking needs for the tenants in the secondary suites, in addition to the home owners.

B.2 The final elevations of the new houses are still uncertain. They could be as much as 9.9 feet higher (per page 7 of the Report), despite the grade level could only be 1 foot higher than the crown of the road. The Architect is referring to two sets of numbers here (one set comparing the ground/grade level and another set comparing the top elevations between houses. Why are they making it so confusing to the readers?). As a matter of fact, the Report recognizes the potential interference to the neighbouring houses along the north and south edge of this site, and considers that the impact will not be significant on the southern edge due to separation provided by the existing fire-lane (emergency access lane). That leaves the problem on the north side unattended.

B.3 The "extended notification area" per Attachment 3 of the Report duly acknowledges the need for a wider circulation of the project portfolio. The attention given by the City Planner in this respect is appreciated. However in this particular case, a 50m radius of the subject site (plus Dayton Court) is not sufficient to cover the community at large, particularly for many nearby residents who are concerned with the development. I have spoken with quite a few neighbours on McBurney Drive and Ash Street who are surprised that they have no knowledge at all of this project.

In summary, with questions remain unanswered, and with no changes made by the applicant to realistically address the neighbourhood's concerns, I submit my request to the Panel to defer approval of the subject application.

Respectfully,

Paul Lam

8231 McBurney Court
Richmond, B.C.
V6Y 3H5
(Hard copy signed and mailed to the City Clerk Office for record)

Schedule 11 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

From: Troy Junge [<mailto:tjunge@gmail.com>]
Sent: Wednesday, 25 March 2015 15:19
To: Erceg, Joe
Subject: Zoning Variance on Dayton Court

Dear Mr. Erceg,

I want to write you to establish I have deep concern regarding the proposed zoning variances proposed for Habitat for Humanity development at the end of Dayton Court. The increased traffic to the end of our closed cul de sac will be unacceptable considering the frontage that it is intended to utilize. Based on the variance proposed we can easily expect up to 12 or more additional cars utilizing the road. With parking allotted 6 six spots and no room in the cul de sac to park these cars will end up attempting to park on a street already tight for free street parking. As you may or may not be aware most of the frontages in this Court are driveway already. I do understand that there are carports in the plans that have spots for 6 cars. But considering the size of the housing and additional suites and with prevalence of 2 car families this does not make sense. It would be irresponsible to city management and unfair to the existing owners and residents of Dayton Court.

Not to mention that there are many families with small children that live and play in the area. With the already long design of the court there are challenges with too many people speeding up and down it as it is. I have two children myself age 4 and 6, and there is easy a total of 20 children on this block of elementary age.

I hope you take my concerns seriously when contemplating the proposed variance to the property.

Best Regards,

Troy Junge

8426 Dayton Court
778-875-7131

CNCL - 268



Schedule 12 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

To Development Permit Panel	
Date:	March 25, 2015
Item #	4
Re:	21671, 2711, 2811, 2831, 2851, 2931, 2951, 2971, 2991 No 34 DP14-659747

March 23, 2015

Director, City Clerk's Office – Please forward this submission to both:

To: Development Permit Panel

To: City of Richmond Mayor and Council

From: Henry Davies

Jayker Holdings Ltd.- 8560 River Road

From: Jack T.K. Chan

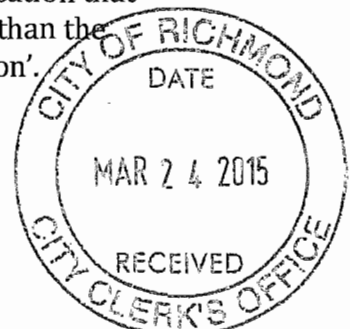
Wings Mould Canada Limited – 8500 River Road

**Re: Notice of Application for a Development Permit DP14-659747
Dava Developments Ltd.**

I, Henry Davies, own property at 8560 River Road, Richmond. I have been involved in the Bridgeport area since 1968 and built this building in 1975. I am a past Chairman of the Bridgeport Citizen's Committee and prepared an Area Plan for this area. I am also a past member of the Richmond Advisory Planning Commission.

My neighbor, Jack T.K. Chan, at 8500 River Road, came to me regarding a letter he received from the City of Richmond, and he was requesting my assistance. He has been approached again lately by Dava Developments to give the back of his property, the one they have marked on their development permit application as "future lane dedication". I looked up my file on the Dava Development rezoning application and I had the plans that they had given me but no written material. I had written a letter to the City outlining my objection to the designation of the back of my property at 8560 River Road also showing a strip marked 'future lane dedication'. I heard no more after that and assumed the rezoning had been approved without acknowledging my concern.

I suggested to Mr. Chan that he contact the planner in charge of this for the City of Richmond, which he did. He identified himself and expressed his concern that the rear of his property was marked 'future lane dedication'. The planner emailed him a link to the Richmond Community Plan that had a link to the Bridgeport Village Plan. This plan still shows the Dava property as Park. Mr. Chan came back and gave me the link. The Planner told him he did not have to give the strip of land at the rear of his property and that the meeting would be cancelled. The link she directed him to was huge and included both the Richmond Community Plan and the Bridgeport Village Plan, did not give him information regarding the dedication re the strip of land at the back of his property and most importantly did not show his property being used as the extension to Douglas Road nor could you glean any indication that his property was part of rezoning/development permit application other than the five foot strip across the rear of his property marked 'future lane dedication'.



Page 2

I searched and eventually found the status of Dava Developments rezoning. This information is not readily available and takes a great deal of searching. The maps appear to be the same as Dava had given me and there were approximately forty pages of documentation. I read this and much to my surprise two things stood out – three lines on PLN252 “***The CCAP is also proposed to be amended to extend a portion of Douglas Street as a minor street through the site, particularly from No. 3 Road to River Road. This road will be instrumental in servicing the future development potential of the waterfront lands to the west***”(attachment #1).

AND four lines on PLN 275 half a page up from the Mayor’s signature place at the end of this document in specific terms it reads:

“D. In the specific land use map: Bridgeport Village 2031 thereof, designating along the south property line of 2811 No. 3 Road through 8500 River Road, and along common property lines of 8431 and 8451 West Road, and 8480 and 8500 River Road “PROPOSED STREETS” (attachment #2). I was astonished. I have never seen on any plan produced by the City of Richmond or Dava Developments that indicate this road going through 8500 River Road other than in this application document for rezoning on the signature page.

This is no more than taking away the future of a small property owner and family business to benefit a large developer at no cost to the developer.

I went to the City Hall on March 16th with my letter from the City of Richmond where it states plans and staff reports would be available. The front desk contacted the planner, gave me the phone and I asked her if I could get the written documentation that goes with the application for the development permit or is that documentation the same as Dava’s rezoning application. I was told that the rezoning application has had three readings and was not finalized and it would be done at the same time as the development permit approval. I asked her if the written supporting information that goes with the Rezoning application was the same as it was then and she replied that it was. I told her I was able to get that off the internet but could she get me the plans and the supporting documentation for the Development Permit Application. She sent down the Report to Development Permit Panel with attachments. I copied them, reviewed the plans and the staff supporting documents. I must then assume that the documents for the rezoning and also the development permit are one and the same.

From the recent enquiries that Mr. Chan has made and I have made, there is no indication that a road is proposed to go through his property.

The **Douglas Road** extension is and should be no more than an access to the Dava Property. It should not be called Douglas Road. It is an entrance/exit to their property. If Dava and the City of Richmond have to close the lane to be shut off at Bridgeport then they will have to supply egress through their property. As a Park it was never to be shut off. Any plans to extend Douglas Road through the lane and

Page 3

through private property should be removed and should not go ahead. The Road Plans in the Bridgeport Village Area Plan show ample access to the developments proposed for Duck Island without any involvement of our lane or properties (attachment #3 copy of aerial view showing extension of Douglas Road if necessary).

The best and most sensible extension of Douglas Road West should be through property I understand is already owned by the City heading northwest from Douglas and Sexsmith to No 3 Road and Beckwith with half of it already a road and the other half already owned by the city which was the old road to the bridge that crossed to Marpole and not through any private property.

For those of us on River Road we have already been impacted enough.

History of Lane

Two sites on No. 3 Road were being prepped for new buildings right up to the rear lane property line. The lane behind me (8560 River Road) was less than ten feet wide. The other site was behind 8500 River Road. The building permits had not been issued and I asked the city and talked to the owners of these properties and told them if they would give up several feet of property I would do the same so the lane could be made more functional. I contacted all the property owners in the lane and I had confirmation that they would all participate except we did not get any from the two buildings being proposed. The City issued building permits and the buildings were built. Even though the lane was less than ten feet wide behind my property, the new building put their gas meter, dumpster and overhead door in the lane. I received a complaint from my rear tenant that my parking lot was being used as the access to the new Auto Repair Facility. I went ahead and built a two foot rear wall across the back of my property (which remains today) which meant no access for new repair facility and no more problems for my tenant. Some years later I received a legal letter from the City of Richmond saying they needed to acquire a five foot strip from the rear of my property saying they needed it for public utilities. I was able to prove that the City of Richmond had an alternative route which was shorter and would cost less, they abandoned their acquisition of my property. Dava Development's designation written on their rezoning application and development permit diminishes the value of my property and the property at 8500 River Road. Any loss of land to our smaller properties can greatly reduce the development opportunities of our properties.

Our side of the lane has given up enough land. In our block most of the properties on No. 3 Road lost their businesses and property because of the Canada Line along with many in the Bridgeport area. Because of the Canada Line construction 8580 River Road (Richmond frame and Steering) moved, 8560 River Road (Thatcher Gold Stamping), moved, 8540 River Road

Page 4

(acquired by Canada Line, 8520 River Road (Canada Post Office) (acquired by Canada Line) 8500 River Road (Johnson Controls now Wings Mould Canada). Both 8540 (now Don Dickey) and 8500 (now Wings Mould) lost their properties in other areas of the Bridgeport area due to the Canada Line and moved to our street. All the people on our side of the lane have lost views, had the sunlight blocked and restricted, and we have lost privacy. Our area has had to accept the Night Market noise, traffic congestion and restricted access to our street and properties. There is excessive noise from the cars on the Canada Line because it was built for straight lines and not the curve behind our properties. Most of us have accepted these realities as sacrifices for rapid transit because the land underneath was designated to be zoned a park after the Canada Line was built.

In 2009 The City of Richmond and Canada Line worked on a proposal to remove the Park, and developed conceptual drawings showing large buildings on the Park property and on all existing buildings on River Road in our Block. Without consultation of owners on River Road the city of Richmond worked with Canada Line to show all existing buildings removed and a plan of total redevelopment for our area (attachment #4 – 2009 design options City of Richmond). In these designs it showed removal of the lane from and including 8540 River Road north to the end of the lane at River Road. Although that proposed development by Canada Line did not go ahead the City rezoned and removed the planned park. The City subsequently sold the proposed park to Dava Developments. We have the Canada Line overhead. We have the Canada Line substation in the lane. The City allowed them to build this building right to the property line with their stairs, landing and slab protruding four feet into the lane.

If Dava Development and the City of Richmond cannot contain this proposed development on its own property without impacting our street, shutting off the lane, labeling and describing private property for future dedication for roads and lanes for the benefit of developers, they should scale back their development to what their site will support.

They are asking to reduce setbacks and providing a view for us of parked vehicles right up to the lane without screening. Dava Development's shows on its Plans street lights poles on our side of the lane. These lights must be on their side of the lane and better on the Dava property. Where they show them now they interfere with access to existing businesses and could impede redevelopment opportunities on our properties on River Road. We already supply the major overhead power lines and equipment to the airport on our front property line restricting our opportunity to build to our front property line.

Page 5

It appears Dava are asking to build a 1980's strip mall on land that the City designated as a Park but then sold to Dava Developments without consultation from the community. Because the City has sold this property to a Developer they are now in a decision making position and I believe a conflict of interest. It has the appearance of an arms length transaction whether the City is doing it correctly or not.

How can you allow a long time business and property owner (8500 River Road – Wings Mold Canada) have their property be part of a rezoning and development permit applications by a developer with the rezoning already had third reading and then even after they have made reasonable enquiries to the City of Richmond and still not been made aware of a road proposal though their property?

We request the following:

- Remove all reference to 'future lane dedication' that are on 8560 and 8500 River Road at the rear of both properties.
- Remove any reference to 8500 River Road being used as an extension of any road through to River Road to support Duck Island development.
- Screening to be placed along the Dava Development property to block the view of parked vehicles.
- Require any street light poles in lane to be placed on the Dava Development property and not in the lane.
- Require any lane drainage is collected in the lane and not directed to the west side of the lane./
- Have the Canada Line building remove their stairs from protruding into the lane and instead have them put a new access to their building on property they own.

Attachments

PLN 252

PLN 275

Aerial View

2009 Design Options City Richmond

Bridgeport Village Maps 2031

ATTACHMENT #1

July 4, 2013

- 6 -

RZ 11-566630

Based on Council's comments, staff recommend that the existing park designation along the west side of No. 3 Road be replaced with an "orange diamond" to indicate "Neighbourhood Park (Future to 2013) – Configuration & Location to be Determined". An "orange diamond" would be added to the Bridgeport Village map in the vicinity of No. 3 Road. The configuration, location and timing of the park will depend on the level of local development activity and related park demand.

The current "Park" designation along the west side of No. 3 Road will be removed and the affected lots will be designated as per the existing designation of adjacent lands to the north, south, east and west:

- To "Commercial" in the City of Richmond 2041 OCP Land Use Map.
- To "Urban Centre T5 (45 m)" (2 FAR) and "Village Centre Bonus" (1 FAR) in the CCAP.

The CCAP is also proposed to be amended to extend a portion of Douglas Street as a minor street through the site, particularly from No. 3 Road to River Road. This road will be instrumental in servicing the future development potential of the waterfront lands to the west.

Staff's review of the proposed development shows it to be consistent with City policies and supportive CCAP objectives for the Bridgeport Village, as indicated below:

a) Sustainable Development:

- **District Energy Utility (DEU):** The small low density site is not required to be "DEU-ready" as the estimated heating demand (primary demand would be cooling) would be too low to make it economical at this time.
- **Leadership in Energy and Environmental Design (LEED):** The CCAP requires that all rezoning applications greater than 2,000 m² in size demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, DEU, storm water management/quality). The developer has agreed to comply with this policy and will demonstrate this at Development Permit stage.
- **Tree Protection:** Richmond's Tree Protection Bylaw is intended to sustain a viable urban forest by protecting trees with a minimum diameter of 20 cm dbh (i.e. 1.4 m above grade) from being unnecessarily removed and setting replanting requirements. The developer's proposal satisfies the City policy, as they have agreed to save the only existing tree on the site, the significant London Plane at the intersection of No. 3 Road and Bridgeport Road. The tree is large (approximately 1.2 m dbh), in excellent health and a highly visible location. Confirmation of a contract with a registered Arborist for the protection of the tree is a requirement of rezoning. The Arborist needs to be involved in any planned work within the trees' dripline.

ATTACHMENT # 2

Bylaw 9041

Page 5

P.I.D. 004-209-028

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

P.I.D. 003-748-499

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-421

Lot 2 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-391

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

- d) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the south property line of 2811 No. 3 Road, through 8500 River Road, and along common property lines of 8431 and 8451 West Road, and 8480 and 8500 River Road "Proposed Streets".
 - e) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating a portion of the intersection of Beckwith Road and Sexsmith Road "Park - Configuration & location to be determined".
 - f) Making various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended.
3. This Bylaw may be cited as "Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9041".

FIRST READING

PUBLIC HEARING

SECOND READING

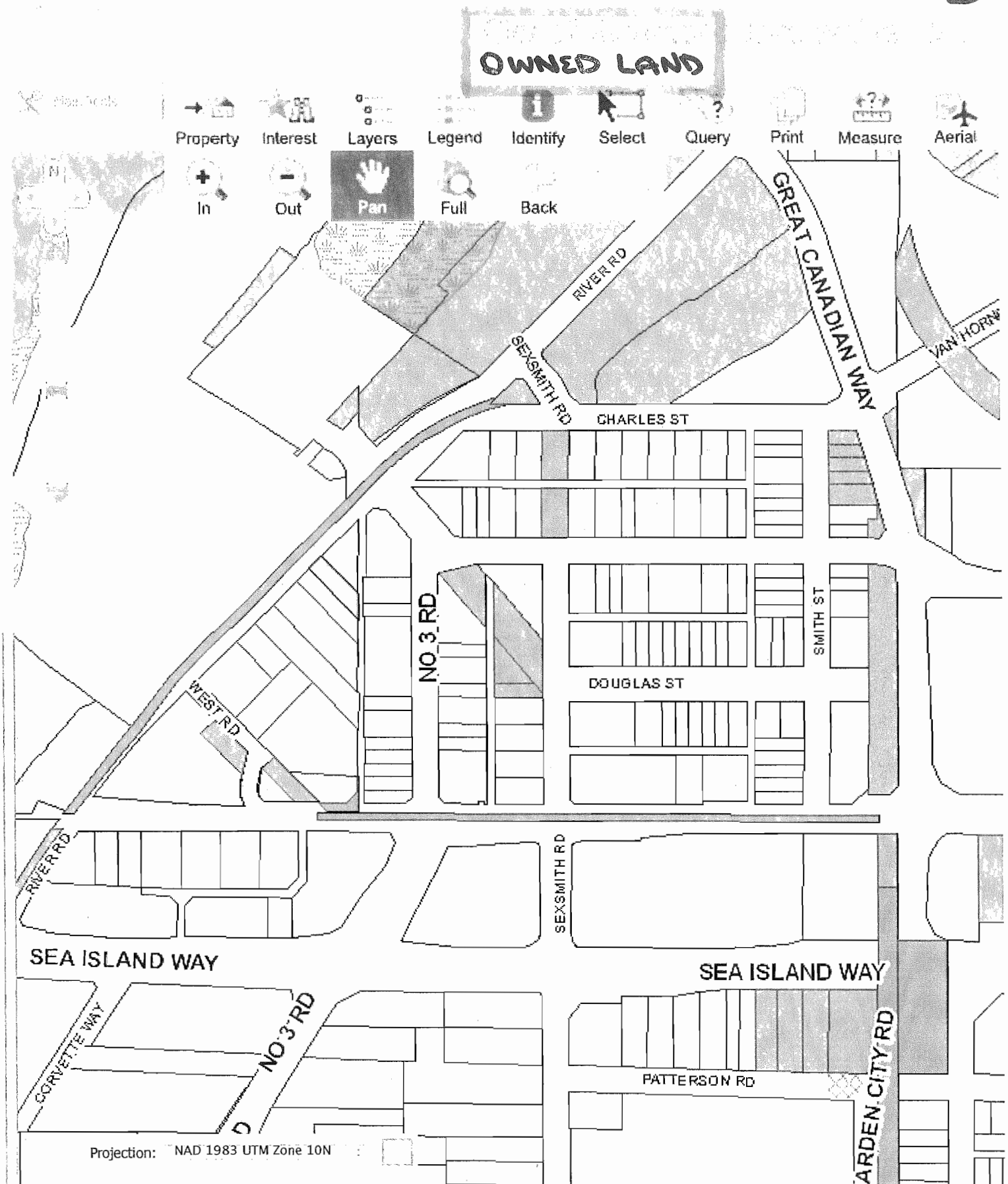
THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

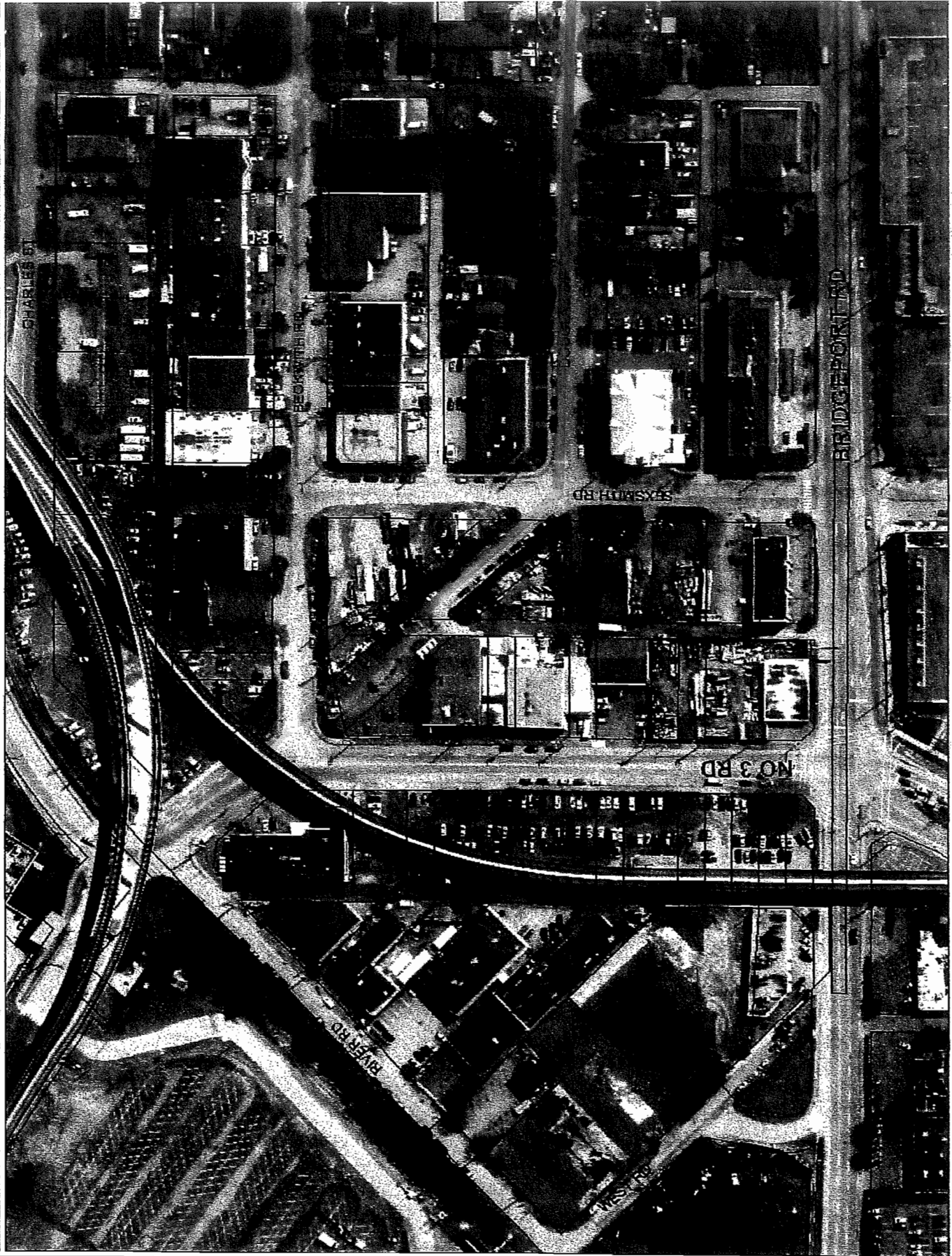
CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

#3



CNCL - 276

City of Richmond Interactive Map



This map is a user generated
is for reference only. Do

77.0 0 38.49 77.0 Meters

CNCL - 277



City of Richmond

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

Telephone (604) 276-4000

www.city.richmond.bc.ca

May 5, 2009

File: 08-4045-20-10/2009-Vol 01

Planning and Development Department
Fax: 604-276-4052

Canada Line
Suite 1650, 509 Granville Street
Vancouver, BC
V6C 1T2

Attention: Jane Bird
Chief Executive Officer

Dear Ms. Bird:

Re: Proposed Amendment to the City Centre Area Plan (CCAP) at 2671 - 2991 No. 3 Road

Thank you for meeting with Jeff Day, Terry Crowe, and myself on April 22, 2009, to review the proposed amendment to the CCAP, considered at Council on April 14, 2009, and its implications for the future development of your property. As we discussed:

Land Use Designation –

- The subject CCAP amendment bylaw would re-designate your site from “Park” to “Urban Centre T5 (45 m)”, which would enable it to be developed with some combination of commercial uses (i.e. typically retail at grade and office and/or hotel above);

Density –

- The maximum permitted density under the subject CCAP amendment would be 3.0 Floor Area Ratio (FAR), as per:
 - a) “Urban Centre T5 (45 m)” – 2.0 FAR maximum, for non-residential uses; plus
 - b) “Village Centre Bonus” – 1.0 FAR, for office uses only.
- The ability of a developer to maximize density on the subject site could be affected by:
 - a) Parcel size –
The CCAP Development Permit (DP) Guidelines, Sub-Area A.4 (as approved in July 2008), recommend a “minimum net development site size” of 45 m wide, 40 m deep; and 4,000 m² in area. Your site’s area and width exceed this recommendation, but its depth is smaller and is encumbered by the Canada Line guideway, columns, and power station. In light of this, staff undertook a preliminary development review of your site. (See attached) Based on this, staff are satisfied that your site has the potential to be attractively developed at densities of up to 3.0 FAR; however, development constraints inherent in the subject site must be recognized (e.g., tower floorplate width limitations, an inability to accommodate a conventional multi-storey parking structure) and may impact the site’s ability to satisfy some uses or users.


RICHMOND
Island City, by Nature

b) Parking –

Based on staff's preliminary development review (see attached), it appears that your site can accommodate roughly 150 parking spaces on-site, which would be adequate to support a density of approximately 0.65 - 0.8 FAR (depending on the proposed mix of uses).

Exceeding this density would require additional parking spaces to be provided off-site (i.e. roughly 150 additional spaces for 3.0 FAR); either by securing an off-site parking facility (via legal agreement, air space parcel, lease, etc.) or by consolidating the subject site with one or more neighbouring lots for the purpose of a larger, comprehensive development.

Vehicle Access –

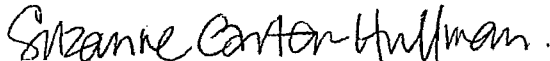
- The subject CCAP amendment proposes that vehicle access to your site should be restricted to the existing lane, with the understanding that the lane is to be realigned near its north end and widened to City Centre standards (i.e. typically 9 m) concurrently with the development of the subject site and its neighbours.
- Through the City's development application processes, staff may consider alternative vehicle access options for your site provided they are supported by a satisfactory traffic study; however, it is premature to confirm that any such alternative would be supported by staff until more is known about the nature of the development and the associated traffic considerations.

Timing of the CCAP Amendment –

- The subject CCAP amendment bylaw received first reading of Council on April 14, 2009.
- Public Hearing on the subject CCAP amendment bylaw will not occur until after the CCAP bylaws approved by Council in July 2008 have received final reading.
- Final reading of the July 2008 CCAP bylaws will not occur until proposed changes to the Development Cost Charge (DCC) bylaw are approved by the Province. This is not expected until the summer or fall of 2009.
- In the intervening period, staff will consult with property owners and businesses in the Bridgeport Village area regarding the subject CCAP amendment.

Thank you again for your interest in the subject CCAP amendment bylaw. If you require any additional clarification regarding the bylaw or the development potential of your property, please let me know.

Yours truly,



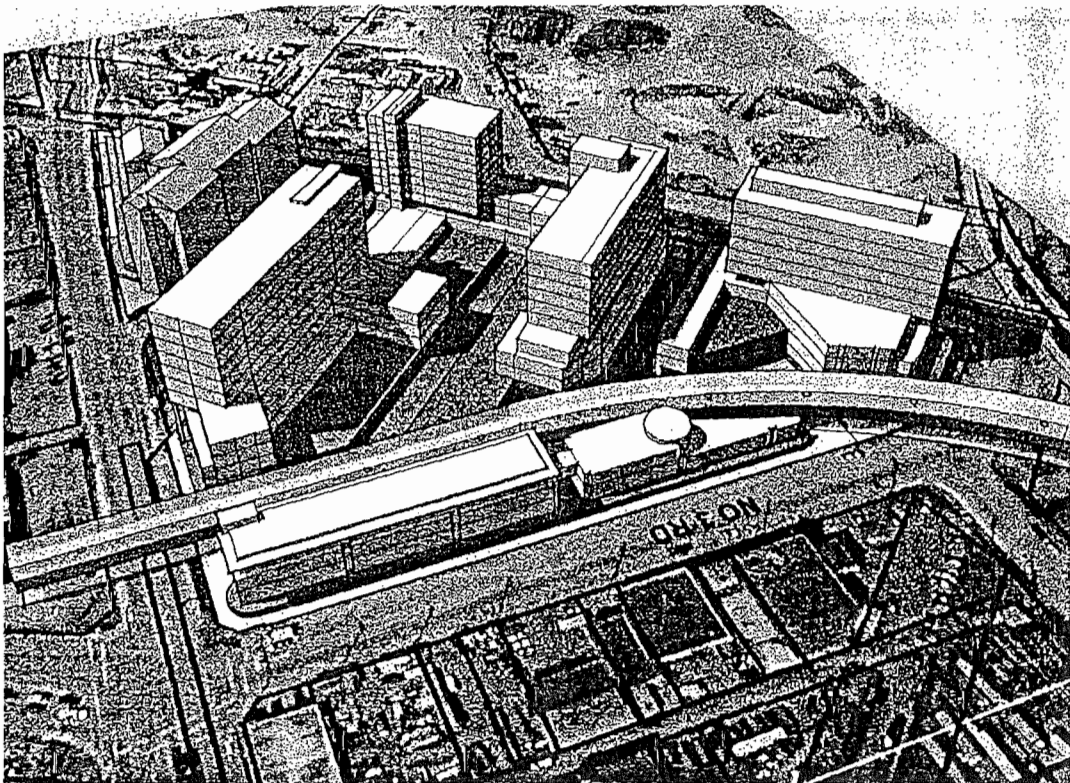
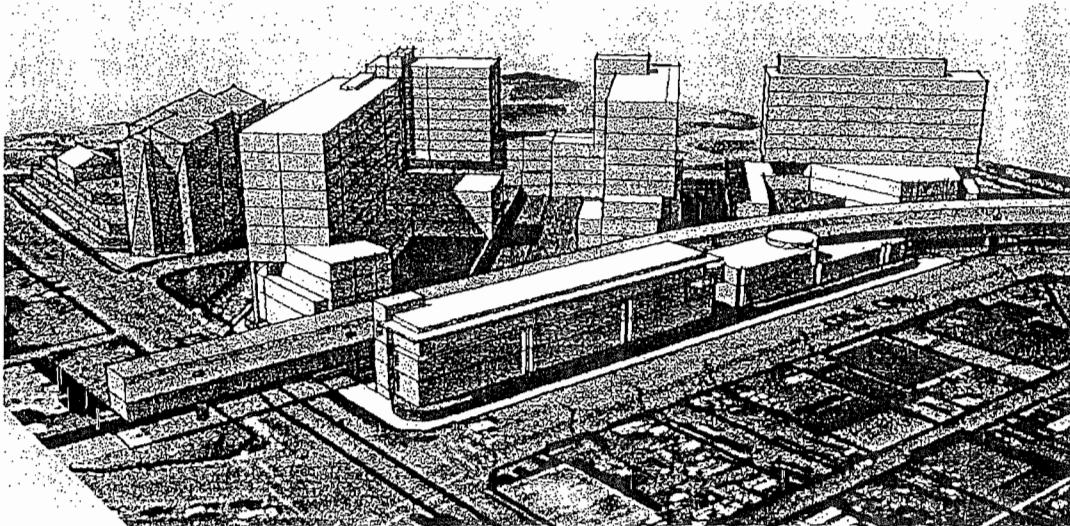
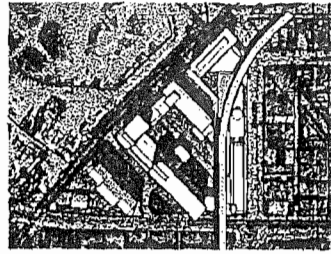
Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc
Att. 3

pc: Jeff Day, P. Eng., General Manager, Olympic Business & Major Projects
Terry Crowe, Manager, Policy Planning
Wayne Mulyk, CLCO

BRIDGEPORT VILLAGE: No. 3 Road Conceptual Development Options

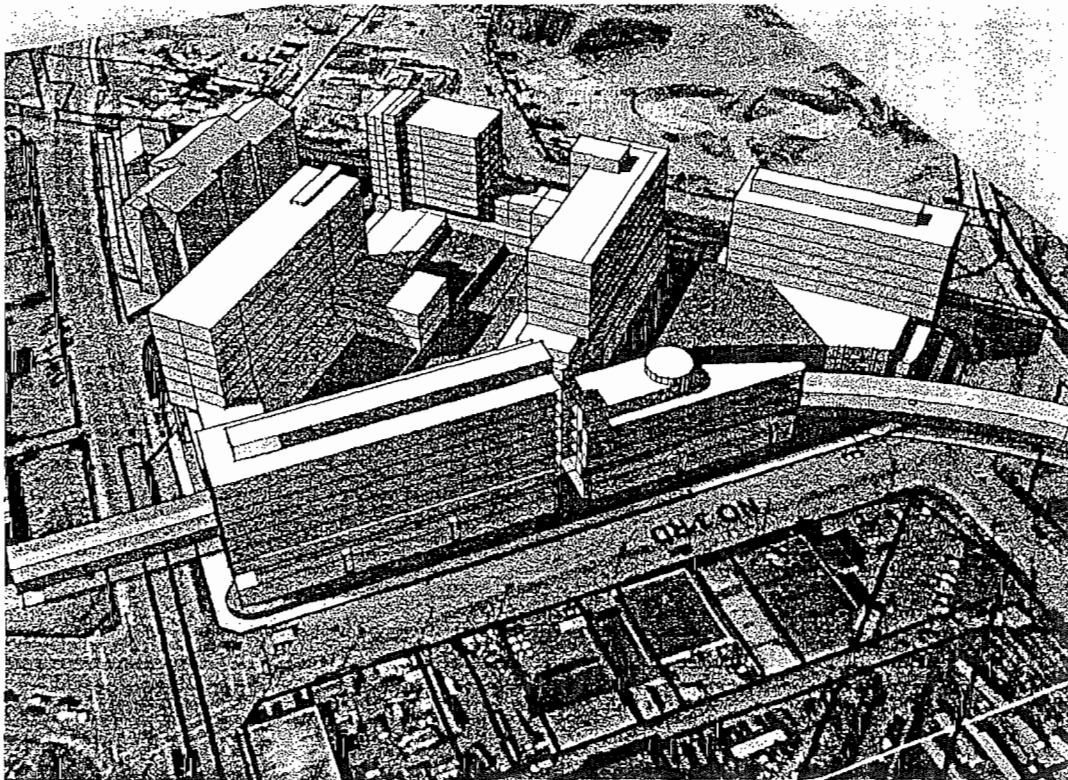
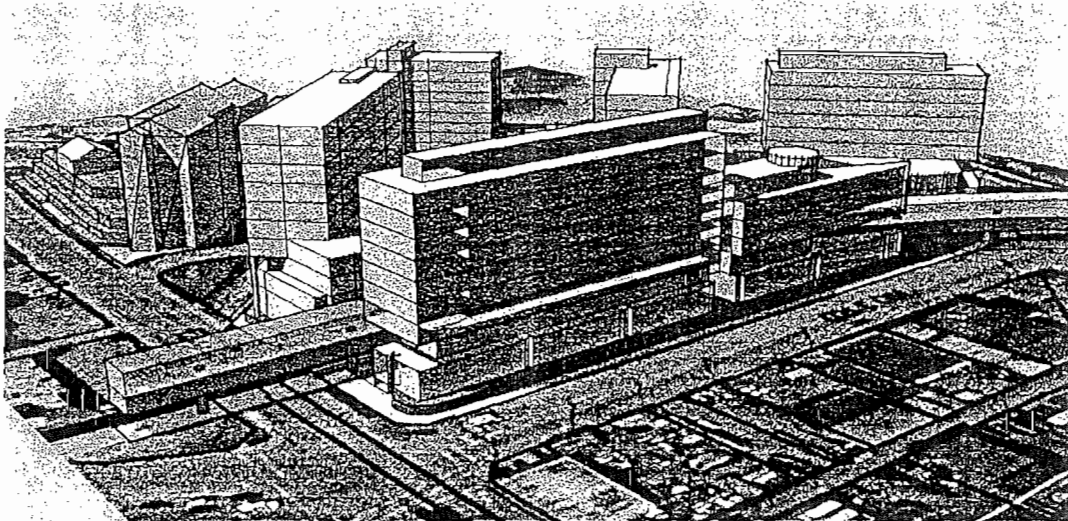
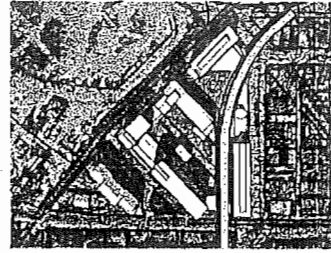
- Office/Retail @ 0.8 Floor Area Ratio max.
- Height: 18 m max.
- Parking: +/-150 on-site spaces
(surface & under building)



City of Richmond
March 11, 2009

BRIDGEPORT VILLAGE: No. 3 Road Conceptual Development Options

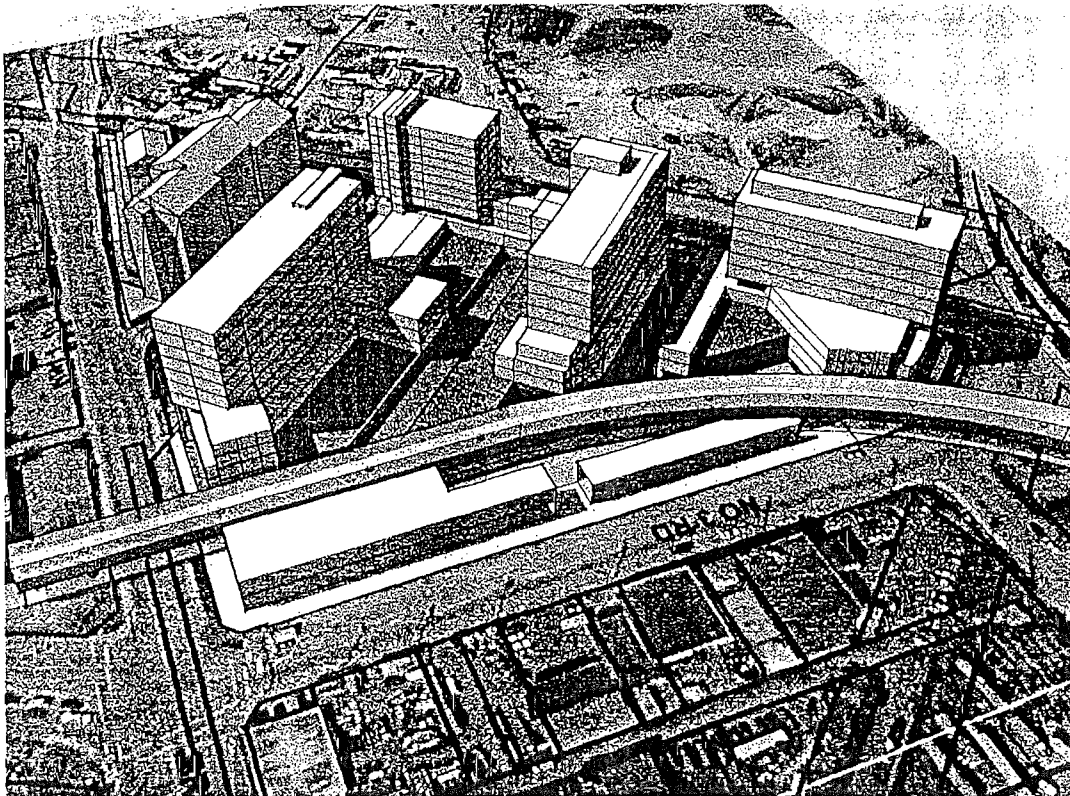
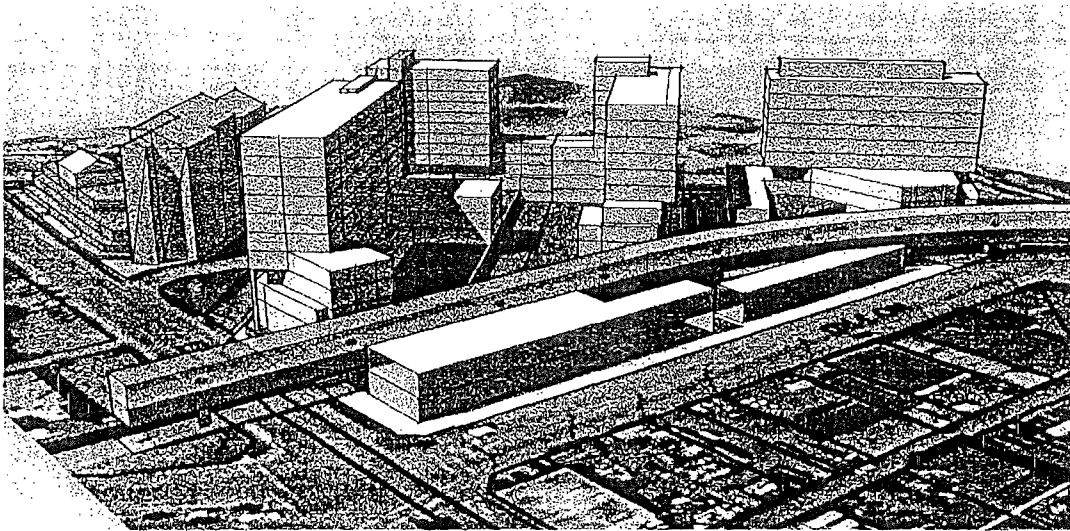
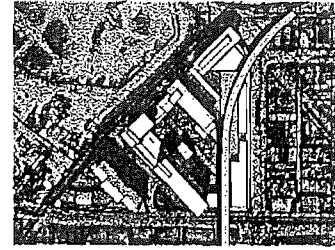
- Office/Retail @ 3.0 Floor Area Ratio max.
- Height: 45 m max.
- Parking: +/-150 on-site & +/-150 off-site spaces (surface & multi-storey structures)



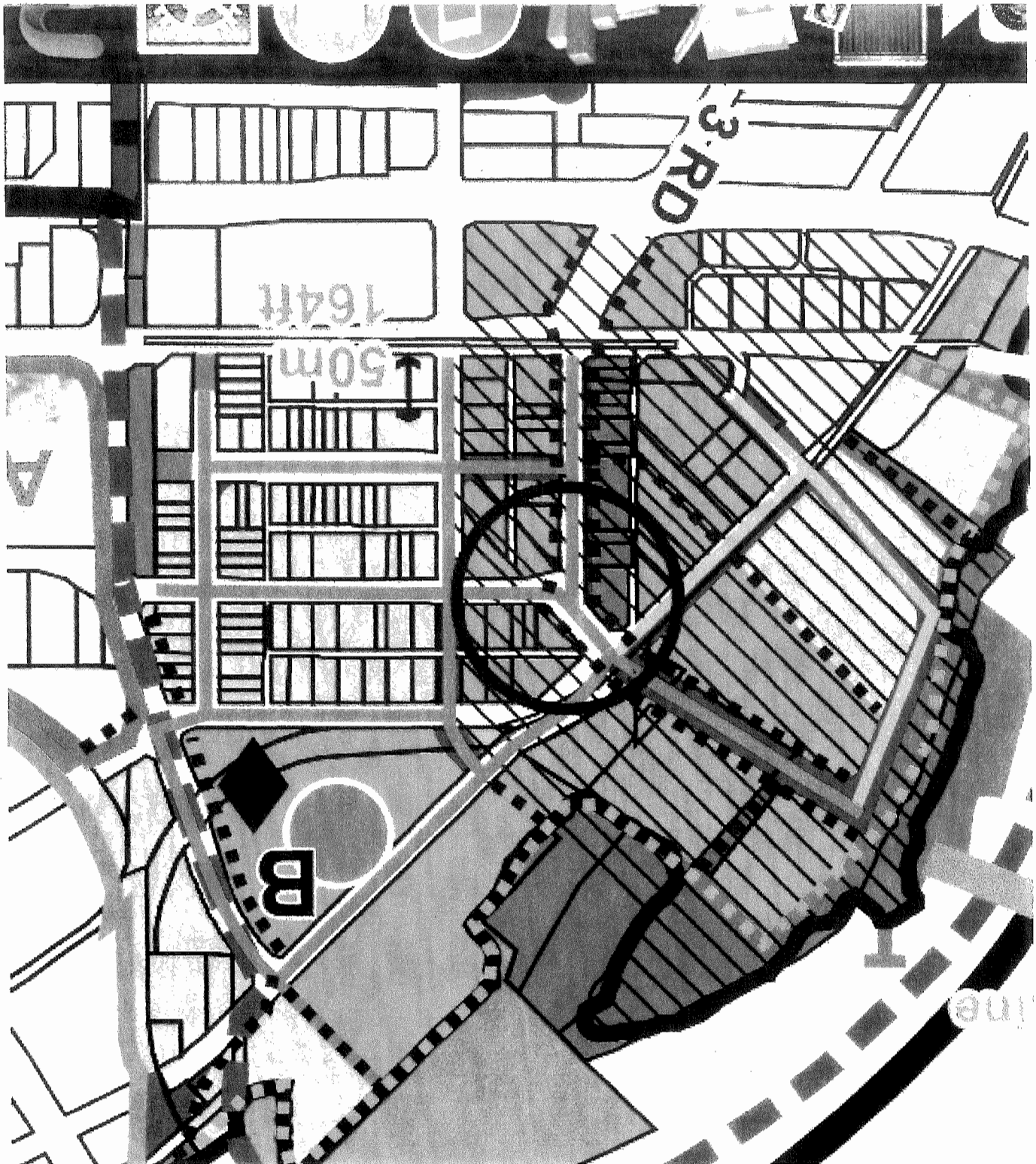
City of Richmond
March 11, 2009

BRIDGEPORT VILLAGE: No. 3 Road Conceptual Development Options

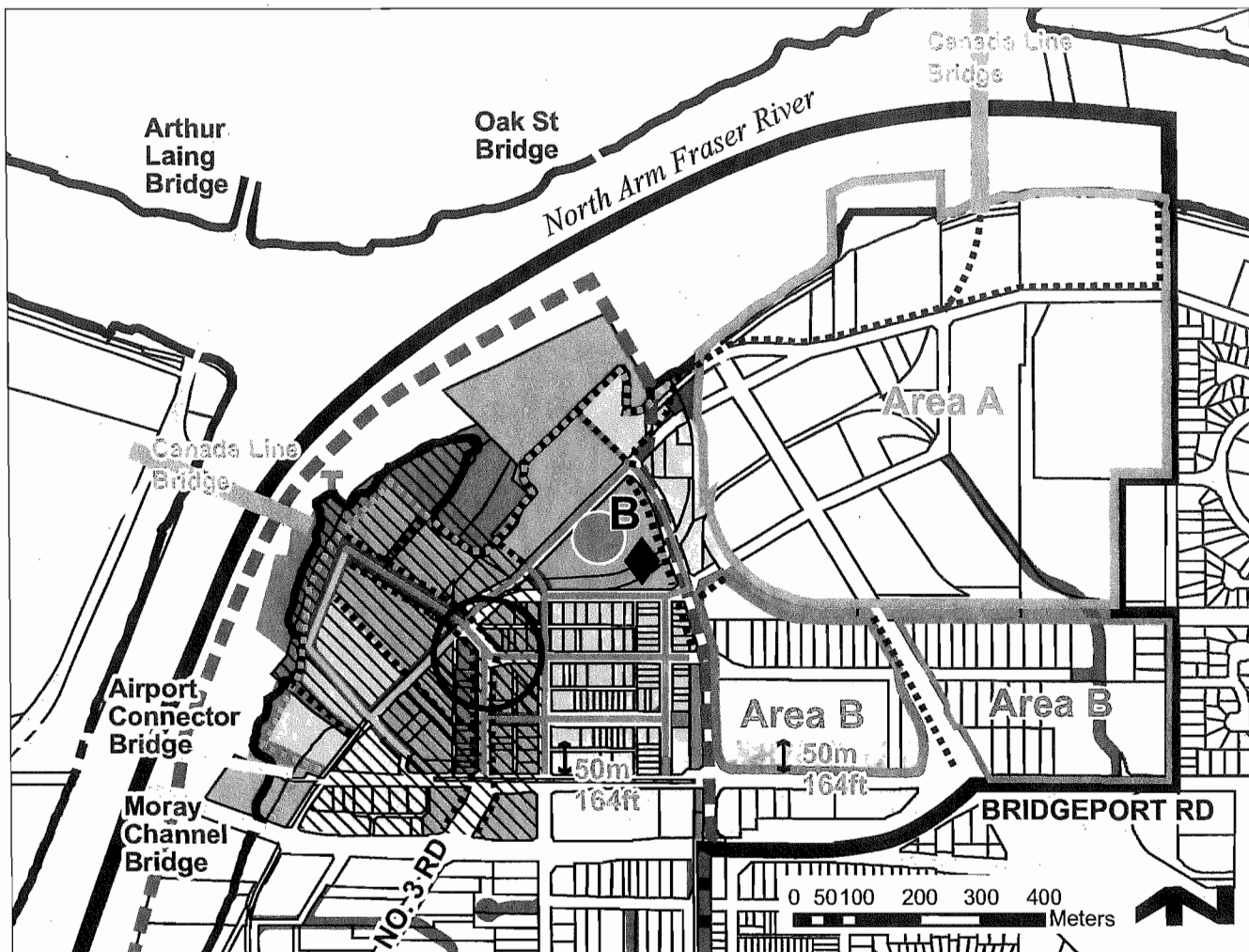
- Office/Retail @ 0.5 Floor Area Ratio max.
- Height: 10 m max.
- Parking: +/-100 on-site spaces (surface)



#5



Specific Land Use Map: Bridgeport Village (2031)



- | | | |
|------------------------|---|--|
| General Urban T4 (35m) | Marina (Residential Prohibited) | Proposed Streets |
| General Urban T4 (25m) | Village Centre Bonus | Pedestrian-Oriented Retail Precincts-High Street & Linkages |
| General Urban T4 (15m) | Institution | Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages |
| Urban Centre T5 (45m) | Pedestrian Linkages | Canada Line Station |
| Urban Centre T5 (35m) | Waterfront Dyke Trail | Bus Exchange |
| Urban Centre T5 (25m) | Richmond Arts District | |
| Park | Village Centre: No. 3 Road & Beckwith Road Intersection | |

Schedule 13 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

To Development Permit Panel
Date: March 25, 2015
Item # 4
Re: 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, 2991, No. 3 Road
DP 14-659747

March 25, 2015

To: Development Permit Panel
To: Mayor and Council

From: Henry Davies
8560 River Road, Richmond, B.C.

Re: Dava Developments - DP14-659747

It has been brought to my attention and I have since checked that the properties on No. 3 Road (2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, 2991) included in the Application by Dava Developments Ltd. for a Development Permit and for rezoning have not been posted on No. 3 Road or in the lane.

The only signage is facing Bridgeport Road on the south property line of 2991 No. 3 Road amongst other signs of other real estate developments in the area and the Rezoning Application is illegible.

CNCL - 285



Schedule 14 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

PHILLIPS PAUL
BARRISTERS & SOLICITORS

215-4800 NO. 3 ROAD, RICHMOND, BC V6X 3A6
TEL: 604-273-5297 FAX: 604-273-1643 WWW.PHILLIPSPAUL.COM

G. ALLAN PHILLIPS
OLENA GAVRILOVA

REPLY TO: G. ALLAN PHILLIPS
E-MAIL: GAP@PHILLIPSPAUL.COM

March 24, 2015

BY FACSIMILE

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

Attention: The Director, City Clerk's Office

Dear Sirs:

Re: Development Permit Application
DD 14-659747 for 2671, 2711, 2811, 2381, 2851, 2911, 2951, 2971 and 2991 No. 3 Road
Our client: Maxwell Holdings Limited
Owner of: 8500 River Road, Richmond, BC
Our File Ref. 06013 001

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>4</u>
Re: <u>2671, 2711, 2811, 2831, 2851,</u> <u>2911, 2931, 2951, 2971, 2991</u> <u>No. 3 Road</u> <u>DP 14-659747</u>

We act for Maxwell Holdings Limited which owns the property at 8500 River Road, Richmond, BC which is immediately to the west of the proposed development site. Our client's property is separated from the development site by an existing lane.

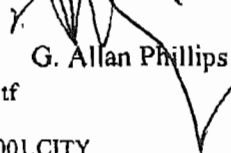
Some months ago our client received the attached letter from Dava Developments Ltd. ("Dava") regarding the proposed re-zoning. In the letter, Dava seeks the consent of our client to the dedication of a portion of our client's property for the purpose of widening the lane.

Our client wishes to make clear to Council that it does not consent to the dedication or taking of any portion of its land. If it is proposed that our client lose part of its land for the purpose of Dava's development or for any other purpose then we request that clear notice of that intention be provided to our client to allow them a proper opportunity to be heard.

Our client is particularly sensitive to this issue since it lost its previous property to Translink for the development of the Canada Line. They have spent almost ten years and a great deal of money re-establishing their business in its present location.

Yours truly,

PHILLIPS PAUL

Per: 
G. Allan Phillips
GAP:tf
Encls.
06013001.CITY

cc Janet Digby (via e-mail: JDigby@richmond.ca)

CNCL - 286





Dear Owner at 8500 River Road,

RE: 8500 River Road, Lane Right-of-Way

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from Light Industrial (IL) to a site specific zone in order to develop two commercial two-storey buildings.

The City of Richmond has asked for a lane improvement upgrading the Lane to the east of your property a Richmond City standard width of 5.1m. In order to achieve this, all the designated area for the lane will have to be included. Your lot is the only one at present that has not dedicated the right-of-way as you can see from the attached drawing of the lane. You can also see that the Translink station is right across the subject piece of land for dedication; hence we cannot increase the width of the lane from our side.

It will be required of you by the City to dedicate the part of the land for the lane if you or your buyer were to rezone and develop the site and at that time you will have to bear the cost of surveying, legal work, and lane construction, etc. However, if you agree to dedicate the land now to the City Dava Developments will perform all the work at no expense to you and the lane will be a lot more appealing to you and perhaps your potential buyers.

If you are agreeable to the dedication of the right-of-way in which case it will be beneficial to all parties then please sign the following with a yes and if not agreeable you can sign it with a no. Thank you for your consideration.

Are you agreeable to the Right-of-way proposal (Yes/No)? _____

Authorized Signatory: _____

Full Name: _____

Title: _____

Sincerely,


Nelson Chung
Vice President, Development
Dava Developments Ltd.

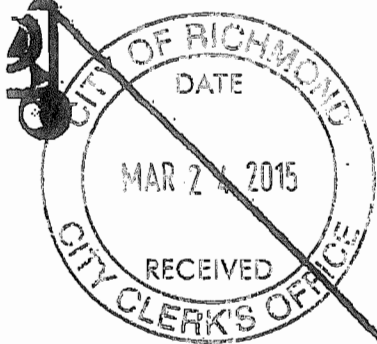


CNCL - 287

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

ING, PROHIBITED
RB-55.

WHITE STOP BAR
PAINT LINE.



6.6

TOPPING PROHIBITED
ON RB-55.

1.7
PR. ROW

5.1
LANE WIDTH

10.3
PR. ROW

0.4
PR. ROW

#2831
SOLID WHITE LANE
ARROW (TYP.)

30.0m-0.10m WIDE SOLID
YELLOW PAINT LINE

STOP SIGN (RA-1)



50m-0.10m WIDE
0.5x0.5 DASHED
WHITE PAINT LINE

#2851

#2911

#2931

EXISTING WHITE
PAINTED LINE

#2951

171
CNCL - 288
SOLID WHITE LANE
ARROW (TYP.)

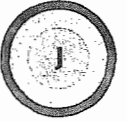
Schedule 15 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

JUANS
Auto Service

To Development Permit Panel	
Date:	March 25, 2015
Item #	4
Re:	2171 2711 2811 2831 2851 2931 2951 2971 2991 No 321
DP14-659747	

604.241.2848

8580 River Rd, Richmond
service@juans.ca



March 23rd 2015

Director, City Clerk's office

RE: Dava Developments DP14-659747

My name is Juan Recavarren, my wife Stephanie and I own a building at 8580 River Road in Richmond, V6X 1Y4.

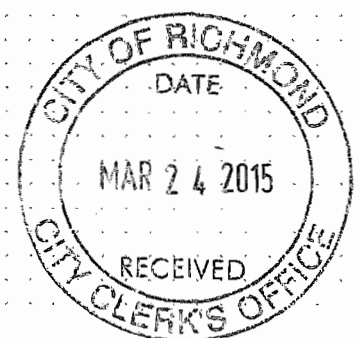
We support and back up the issues raised by Mr. Henry Davies and Mr. Jack Chan in their submission dated March 23rd 2015.

If you have any concerns regarding this matter, please do not hesitate to contact us at (604) 241 2848

Sincerely,

Juan Recavarren

Stephanie Recavarren



Schedule 16 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

March 23, 2015

To Development Permit Panel
Date: March 25, 2015
Item # 4
Re: 2671, 271, 2811, 2831, 2851, 2931, 2951, 2971, 2991, No 3:21 DP 14-159747

To: City of Richmond Development Team/City Council

Re: Development Application DP14-659747 (Dava Development)
As additional attachment to letter from Henry Davies (8560 River Road)

Dear Sirs,

It is my understanding that this development application is near final approval, however very recently, certain details about the development have been brought to my attention which are a concern to my business operation.

1 – I was not previously made aware that a road is being planned to be installed directly at 8500 River Road. Although this may not directly effect my operation, it is a concern for me and I'm sure of greater concern for my neighbour, who stands to be impacted directly by such an installation.

2 – Having received a copy of the "detailed" plans for the development site, which had not previously been shared, it appears it is planned to have light standards installed directly where the city alley and the rear of my property (8540 River Rd) parallel each other. The plans show the intent to install this item on my side of the alley rather than on the side where the development takes place. This fact was not brought to my attention previously.

In addition, the position of the light standard shows that it would end up being installed directly in front of my rear parking/delivery area, which would create a burden on my operation, as it would make receiving of goods very challenging.

3 – Over the years, the level of the alley (gravel) behind my property has gradually become elevated (continual filling and grading by city maintenance) and as such it forces water runoff towards my property. I would like to receive assurance that when the development takes place (change to asphalt) that the level of grade in the alley will be low enough to allow drainage in the alley, rather than in to my property, which does not have sufficient resources to handle additional water volume. This may have been anticipated in the proposed development plans, but I have not received any copies of correspondence that would confirm this.

Thank you for reviewing my concerns prior to any further decision on allowing the proposed development as shown.

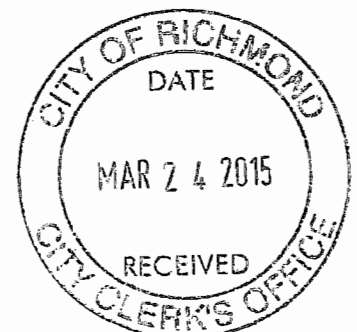
Regards

Thomas Fairbrother, President



Dunbar Equipment Ltd dba, Don Dickey Supplies
(Opus Mobile Sound Ltd.)
8540 River Road Richmond V6X1Y4
Ph: (604) 273-7112 Email: tom@dondickey.com

CNCL - 290



Schedule 17 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

DP 13-644888

To Development Permit Panel	
Date:	March 25, 2015
Item #	5
Re:	8600 & 8620 No. 2 Rd
DP 13-644888	

Re : Development Permit on 8600 & 8620 No. 2 Road

The followings are our submission:-

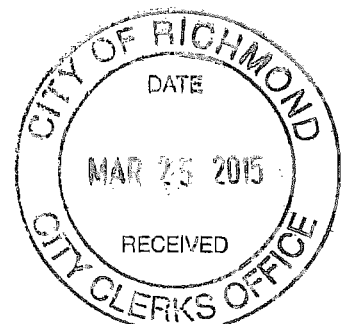
1. The lot is too small to raise up nine(9) townhouses.
2. Parking spaces are not enough - seven(7) small car parking spaces for (nine)9 houses, the remaining two house-owners must be not allowed to own their cars, or they can only park on No. 2 Road.

However, the traffic of the No. 2 Road is already heavy enough during rush hours.

3. Of course, we don't expect them to park at the Danube or the Delaware Road either. We notice that during the weekends both sides of the Danube Road are fully parked with cars particularly at the entrance of it.

SO
Wong
SO Yim K & WONG Yin T
Owner of 8591 Delaware Rd
Richmond BC V7C 4X6

3/22/15



Schedule 18 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

To Development Permit Panel	
Date:	March 25, 2015
Item #	5
Re:	8600 & 8620 No. 2 Road DP 13-644898

Mr. Edwin Lee
Director, City Clerk's Office
Richmond City Council

Dear Sir,

We wish to register our strongest objection to construct 9
Townhouses on a site of two single family, 8600 and 8620 No. 2 Road.
We strongly object to vary Richmond Zoning Bylaw 8500 too.

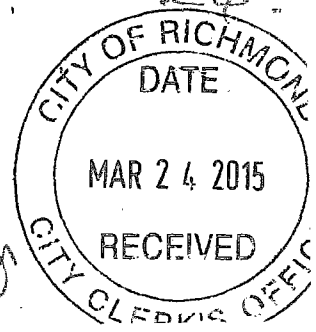
By the City's own acknowledgement, the frontage of the proposed
development site is only 43.29m and **does not** comply with the
required frontage of 50m on major arterial roads.

And the developer also proposed the front yard setback only 5.4m ,
does not comply with **the by law** "setback 6.0m at least"
either.

If this proposal proceeds, two houses will be replaced by 9
townhouses, 9 families and 9 ...plus vehicles just outside our yard. It is
too crowded as well as increased traffics and noise !That do not
protects convenience between myself and neighbours and the city of
Richmond "**Quite, Peaceful, Enjoyment of Property**".

Yours sincerely,

Name	Address	Sign	Date
Walter XINLWNG SONG	8628 No. 2 Road.	<i>[Signature]</i>	3/25
Judy JINGHONG ZHU	8628 No. 2 Road	<i>[Signature]</i>	March 24
Martin P.	8631 No 2 Road	<i>[Signature]</i>	March 24
Bena Au	8535 NO 2 rd.	<i>[Signature]</i>	
Sio cheong wong	8535 NO 2rd.	<i>[Signature]</i>	
Fajie Li	8531 CNCL 292	<i>[Signature]</i>	
YUN XU	8531 NO. 2 RD	<i>[Signature]</i>	



We, the undersigned residents of properties situated on the east side of No. 2 Road between Danube Road and Francis Road, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4. This proposed development does not comply with the allowable frontage of 50m. on major arterial roads, and we reject any attempt by the developer to deviate from such compliance.

We demand that the proposal is rejected by Richmond City Council immediately.

NAME	ADDRESS	SIGNATURE
<i>Baksh</i>	8520	<i>Baksh</i>
Judy, JINGHONG ZHU	8628	<i>Jin Jing</i>
Dewey Young	8580	<i>Dewey Young</i>
M-S. MUNDIE	8560	<i>M-S. Mundie</i>
Bernard Lee	8720	<i>BL</i>

Schedule 19 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

To Development Permit Panel	
Date:	March 25, 2015
Item #:	5
Re:	8600 & 8620 No. 2 Rd
	DP 13-644888

Mr. Edwin Lee
Director, City Clerk's Office
Richmond City Council

Dear Sir,

We wish to register our strongest objection to construct 9
Townhouses on a site of two single family ,8600 and 8620 No. 2 Road.
We strongly object to vary Richmond Zoning Bylaw 8500 too.

By the City's own acknowledgement, the frontage of the proposed
development site is only 43.29m **and does not** comply with the
required frontage of 50m on major arterial roads.

And the developer also proposed the front yard setback only 5.4m ,
does not comply with **the by law** "setback 6.0m at least"
either.

If this proposal proceeds, two houses will be replaced by 9
townhouses, 9 families and 9 ...plus vehicles just outside our yard. It is
too crowded as well as increased traffics and noise !That do not
protects convenience between myself and neighbours and the city of
Richmond **"Quite,Peaceful,Enjoyment of Property"** .

Yours sincerely,

Name	Address	Sign	Date
Danielle Samson	8700 No 2 Rd	Pha	March 24/15
Theo Wilson	8700 No 2 Rd	Th W	march 24/15
Anderen Lan	8680 No. 2 Rd	Andersen	March 24 15
Hui Juan Yin	8526 No. 2 Rd	Hui	March 24, 2015
Anthony Lo	6028 Denbe Rd.	Lo	March 24, 2015

Mark's Office

CNCL - 294

CITY OF RICHMOND
DATE
MAR 25 2015
RECEIVED
CITY CLERK'S OFFICE

CITY OF RICHMOND
INFO CENTRE
MAR 25 2014

Schedule 20 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

To Development Permit Panel	
Date:	March 25 /15
Item #	5
No:	8600 + 8620 No.2 Road
DP 13-644888	

		INT
	DW	
✓	MJ	mg
	DB	

March 15, 2015

Director, City Clerk's Office
City of Richmond
6911 No 3 Road
Richmond BC V6Y 2C1

Re: Balandra Development Inc.
8600 and 8630 No 2 Road

Our property at 8651 Delaware Road abuts these properties almost dead centre, our property has a very short back yard allowing little to no privacy from this new development. We completely oppose the building of the nine townhouse units on the property. Simply the amount of vehicles and people moving in and out of such a small area will be a huge disturbance. There is a bylaw in place that states the lot width minimum needs to be 50.0 meters; bylaws are made by the city to protect us from just this sort of thing. Please stick to your rules.

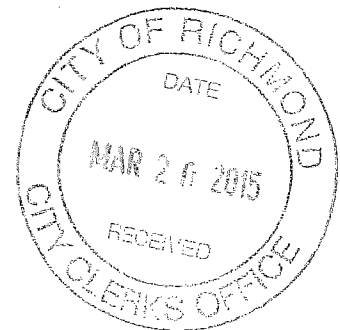
The Developer/Owner of these lots has left up a row of trees (as required) along the east end of their property. Eight of these trees run along our fence line, they are at two different heights and are overgrown into our yard space. Please enforce that they top the trees to the height of the shortest one (no shorter) and trim back off our property line all the way up as soon as possible. The thought here is this may tidy things up and will help fill in the gaps in the trees. The continuation of trees along the same fence line that the developer has stated they intend to plant should then be grown to the same height as the existing ones and hopefully be kept trimmed off our property line.

Regretfully we cannot make this meeting on March 25th as it is scheduled during working hours, so we would appreciate it if you will speak up on our behalf and send us a copy of the minutes following.

Peggy & Fred Baaske

Fred and Peggy Baaske
8651 Delaware Rd
Richmond BC V7C 4X6

CNCL - 295



Schedule 21 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

Objection to Vary the Richmond Zoning Bylaw 8500
For Development Permit DP 13-644888

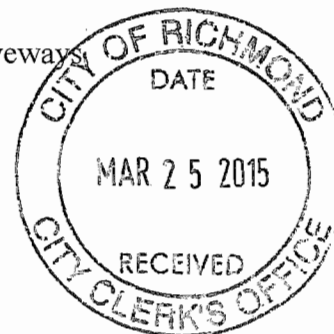
To Development Permit Panel	
Date:	March 25, 2015
Item #	5
Re:	8600 & 8620 No 2. Road
	DP13-644888

Dear Council Chambers,

Ref: Proposed Townhouse Development: 8600 and 8620 No. 2 Road,
Richmond, B.C.

With reference to the above captioned issue, we are writing as a local resident to object to the 8600 and 8620 No. 2 Road development permit with respect to the Variation of the Richmond Zoning Bylaw 8500. We have examined the proposed development plans and we are greatly concerned with the proposal will have significant detrimental effects on the environment and local community. As local residents, we wish to object strongly to the Variation of the Richmond Zoning Bylaw 8500 for development of these 9 townhouses in this location in respect to the following reasons:

- No. 2 Road is a major arterial road for traffic between Richmond and Vancouver and vice versa via Russ Baker Way and it already has lots of traffic comparing with other neighboring major roads such as No. 1 Road, Gilbert Road and No. 3 Road, especially during rush hours;
- Therefore, townhouse development should be limited to this major Road, and the City Zoning Bylaws should be strictly carry out and not allow an easily modification such as the lot width from 50 m to 43.5 m and a setback from 6.0 m to 5.4 m. as in this particular townhouse development case;
- There are already 3 traffic signal lights and 2 pedestrian signal crossings between Blundell and Francis. Permitting this 9 townhouse development will not only increase the number of cars own by townhouse residents but also the additional 7 small car visitor parking spaces will greatly increase the amount of cars travelling in and out of the proposed development. Thus, making the No. 2 Road traffic even more busier and affecting the safety of pedestrians and cyclists around. As people are rushing to work, the increased traffic may cause danger and increase the chance of accidents;
- By having reduced the front yard setback from 6.0 m to 5.4 m, the area of "green" yard will be reduce in front of the development and consequently diminish the striking view along the road and make the busy street more tight and oppressive;
- The fact that the driveway of this proposed 9-townhouse development is directly across from the entrance driveway of 8611 No. 2 Road will cause danger especially during rush hour when both parties try to enter or exit their driveways simultaneously;

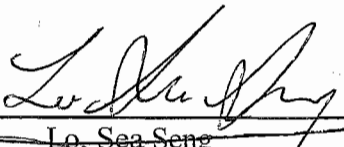


- The means of access should be both safe and convenient and should not negatively affect the amenities of any existing residential property. There should be adequate space between old and new buildings to maintain the amenity and privacy of adjoining houses.

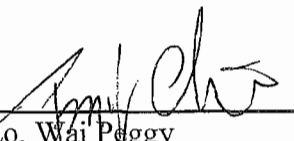
We hope the issues that have been discussed above will raise awareness to these situations and will cause you to refuse to grant the development permit with respect to the variation of the Richmond Zoning Bylaw 8500.

Thank you for your kind attention on these issues.

Yours Faithfully,



Lo, Sea Seng
Owners of 8611 No. 2 Road, Richmond, B.C., Canada.



Lo, Wai Peggy
Owners of 8611 No. 2 Road, Richmond, B.C., Canada.

MARCH 24, 2015.

Date

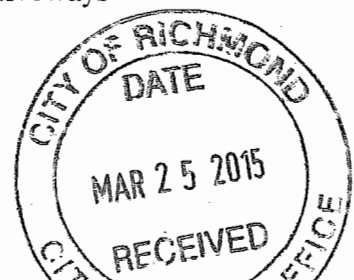
Objection to Vary the Richmond Zoning Bylaw 8500
For Development Permit DP 13-644888

Dear Council Chambers,

Ref: Proposed Townhouse Development: 8600 and 8620 No. 2 Road,
Richmond, B.C.

With reference to the above captioned issue, we are writing as a local resident to object to the 8600 and 8620 No. 2 Road development permit with respect to the Variation of the Richmond Zoning Bylaw 8500. We have examined the proposed development plans and we are greatly concerned with the proposal will have significant detrimental effects on the environment and local community. As local residents, we wish to object strongly to the Variation of the Richmond Zoning Bylaw 8500 for development of these 9 townhouses in this location in respect to the following reasons:

- No. 2 Road is a major arterial road for traffic between Richmond and Vancouver and vice versa via Russ Baker Way and it already has lots of traffic comparing with other neighboring major roads such as No. 1 Road, Gilbert Road and No. 3 Road, especially during rush hours;
- Therefore, townhouse development should be limited to this major Road, and the City Zoning Bylaws should be strictly carry out and not allow an easily modification such as the lot width from 50 m to 43.5 m and a setback from 6.0 m to 5.4 m. as in this particular townhouse development case;
- There are already 3 traffic signal lights and 2 pedestrian signal crossings between Blundell and Francis. Permitting this 9 townhouse development will not only increase the number of cars own by townhouse residents but also the additional 7 small car visitor parking spaces will greatly increase the amount of cars travelling in and out of the proposed development. Thus, making the No. 2 Road traffic even more busier and affecting the safety of pedestrians and cyclists around. As people are rushing to work, the increased traffic may cause danger and increase the chance of accidents;
- By having reduced the front yard setback from 6.0 m to 5.4 m, the area of "green" yard will be reduce in front of the development and consequently diminish the striking view along the road and make the busy street more tight and oppressive;
- The fact that the driveway of this proposed 9-townhouse development is directly across from the entrance driveway of 8611 No. 2 Road will cause danger especially during rush hour when both parties try to enter or exit their driveways simultaneously;



- The means of access should be both safe and convenient and should not negatively affect the amenities of any existing residential property. There should be adequate space between old and new buildings to maintain the amenity and privacy of adjoining houses.

We hope the issues that have been discussed above will raise awareness to these situations and will cause you to refuse to grant the development permit with respect to the variation of the Richmond Zoning Bylaw 8500.

Thank you for your kind attention on these issues.

Yours Faithfully,

Lo, Sea Seng
Owners of 8611 No. 2 Road, Richmond, B.C., Canada.

Lo, Wai Peggy



LEE, CHUN YUNG
Owners of 8731 No. 2 Road, Richmond, B.C., Canada.

Owners of No. 2 Road, Richmond, B.C., Canada.

Owners of No. 2 Road, Richmond, B.C., Canada.

MAR 25, 2015

Date



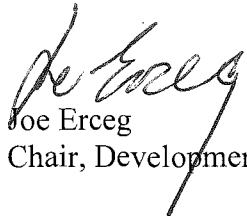
City of Richmond

Report to Council

To:	Richmond City Council	Date:	April 8, 2015
From:	Joe Erceg Chair, Development Permit Panel	File:	01-0100-20-DPER1- 01/2015-Vol 01
Re:	Development Permit Panel Meeting held March 25, 2015		

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) Development Variance Permit (DV 14-676341) for the property at 11771 Fentiman Place; and
 - b) Development Permit (DP 13-644888) for the property at 8600 and 8620 No. 2 Road;be endorsed, and the Permit so issued; and
2. That Richmond City Council grant concurrence to the proposed temporary telecommunications antenna pole installation (TE 14-672413) for the site located at 11771 Fentiman Place for period of time extending up until October 1, 2015.



Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 25, 2015.

DV 14-676341 – ROGERS COMMUNICATIONS INC. – 11771 FENTIMAN PLACE
(March 25, 2015)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the “Health Care (HC)” zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunication antenna pole.

Kiersten Enemark, of Standard Land Company, gave a brief presentation, noting that: (i) the temporary telecommunications antenna pole is proposed for 11771 Fentiman Place with the original design; (ii) community consultation yielded no opposition to the proposed temporary site; (iii) the temporary communications antenna pole is anticipated to be operational until October 2015 at the latest, (iv) RCMP and Richmond Fire and Rescue first responders rely on cellular service in the area; and (v) a proposed permanent site for the telecommunications antenna was found in the area and the applicant is working with staff to finalize its design.

Staff supported the Development Variance Permit application. Staff noted that a separate application for the proposed permanent telecommunication site is forthcoming and that the proposed temporary telecommunications antenna pole will be decommissioned once the permanent site is operational.

The Panel received correspondence regarding the Development Variance Permit application; indicating that a resident would not be able to attend the meeting.

The Panel recommends that the Permit be issued.

DP 13-644888 – BALANDRA DEVELOPMENT INC. – 8600 AND 8620 NO. 2 ROAD
(March 25, 2015)

The Panel considered a Development Permit application to permit the construction of nine (9) townhouse units on a site zoned “Low Density Townhouses (RTL4)”. The proposal includes variances for reduced lot width, front yard setback and seven (7) small car parking spaces.

Architect, Wayne Fougere, of Fougere Architecture Inc., provided a brief presentation, including:

- Five (5) townhouse units will face No. 2 Road and two (2) duplexes will be located along the eastern portion of the site.
- There will be one (1) adaptable unit.
- The exterior will feature brick materials.

- Double-vehicle side –by-side garages are provided for seven (7) of the nine (9) units with one (1) small car space in each garage.

Staff supported the Development Permit application and requested variances. Staff advised that the applicant worked with staff to reduce building height for units along the rear property line and that the development will be designed to achieve EnerGuide 82 standards.

Correspondence was submitted to the Panel regarding the Development Permit application.

In reply to Panel queries, Mr. Fougere noted that each unit will have bicycle storage.

In reply to Panel queries, staff advised that the proposed development meets the bylaw requirement for vehicle parking on-site and that the applicant has addressed concern regarding perimeter hedge maintenance with adjacent property owners.

The Panel recommends that the Permit be issued.