



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, April 23, 2012
7:00 p.m.

CNCL
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ITEM

MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Tuesday, April 10, 2012 (distributed previously);*

CNCL-11

(2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, April 16, 2012; and*

CNCL-43

to receive for information the Metro Vancouver 'Board in Brief' dated April 13, 2012.



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



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3. Delegations from the floor on Agenda items.

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

4. *Motion to rise and report.*



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
- Vancouver Airport Fuel Delivery Project
- Liquor Primary Club Application - Army Navy & Air Force Veterans
- Richmond Addiction Services' - Proposal - Gambling Prevention & Education
- 2012 Annual Property Tax Rates Bylaw No. 8885
- Land use applications for first reading (to be further considered at the Public Hearing on Tuesday, May 22, 2012):
 - Amendments to the OCP to include the City Centre Public Art Plan
 - 7091 & 7111 Bridge Street – Rezone from (RS1/F) to (ZS14) (Parkland Developments Ltd. – applicant)
 - 6471, 6491 & 6511 No. 2 Road – Rezone from (RS1/E) to (RTL4) (Matthew Cheng Architect Inc. – applicant)
 - 10880, 10820 & 10780 No. 5 Road & 12733 Steveston Hwy – Zoning Text Amendment to the Commercial Mixed Use (ZMU18) (Townline Gardens Inc. – applicant)
 - 7731 & 7771 Alderbridge Way – Rezone from (IR1) to (RAH2) (Onni – applicant)
- BC Hydro 20 Year Work Program in the City of Richmond
- Gilbert Trunk Sewer Update

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- Alexandra District Energy Utility Bylaw Amendment
- Continuation of Enhanced Pesticide Management Program
- Moorage for Canadian Coast Guard Auxiliary Station 10

5. *Motion to adopt Items 6 through 20 by general consent.*



Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-47 (1) *the General Purposes Committee meeting held on Monday, April 16, 2012;*
- CNCL-65 (2) *the Planning Committee meeting held on Tuesday, April 17, 2012;*
- CNCL-69 (3) *the Public Works & Transportation Committee meeting held on Wednesday, April 18, 2012;*
- be received for information.*



Consent
Agenda
Item

7. **VANCOUVER AIRPORT FUEL DELIVERY PROJECT**
(File Ref. No.:) (REDMS No.)

CNCL-47

See Page CNCL-47 for details
(General Purposes Committee minutes of April 16, 2012)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That letters be sent to the federal and provincial Ministers of Environment, and the local MLAs and MPs requesting that a Public Hearing be held during the course of the environmental assessment process for the Vancouver Airport Fuel Facilities Corporation (VAFFC) Vancouver Airport Fuel Delivery Project.



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8. **LIQUOR PRIMARY CLUB LICENCE APPLICATION ARMY NAVY & AIR FORCE VETERANS IN CANADA STEVESTON UNIT NO. 284 UNIT 105 - 11900 NO. 1 ROAD**
(File Ref. No. 12-8275-05/2012-Vol 01) (REDMS No. 3494625)

CNCL-77

See Page CNCL-77 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *The application by Army Navy & Air Force Veterans in Canada, Steveston Unit No. 284, to relocate Liquor Primary Club Licence No. 029737 from 3960 Chatham Street Unit 200, to 11900 No. 1 Road Unit 105, to offer liquor service is recommended.*
- (2) *Council comments on the prescribed considerations are:*
 - (a) *The location and the surrounding area of the establishment comprised of a senior's residential housing component attached to the establishment; a townhouse complex to the north; a seniors apartment complex to the south; a mix of residential and commercial uses to the west; and parkland to the east, was considered and reviewed.*
 - (b) *The proximity of the proposed liquor primary location to other social or recreational facilities and public buildings within a 500 metre radius was reviewed and it was considered that the application would not conflict with those facilities.*
 - (c) *The application for a 325 person capacity operation with liquor service hours of Monday to Sunday 9:00 a.m. to 2:00 a.m. will not pose a significant impact on the community based on the lack of responses received from the residents and businesses in the area. Council does NOT support any opening past 2:00 a.m. as is indicated in the application summary received from LCLB.*
 - (d) *The number and market focus of clientele to existing liquor primary licence establishments within a reasonable distance of the proposed location was reviewed and it was considered that there would be no impact on those establishments.*
 - (e) *The potential for additional noise on the community in the area if the application is approved was considered and it was determined that there would be little or no additional noise on the community in the immediate vicinity.*
 - (f) *The impact on the community if the application is approved was considered and based on the lack of response from the community from public notices; the licence approval would have little impact on the community.*

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(3) *Council's comments on the views of the residents were gathered as follows:*

- (a) *Property owners and businesses with a 50 metre radius of the subject property were contacted by letter detailing the application and provided with instructions on how community concerns could be submitted.*
- (b) *Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.*

Based on the lack of negative responses from residents and businesses in the nearby area and the lack of responses received from the community through all notifications, Council considers that the application is acceptable to the public.



Consent
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Item

9. **RICHMOND ADDICTION SERVICES' PROPOSAL TO RENEW A FIVE-YEAR PROBLEM GAMBLING PREVENTION AND EDUCATION PLAN**

(File Ref. No.) (REDMS No. 3468541, 3497793)

CNCL-85

See Page CNCL-85 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) *Richmond Addiction Services' Proposal to Renew a Five-Year Problem Gambling Prevention and Education Plan be sent to the Minister of Energy and Mines, Richmond MLAs, the School/Council Liaison Committee and stakeholders for their information;*
- (2) *Richmond Addiction Services be commended for preparing the Proposal; and*
- (3) *staff review the situation and the report back by the end of November, 2012.*



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10. **2012 ANNUAL PROPERTY TAX RATES BYLAW NO. 8885**
(File Ref. No. 12-8060-20-8885 Xr: 03-0925-01) (REDMS No. 3492636 v.3)

CNCL-187

See Page **CNCL-187** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Option 2, which redistributes \$1.8M from Business class to Major Industry, Light Industry, Seasonal/Recreation, and Residential classes be approved as outlined in the staff report dated April 3, 2012 from the Director, Finance, titled 2012 Annual Property Tax Rates Bylaw No. 8885; and*
- (2) *That Annual Property Tax Rates Bylaw No. 8885 be introduced and given first, second and third readings.*



Consent
Agenda
Item

11. **AMENDMENTS TO SECTION 2.10 OF THE OFFICIAL COMMUNITY PLAN BYLAW 7100 (CITY CENTRE AREA PLAN), TO INCLUDE THE CITY CENTRE PUBLIC ART PLAN**
(File Ref. No. 11-7000-09-20 12-8060-20-8889) (REDMS No. 3498880)

CNCL-201

See Page **CNCL-201** for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8889 proposing amendments to Section 2.10 of the Official Community Plan (Bylaw 7100), to include the endorsed City Centre Public Art Plan, be introduced and given first reading.



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12. **PARKLAND DEVELOPMENTS LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7091 AND 7111 BRIDGE STREET FROM “SINGLE DETACHED (RS1/F)” TO “SINGLE DETACHED (ZS14)-SOUTH MCLENNAN (CITY CENTRE)” IN ORDER TO CREATE 8 NEW SINGLE FAMILY LOTS**
(File Ref. No. 12-8060-20-8886, RZ 12-596719) (REDMS No. 3479168)

CNCL-209

See Page **CNCL-209** for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw 8886, for the rezoning of 7091 and 7111 Bridge Street from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, be introduced and given first reading.



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13. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 6471, 6491 AND 6511 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-8890, RZ 11-586782) (REDMS No. 3497834)

CNCL-225

See Page CNCL-225 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8890, for the rezoning of 6471, 6491 and 6511 No. 2 Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.



Consent
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Item

14. **APPLICATION BY TOWNLINE GARDENS INC. FOR A ZONING TEXT AMENDMENT TO THE COMMERCIAL MIXED USE (ZMU18) – THE GARDENS (SHELLMONT) ZONING DISTRICT AT 10880, 10820 AND 10780 NO. 5 ROAD AND 12733 STEVESTON HIGHWAY (THE GARDENS DEVELOPMENT LANDS)**
(File Ref. No. 12-8060-20-8891, ZT 11-593771) (REDMS No. 3499608)

CNCL-245

See Page CNCL-245 for full report

STAFF RECOMMENDATION

That Bylaw No. 8891, to amend the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” zoning district, be introduced and given first reading.



Consent
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Item

15. **APPLICATION BY ONNI 7731 ALDERBRIDGE HOLDING CORP. AND ONNI 7771 ALDERBRIDGE HOLDING CORP. FOR THE REZONING OF 7731 AND 7771 ALDERBRIDGE WAY FROM INDUSTRIAL RETAIL (IR1) TO HIGH DENSITY LOW RISE APARTMENTS (RAH2)**
(File Ref. No. 12-8060-20-8884, RZ 11-585209) (REDMS No. 3498893 v. 5)

CNCL-265

See Page CNCL-265 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8884, which makes minor amendments to the RAH2 zone specific to 7731 and 7771 Alderbridge Way and rezones these subject properties from “Industrial Retail (IR1)” to the amended “High Density Low Rise Apartments (RAH2)”, be introduced and given first reading.



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16. **BC HYDRO 20 YEAR WORK PROGRAM IN THE CITY OF RICHMOND**
(File Ref. No. 10-6060-01) (REDMS No. 3502343)

CNCL-355

See Page **CNCL-355** for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That staff report back on BC Hydro activity and progress toward a common voltage for Lulu Island on an annual basis.



Consent
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Item

17. **GILBERT TRUNK SEWER UPDATE**
(File Ref. No. 10-6060-03-01) (REDMS No. 3501874)

CNCL-375

See Page **CNCL-375** for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That the updated alignment for the Gilbert Trunk Sewer upgrade as identified in the staff report titled “Gilbert Trunk Sewer Update” dated April 3, 2012 from the Director, Engineering, be endorsed.



Consent
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18. **ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO 8641 AMENDMENT BYLAW NO 8892**
(File Ref. No. 12-8060-20-8892) (REDMS No. 3499575 v.7)

CNCL-385

See Page **CNCL-385** for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892 be introduced and given first, second and third reading.



Consent
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Item

19. **CONTINUATION OF ENHANCED PESTICIDE MANAGEMENT PROGRAM**
(File Ref. No. 10-6125-04-01) (REDMS No. 3510579 v.4)

CNCL-397

See Page **CNCL-397** for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

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- (1) *That the Enhanced Pesticide Management Program as described in the staff report titled “Enhanced Pesticide Management Program Review”, dated February 8, 2011 (Attachment 1), including the TFT Environmental Coordinator, be approved to continue on a temporary basis until the province takes action on the use of pesticides for cosmetic purposes; and*
- (2) *That staff report back when the provincial Special Committee on Cosmetic Pesticides recommendations are made public.*



Consent
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Item

20. **MOORAGE FOR CANADIAN COAST GUARD AUXILIARY STATION 10**

(File Ref. No.) (REDMS No. 3496651)

CNCL-417

See Page CNCL-417 for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That:

- (1) *Britannia Heritage Shipyard, as detailed in the staff report, “Moorage for Canadian Coast Guard Auxiliary Station 10,” from the Senior Manager, Parks, be approved as the location for the Canadian Coast Guard Auxiliary Pacific Region – Station 10 to moor its boathouse and operate its services; and*
- (2) *staff be authorized to take all necessary steps to complete an agreement with the Canadian Coast Guard Auxiliary – Station 10 to moor its boathouse and operate its services at Britannia Heritage Shipyards, as outlined in the report, “Moorage for Canadian Coast Guard Auxiliary – Station 10,” from the General Manager, Parks and Recreation including authorizing the Chief Administrative Officer and the General Manager, Parks and Recreation to negotiate and execute all documentation required to effect the transaction.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-425 Housing Agreement (6951 Elmbridge Way) **Bylaw No. 8691**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-447 5 Year Financial Plan (2012-2016) **Bylaw No. 8867**
Opposed at 1st/2nd/3rd Readings – None.

☐

ADJOURNMENT

☐



Regular Council Meeting for Public Hearings

Monday, April 16, 2012

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Linda Barnes
Councillor Derek Dang

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

1. **Zoning Amendment Bylaw 8691 (RZ 07-380222)**
(Location: 6951 Elmbridge Way; Applicant: 6951 Elmbridge Way Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/4-1 It was moved and seconded

That Zoning Amendment Bylaw 8691 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings
Monday, April 16, 2012

2. **Zoning Amendment Bylaw 8870 (RZ 11-596352)**
(Location: 6688 Livingstone Place; Applicant: Ajit Thaliwal)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/4-2

It was moved and seconded

That Zoning Amendment Bylaw 8870 be given second and third readings.

CARRIED

PH12/4-3

It was moved and seconded

That Zoning Amendment Bylaw 8870 be adopted.

CARRIED

3. **Zoning Amendment Bylaw 8871 (RZ 11-591786)**
(Location: 10231 and 10251 Ruskin Road; Applicant: Ying Zi Zhang)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Ken Francis, 8311 Ryan Road, spoke in support of the proposed development but stated his concerns regarding: (i) the potential that drainage from the subject site, which sits at a higher grade than his property, could cause problems for him; and (ii) the potential for damage to his property during the construction period.

PH12/4-4

It was moved and seconded

That Zoning Amendment Bylaw 8871 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings
Monday, April 16, 2012

4. **Zoning Amendment Bylaw 8872 (RZ 11-593412)**
(Location: 8540 and 8560 Jones Road; Applicant: Zhao XD Architect Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/4-5

It was moved and seconded

That Zoning Amendment Bylaw 8872 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 8873 (RZ 11-577561)**
(Location: 9100, 9120 and 9140 No. 3 Road; Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

John Henderson, 8271 Rideau Drive provided a written submission (attached to these Minutes as Schedule 1) and stated that he spoke on behalf of five residents of Rideau Drive. He outlined five concerns which have been addressed by the developer: privacy, height reduction, reducing the proposed 19 units to 18 units, removing one of the visitor's parking spaces and the electrical box from the green space between the project and existing homes, and drainage.

In addition, the residents still have a concern with potential noise pollution. Mr. Henderson concluded by suggesting that the new Official Community Plan allow for six metres of green space between single-family residences and townhouse, or apartment, developments.



**Regular Council Meeting for Public Hearings
Monday, April 16, 2012**

Boris Tabakman, 9160 No. 3 Road spoke in support of the proposed development but noted that it was important for privacy to be maintained on surrounding properties. He expressed concerns regarding: (i) whether balconies of the proposed three storey units would overlook his property; (ii) the proposed height of the fence meant to buffer the subject site from his property; (iii) the proposed height of landscape elements between the subject site and his property; and (iv) whether balconies of the proposed two storey units would face south.

PH12/4-6

It was moved and seconded

That Zoning Amendment Bylaw 8873 be given second and third readings.

CARRIED

6. Official Community Plan Amendment Bylaw 8874 and Zoning Amendment Bylaw 8875 (RZ 11-586705)

(Location: 6011 and 6031 No. 1 Road; Applicant: Centro Terrawest Development Ltd.)

Applicant's Comments:

Kush Panatch, 6791 Elmbridge Way, spoke on behalf of the applicant, and was accompanied by Project Architect Rob Weber. Mr. Panatch: (i) noted the high quality of the project; (ii) advised that the project team had consulted with the community living in the vicinity of the subject site; and (iii) that the proposed development included a variety of residential unit sizes.

Written Submissions:

- (a) Roger K. C. Cheng, 3331 Trutch Avenue (Schedule 2)
- (b) Doug Nightingale, 3220 Semlin Drive (Schedule 3)
- (c) Peter Chan, #125-3880 Westminster Highway (Schedule 4)
- (d) Connie S. B. Fung, 3200 Semlin Drive (Schedule 5)
- (e) Parisa Zaini, #18-3880 Westminster Highway (Schedule 6)
- (f) Phu Tse Sing Lan, 5720 Musgrave Cr. (Schedule 7)
- (g) Mandeep Aulakh, 5511 No. 1 Road (Schedule 8)
- (h) Sharon Dulay, 5740 Forsyth Crescent (Schedule 9)
- (i) Demetrios Dimou, 3400 Granville Avenue (Schedule 10)



**Regular Council Meeting for Public Hearings
Monday, April 16, 2012**

- (j) B.C. Teoh and Joyce Teoh, 6071 Forsyth Crescent (Schedule 11)
- (k) Pak Lin Lam, 5564 Cornwall Drive (Schedule 12)
- (l) John Giuliano, 5562 Hankin Drive (Schedule 13)
- (m) Solvig Kwei, #116-3880 Westminster Highway (Schedule 14)
- (n) Earl and Maryanne Kwei, #116-3880 Westminster Highway (Schedule 15)
- (o) Courtney Haddix, #29-6000 Barnard Drive (Schedule 16)
- (p) Mei Chun Ng, #120-3880 Westminster Highway (Schedule 17)
- (q) Trinh Tu Ha, #20-6179 No. 1 Road (Schedule 18)
- (r) Phengiri Kanchanaphan, #1-6111 No. 1 Road (Schedule 19)
- (s) Mike Ducey, 5920 Forsyth Cres. (Schedule 20)
- (t) Alan Lian, #11-3880 Westminster Hwy. (Schedule 21)
- (u) Anne Kwok, #5-6111 No. 1 Road (Schedule 22)

Submissions from the floor:

Erika Simm, 4991 Westminster Highway, spoke in support of the proposed development and noted that it would improve the appearance of the Westminster Highway and No. 1 Road corner. Further, the proposed development would add much needed retail space to the Terra Nova neighbourhood.

After a brief discussion between Mr. Panatch and Council, staff were directed to explore with the applicant the possibility of creating an on-site indoor amenity space in lieu of a financial contribution.

PH12/4-7

It was moved and seconded

That OCP Amendment Bylaw 8874 and Zoning Amendment Bylaw 8875 each be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings
Monday, April 16, 2012

7. **Temporary Commercial Use Permit Application (TU 12-600784)**
(Location: 12631 Vulcan Way; Applicant: Paul Cheung (Lions Communications Inc.))

Applicant's Comments:

The applicant, Paul Cheung stated that the proposed Summer Night Market was an important event which his company has managed in this location for the past four years, and that he would like to continue for another three years.

Written Submissions:

- (a) Memorandum dated April 12, 2012 from Brian J. Jackson, Acting General Manager Planning and Development (Schedule 23)

Submissions from the floor:

None.

PH12/4-8

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Paul Cheung (Lions Communications Inc.) for the property at 12631 Vulcan Way for the purpose of permitting an evening night market event between May 11, 2012 to September 16, 2012 (inclusive), May 10, 2013 to September 8, 2013 (inclusive) and May 9, 2014 to September 14, 2014 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules including the additional condition outlined in the Acting General Manager, Planning and Development's, Memorandum dated April 12, 2012.

CARRIED

ADJOURNMENT

PH12/4-9

It was moved and seconded

That the meeting adjourn (7:42 p.m.).

CARRIED



**Regular Council Meeting for Public Hearings
Monday, April 16, 2012**

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, April 16, 2012

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

**Schedule 1 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**

To Public Hearing	
Date:	<u>APRIL 16, 2012</u>
Item #	<u>5</u>
Re:	<u>Bylaw No</u> <u>8873</u>

To AM-PRI Construction and the City of Richmond (RZ 11-577561)

We the 5 residences on Rideau Drive would like to thank the construction company for addressing some of our concerns including :

A) Privacy- -by having the proposed town homes face north and south so that balconies and front windows are not over looking our back yards

B) Height Reduction -- there will be no 3 story units located on the eastern portion of the property and that these 2 story units will be no higher than 7.5 meters above grade.

C) Reducing the size of the project from 19 units to 18 units .

D) Removing one of the visitor's parking spaces as well as the electrical box from the 4.5 meters of green space between the project and our homes.

E) Drainage -- that access to the drainage system which will be built on-site will be made available to all the adjacent properties on Rideau Drive.

The one concern we still have is the noise pollution which may arise as a result of the remaining 2 visitor parking places and the 2 driveways which will be located within a meter of the back fence. Although a 6 foot cedar fence and the planting of laurel bushes may be an effective visual deterrent between properties ,they are not as effective as a sound barrier. If sound reducing materials could be applied to those sections of the fence where asphalt meets cedar, it would be much appreciated.

A NOTE to the CITY of RICHMOND : The present Richmond OCP allows builders to construct buildings to within 4.5 meters of single family residences without necessarily providing green space as a buffer between properties. Since Richmond prides itself in being green (tree preservation, ALR lands and parks and other open spaces), we would like to suggest that Richmond's new OCP allow for 6 meters of green space between single family residences and apartment or townhouse developments. We had originally had asked this developer for 6 meters of green space as a buffer zone but the proposed density of this development would not allow it.

Respectively submitted by the 5 owners of properties on Rideau Drive :

8231 , 8251 , 8271 , 8291 , and 8311 Rideau Drive (Jan. / Feb. 2012)



To Public Hearing
Date: <u>April 16, 2012</u>
Item # <u>6</u>
Re: <u>Bylaws 8874 +</u>
<u>8875</u>

CityClerk

From: Roger Cheng [rogerkccheng@hotmail.com]
 Sent: April 2, 2012 9:03 AM
 To: CityClerk
 Subject: 6011 - 6031 No. 1 Road - RZ11-586715 - Bylaw 8874 & 8875
 Categories: 12-8060-20-8874/8875 (RZ 11-586705)

**Schedule 2 to the Minutes of
 the Council Meeting for
 Public Hearing held on
 Monday, April 16, 2012.**

To whom it may concern:

I have reviewed the Development Resubmission, dated December 9, 2011 prepared for Centro Terrawest Development Ltd.

As a resident of Terra Nova, I am in support of this mixed-use development, which will provide one-level living space in an area dominated by multi-level homes and townhouses. The availability of this type of accommodation will allow existing owners downsize and age in place within the community.

Yours truly,

Roger K.C. Cheng
 3331 Trutch Avenue
 Richmond, B.C.
 V7C 5W8

Res: 604-821-0628
 Cell: 604-816-2282.



To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 3, 2012 11:40 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #633)
Categories: 08-4105-20-2011586715 - Development at 6011-6031 No. 1 Road

Send a Submission Online (response #633)

**Schedule 3 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/3/2012 11:43:22 AM

Survey Response

Your Name:	Doug Nightingale
Your Address:	3220 Semlin Drive
Subject Property Address OR Bylaw Number:	6011 - 6031 #1 Road, RZ11 - 586715
Comments:	I have seen the proposed design of this project and would like to endorse the project. It would be a welcome addition to our neighborhood. I have lived in Terra Nova for 10 years and look forward to this corner being developed. I also think it would be advantageous in this area to have one/level living, available similar to this project.

**CNCL - 20**

04/03/2012

APRIL 03, 2012

ATTENTION: CITY CLERK

RE: 6011-6031 NO. 1 ROAD
R211-586715
BYLAW 8874 & 8875

To Public Hearing
Date: April 16, 2012
Item #: 6
Re: Bylaws 8874 & 8875

Schedule 4 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

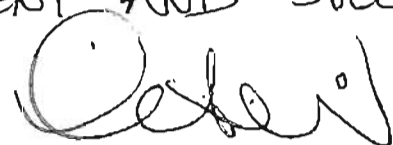
DEAR SIR/MADAM:

I AM A RESIDENT AT UNIT #125, AT 3880
WESTMINSTER. THIS IS A DEVELOPMENT-ADJOINING THE
ABOVE PROJECT. MY UNIT IS RIGHT NEXT TO THE ABOVE
PROJECT.

AFTER REVIEWING THE PROPOSED MIXED USED
DEVELOPMENT, I AM VERY PLEASED WITH THE PROPOSED
DESIGN AS WELL AS THE CONSIDERATIONS TAKEN BY THE
DEVELOPER ON THE NEIGHBORHOOD. I AM VERY PLEASED
TOO THAT THE DEVELOPER HAD PROPOSED ADEQUATE SETBACK
AS WELL AS BUFFERS TO MINIMIZED IMPACT ON OUR UNITS.

I SUPPORT THE DEVELOPMENT AND SUCCESS
ON THEIR ENDEAVOUR.




PETER CHAN
125- 3880 WESTMINSTER HWY
RICHMOND BC V7C 5S1

CityClerk

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

From: Connie Fung [csbfung@shaw.ca]
Sent: April 3, 2012 16:53
To: CityClerk
Subject: 6011 - 6031 No. 1 Road - RZ11-586715 - Bylaw 8874 & 8875
Categories: 12-8060-20-8874/8875 (RZ 11-586705)

		INT
	DW	
✓	GJ	
	KY	
	DB	

To whom it may concern:

I am living in the Terra Nova area. It comes to my attention that an application has been submitted to the City of Richmond in respect of redevelopment of the above property.

I have reviewed the Development Resubmission, dated December 9, 2011 prepared for Centro Terrawest Development Ltd. I have no objection to the said redevelopment application and am in support thereof.

Connie S. B. Fung
3200 Semlin Drive
Richmond, B.C.
V7C 5V5
Cell: 604-833-3458

**Schedule 5 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
 Sent: April 7, 2012 3:04 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #634)
 Categories: 12-8060-20-8875 (RZ 11-586705)

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaw 8874 + 8875

**Schedule 6 to the Minutes of
 the Council Meeting for
 Public Hearing held on
 Monday, April 16, 2012.**

Send a Submission Online (response #634)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/7/2012 3:07:25 PM

Survey Response

Your Name:	Parisa Zaini
Your Address:	18- 3880 Westminster HWY, Richmond V7C 5S1
Subject Property Address OR Bylaw Number:	Bylaw 8875 (RZ 11-586705)
Comments:	<p>I am opposed to the idea of making four story building in our neighborhood. Although it will generate jobs, but it will make lots of traffics and noises as well. We will lose our peace which we have in Terra Nova. This is a quiet and private community which stands it out from downtown and busy locations. People like us are choosing these places for their unique environment. I love our Mayor and his professional job in the city. I really do not understand the purpose of having high rises in such a community. I do not mind to have more stores in the area for jobs and easy shopping, but definitely no high rise. This is a town housing and detached housing community, please do not ruin it.</p>



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 10, 2012 2:22 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #635)
Categories: 12-8060-20-8875 (RZ 11-586705)

To Public Hearing
Date: <u>April 16, 2012</u>
Item #: <u>6</u>
Re: <u>Bylaw 58874</u>
<u>8875</u>

**Schedule 7 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**

Send a Submission Online (response #635)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/10/2012 2:24:42 PM

Survey Response

Your Name:	Phu Tse Sing LAN
Your Address:	5720 Musgrave Cr Richmond v7c 5n3
Subject Property Address OR Bylaw Number:	6011-6031 no 1 rd. RZ-586715
Comments:	I like the development that is planned for this corner. Would like to see more shops in this area. I have lived in this area for more than 15 years.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 10, 2012 11:08 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #637)
Categories: 12-8060-20-8875 (RZ 11-586705)

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Bylaws 8874 & 8875

Schedule 8 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.

Send a Submission Online (response #637)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/10/2012 11:04:31 PM

Survey Response

Your Name:	MANDEEP AULAKH
Your Address:	5511 NO.1 ROAD, RICHMOND, BC, V7C1T1
Subject Property Address OR Bylaw Number:	8874 & 8875
Comments:	<p>UNFORTUNATELY, I WILL NOT BE ABLE TO ATTEND THE PUBLIC HEARING HOWEVER I DO WANT TO VOICE MY POSITION ON THE PROJECT IN QUESTION FOR 6011-6031 NO.1 ROAD. I LIVE AT 5511 NO. 1 ROAD AND THINK THAT THIS PROJECT WOULD BE A WONDERFUL ADDITION TO THE TERRA NOVA COMMUNITY. THE CORNER IS CURRENTLY NOT VERY ATTRACTIVE, NOR VERY BUSY, IT JUST LOOKS LIKE AN EMPTY BUILDING. HOWEVER THIS TYPE OF ENHANCEMENT WOULD, IN MY OPINION, BRING DESIRED BUSINESSES AND QUALITY TO OUR BEAUTIFUL NEIGHBOURHOOD. IT WOULD PROVIDE US WITH VARIETY WITHOUT HAVING TO TRAVEL TO THE NEXT CLOSEST SHOPPING MALL. THUS MY FAMILY AND I ARE VERY MUCH IN FAVOUR OF THIS PROPOSAL.</p>



Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
 Sent: April 10, 2012 10:35 PM
 To: Mayor and Councillors
 Subject: Send a Submission Online (response #636)
 Categories: 12-8060-20-8875 (RZ 11-586705)

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

Schedule 9 to the Minutes of
 the Council Meeting for
 Public Hearing held on
 Monday, April 16, 2012.

Send a Submission Online (response #636)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/10/2012 10:32:23 PM

Survey Response

Your Name:	Sharon Dulay
Your Address:	5740 Forsyth cres
Subject Property Address OR Bylaw Number:	6011 & 6031 no. 1 rd
Comments:	<p>I am a property owner & resident in this area & have been for over 10 years. I would love to see the corner of no.1 rd & Westminster updated. It would be beneficial to have more options of shops in our neighborhood. Currently I drive to Seafair, or Blundell for specialty shops, butcher, bakery, fruit & vegetable shop, flower shop, etc. We are an environmentally conscious family, therefore it is important for us to be able to walk, rather than drive to different areas of Richmond. The current commercial amenities do not encompass all. There would be more employment opportunities for students, etc. More housing options for elderly with access to amenities. I certainly hope that this area is redeveloped to accommodate shops & housing for our community.</p>

**CNCL - 26**

APRIL 10, 2012

RE: 6011 & 6031 No. 1 ROAD

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Enlow 2824 & Enlow 2815

TO CITY COUNCIL,

Schedule 10 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

THE PROPOSED DEVELOPMENT WILL BE A WELCOME ADDITION TO THE
NEIGHBORHOOD, THE COMMERCIAL SPACE ON THE GROUND FLOOR CAN BRING
MORE BUSINESS/RETAIL (EG. BAKERY, PHARMACY, ETC) TO SERVICE THE AREA.
THE COMBINED RESIDENTIAL/COMMERCIAL SPACE SEEMS APPROPRIATE - BEING
BETWEEN TERRA NOVA MALL AND TOWNHOUSES IT IS A NATURAL TRANSITION.
ALSO, HAVING SMALL APARTMENTS WILL GIVE YOUNG PEOPLE IN THE AREA
ANOTHER CHOICE.

SINCERELY,

DEMETRIOS DIMOU
3400 GRANVILLE AVE.
RICHMOND, BC.
604-277-1228



April 10th, 2012

Schedule 11 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaw 8874 +
	Bylaw 8875

To City Councillors of Richmond

Re: 6011-6031 No 1 Rd, Richmond, BC

R211-556715

We are pleased to give our
whole hearted support to this development.
It is much needed in this corner
of Richmond and is a great improvement
over what currently exists.

As a longtime resident, we believe this
is a positive impact as it will increase
the available service (eg more retail
choices) and also improve our property
value (which helps us personally).

We welcome any questions you may
have regarding the above.

Sincerely,

BC Tech + Joyce Tech

6011 Forsyth Cres

Richmond, BC

V7C 2C4

(604) 818. 0208

CNCL - 28



Schedule 12 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

City of Richmond
Attn: City Clerk
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

April 10, 2012

To whom it may concern:

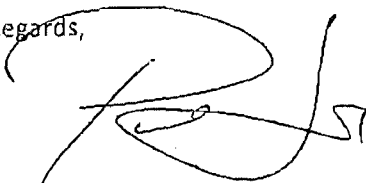
RE: 6011-6031 No. 1 Road, RZ11-586715, By-Law 8874 & 8875

As a resident of Terra Nova for the past twenty years, I am delighted to see the potential that TerraWest would bring to the corner of No. 1 Road and Westminister Highway. Having lived in Terra Nova for such an extended period of time, I have seen multiple tenants in that area that did not add any particular value to my neighbourhood. After attending TerraWest's information meeting, I believe they would rejuvenate this corner lot to its maximum potential.

As a recent newlywed, I would love to stay in the area, allowing me to be close to my parents, have access to a great elementary school, and be within walking distance to a number of resources. By introducing a new condominium to the space, I would be able to stay in this area with my smaller budget.

I am also excited about the retail element TerraWest is bringing to this area. I am definitely interested to see more variety of stores within the neighbourhood. The idea of combining retail space and living space is a much better use of the corner than a standard townhouse complex.

Regards,



Pak Lin Lam
5564 Cornwall Drive
Richmond, B.C.
Canada V7C 5M8
[REDACTED]



April 5, 2012

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

Attention: City Clerk

Dear Sir/Madam,

Re: 6011 – 6031 No. 1 Road
RZ11 – 586715
By-Law 8874 & 8875

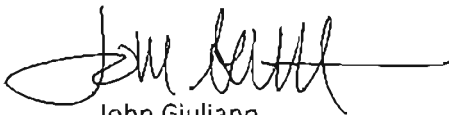
As a Richmond resident of twenty-four years and living in the Terra Nova area for the past six years, I writing in support of the above captioned re-development proposed for the southwest corner of No. 1 Road and Westminster Highway.

I initially visited the open house over a year ago and was impressed with the building design and layout however I have now seen the revised plan and truly believe it is an improvement over the initial proposal. I believe it strikes a fair balance between respecting the residents to the west and south yet looks impressive on the corner and enhances the neighbourhood in general. In addition, the commercial level will provide the opportunity for increased amenities and complements Terra Nova Village.

With an aging parent living in Richmond I know first-hand the benefits of the proposed one level condominium living with amenities in close proximity. I believe the demand for this type of residences will only increase over time therefore the proposed re-development of one level condominium will address that need.

I urge the City to support the re-development as proposed.

Regards,



John Giuliano,
5562 Hankin Dr.
Richmond, B.C.
V7A 5N2

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

**Schedule 13 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 11, 2012 1:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #638)
Categories: 12-8060-20-8875 (RZ 11-586705)

To Public Hearing
Date: <u>April 16, 2012</u>
Item # <u>6</u>
Re: <u>Bylaws 8874 +</u>
<u>8875</u>

**Schedule 14 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**

Send a Submission Online (response #638)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/11/2012 1:29:18 PM

Survey Response

Your Name:	Solvig Kwei
Your Address:	solvigkwei@gmail.com
Subject Property Address OR Bylaw Number:	6011 and 6031 No. 1 Road; Bylaw 8874 and Zoning Amendment Bylaw 8875
Comments:	I am a homeowner at 116 - 3880 Westminster Highway, Richmond, BC V7C 5S1 in the Terra Nova development. I object to the land use change from "residential" to "mixed use" and the zoning amendment change from "local commercial and single detached" to "commercial mixed use." The proposed 4-story and 36 apartment units will cause traffic congestion and bring in a new mix of residents in our already crowded neighborhood. This traffic will also be a safety hazard to pedestrians and children living in Terra Nova. Please take these implications into consideration for the April 16th hearing. Sincerely, Solvig Kwei

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
 Sent: April 11, 2012 1:29 PM
 To: Mayor and Councillors
 Subject: Send a Submission Online (response #639)
 Categories: 12-8060-20-8875 (RZ 11-586705)

To Public Hearing
Date: <u>April 16, 2012</u>
Item # <u>6</u>
Re: <u>Bylaws 8874 + 8875</u>

Schedule 15 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.

Send a Submission Online (response #639)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/11/2012 1:31:48 PM

Survey Response

Your Name:	Earl & Maryanne Kwei
Your Address:	seakwei@gmail.com (property address below)
Subject Property Address OR Bylaw Number:	6011 and 6031 No. 1 Road; Bylaw 8874 and Zoning Amendment Bylaw 8875
Comments:	I am a homeowner at 116 - 3880 Westminster Highway, Richmond, BC V7C 5S1 in the Terra Nova development. I object to the land use change from "residential" to "mixed use" and the zoning amendment change from "local commercial and single detached" to "commercial mixed use." The proposed 4-story and 36 apartment units will cause traffic congestion and bring in a new mix of residents in our already crowded neighborhood. This traffic will also be a safety hazard to pedestrians and children living in Terra Nova. Please take these implications into consideration for the April 16th hearing. Sincerely, Earl & Maryanne Kwei

To Public Hearing
Date: <u>April 16, 2012</u>
Item # <u>6</u>
Re: <u>Bylaws 8874 &</u>
<u>8875</u>

April 11th, 2012

**RE: RZ11-586715
By-Law 8874 & 8875
Terra West
6011-6031 No.1 Road**

**Schedule 16 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**

Attention: City Clerk

I am writing this letter to show my support for the *Terra West* project being developed by Centro Properties Group Ltd located at 6011 No.1 Road, in the neighborhood of Terra Nova in West Richmond BC.

As a lifelong resident of Richmond and an avid supporter of its residents and housing, I believe that this development will add many benefits to the local community. Furthermore, after seeing the detailed plans for this project I believe that the architecture and the building itself will add great value to the Terra Nova neighborhood. The addition of condominiums and retail shopping space will be a welcome bonus to an already thriving neighborhood. The Westside of Richmond is lacking the development of new condominiums that appeal to young professionals looking to lay down roots in this beautiful community. The *Terra West* development will fill this void in the market, and add new housing that differentiates from the multitude of townhouses and single family homes in the neighborhood. In addition, the development will provide much needed curb appeal for a corner that is currently visually unappealing and outdated.

In conclusion, I believe that the *Terra West* development will be a welcome addition to the Terra Nova neighborhood and I look forward to enjoying the servicescape of the building and retail shops that it will add to the neighborhood.

Sincerely,



Courtney Haddix
#29-6000 Barnard Drive
Richmond, BC
V7C 5P7



Page 1 of 1

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 15, 2012 9:08 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #641)
Categories: 08-4105-20-2012598802 - 6031 & 6033 No 1 Road

**Schedule 17 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**

Send a Submission Online (response #641)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/15/2012 9:12:11 PM

Survey Response

Your Name:	Mei Chun Ng
Your Address:	#120-3880 Westminster Highway, Richmond, BC, V7C 5S1
Subject Property Address OR Bylaw Number:	6011 & 6031 No. 1 Road
Comments:	I am strongly opposed to the rezoning of the subject property because I do not want this area to become commercialized. When I bought my unit, I chose this area specifically because it is only for residential use. Furthermore, the rezoning area is very close to my unit, so it will definitely have a severe effect to my family.



APR 15/12

RE: 6011 + 6031 No. 1 Road

Bylaw 8874 + 8875 (RZ 11-586705)

Trinh Tu Ha
#20-6179 NO. 1 Road.
Richmond, BC V7C-1T4

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Bylaws 8874 + 8875

(support)
I suppose this development on 6011 and
6031 NO. 1 Road.

Schedule 18 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

Trinh Tu Ha

778-839-1368.



Schedule 19 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

DATE:- APRIL 16, 2012

TO:- SARA BADYAL (604-276-4232)

PLANNING AND DEVELOPMENT DEPARTMENT

PROJECT:- OFFICIAL COMMUNITY PLAN AMENDMENT BY LAW 8874 AND ZONING
AMENDMENT BY LAW 8875 (R2 11-586705)

LOCATION/S 6011 AND 6031 NO. 1 ROAD

FROM: PHENGIR, KANCHANAPHAN

ADDRESS # 1-6111 NO. 1 ROAD, RICHMOND, B.C. V7C 1T4

(SALISBURY LAND TOWNHOUSE)

TEL:- (604) 207-9331

COMMENTS.



COMMENTS:-

- ①. BUILDING IS TOO CLOSE TO THE EXISTING TOWNHOUSE (SALISBURY LANE).
- ②. BUILDING IS TOO HIGH FROM THE EXISTING TOWNHOUSE (SALISBURY LANE).
- ③. UPPER FLOOR PARKING LOT IS TOO HIGH COMPARE TO EXISTING TOWNHOUSE (SALISBURY LANE).
- ④. DRIVEWAY IS TOO HIGH TO COMPARE TO EXISTING TOWNHOUSE (SALISBURY LANE).

COMMENTS ABOUT THE DESIGN:-

- ①. INCREASE MORE OPEN SPACE BETWEEN BUILDING AND EXISTING TOWNHOUSE.
- ②. REDUCE THE HEIGHT OF BUILDING TO THE SAME LEVEL OF TOWNHOUSES' ROOF.
- ③. REDUCE THE UPPER FLOOR PARKING LOT'S HEIGHT AND SHOULD BE THE SAME EXISTING WALKWAY OF SALISBURY LANE TOWNHOUSE.
- ④. THE LEVEL OF DRIVEWAY TO THE UPPER FLOOR PARKING LOT OF YOUR PROJECT SHOULD HAVE THE SAME HEIGHT OF THE EXISTING WALKWAY OF SALISBURY LANE.
- ⑤. SHOULD BUILT THE STRONG FENCE ON YOUR PROPERTY LANE.

**6. Official Community Plan Amendment
Bylaw 8874 and Zoning Amendment
Bylaw 8875 (RZ 11-586705)**

Location/s: 6011 and 6031 No. 1 Road

Applicant/s: Centro Terrawest
Development Ltd.

Purpose of OCP Designation Amendment:

To change the land use designation on the Land Use Map in Schedule 2.2B (Terra Nova Sub-Area Plan) from "Residential (Single Family)" to "Mixed Use".

Purpose of Zoning Amendment:

To amend the Zoning Bylaw, to create "Commercial Mixed Use (ZMU21) – Terra Nova" zone, and to rezone the subject property from "Local Commercial (CL)" and "Single Detached (RS1/F)" to "Commercial Mixed Use (ZMU21) – Terra Nova", to permit development of a 4-storey mixed-used building with commercial space at grade (approximately 731 m²), approximately 36 apartment housing dwelling units on upper floors, and an associated two-level parking structure.

City Contact: Sara Badyal
604-276-4282
Planning and Development
Department

BYLAWS 8874 & 8875



Page 1 of 1	
To Public Hearing	
Date:	April 16, 2012
Item #:	6
Re:	Bylaws 8874 + 8875

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 13, 2012 3:42 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #640)

**Schedule 20 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.**

Send a Submission Online (response #640)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/13/2012 3:45:48 PM

Survey Response

Your Name:	Mike Ducey
Your Address:	5920 Forsyth Cres
Subject Property Address OR Bylaw Number:	8874 - 8875
Comments:	Having lived in this neighborhood since 1999 I have had the opportunity to walk past and around this property literally thousands of times. The current proposal is one the best I could have imagined for this area. Having the least impact on its neighbors, dramatically improving the streetscape and providing an additional mix of services and shopping alternatives significantly lacking in our area. The off street parking for owners and business's is clever and ensures the focus of the property isn't lost in a mass of on street parking. We're looking forward to a revitalization of this corner and the benefits this development will bring.

**CNCL - 39**

04/13/2012

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 16, 2012 3:06 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #643)

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

Send a Submission Online (response #643)

Survey Information

Schedule 21 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/16/2012 3:09:52 PM

Survey Response

Your Name:	Alan Lian
Your Address:	11-3880 Westminster Hwy
Subject Property Address OR Bylaw Number:	Official Community Plan Amendment Bylaw 8874 and Zoning Amendment Bylaw 8875
Comments:	I don't agree with the amendment bylaws because I think it will cause more traffic jams at NO1 and Westminster Hwy and more community safety problems in this area.



Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
 Sent: April 16, 2012 2:34 PM
 To: Mayor and Councillors
 Subject: Send a Submission Online (response #642)

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

Send a Submission Online (response #642)

Survey Information

Schedule 22 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/16/2012 2:37:20 PM

Survey Response

Your Name:	Anne Kwok
Your Address:	#5-6111 No. 1 Road, Richmond, BC
Subject Property Address OR Bylaw Number:	By Law 8875 (RZ 11-586705)
Comments:	<p>I am writing opposed to the idea of building a four stories building in the site. I agreed those two buildings on site are old and no maintenance, and good to have a new look at the corner. All the building in the area, are either two stories or three stories. Building a four stories building is totally ruin the neighborhood. And break the harmony of our quiet neighbour. The building design is not applicable too. The proposed parking entrance is right at our front door, and it creates safety concern as well. We already have the Terra Nova Mall right next to it, why we need another commercial building? In addition, our neighbourhood elementary school already overcrowded, and is hardly to get a daycare space for school age child. If we increasing the density, the situation will be even worst. I am strongly against the proposed building plan,</p>

**CNCL - 41**



City of Richmond

Schedule 23 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, April 16, 2012.

Memorandum

Planning and Development Department
Policy Planning

To: Mayor and Council
From: Brian J. Jackson, MCIP
Acting General Manager, Planning and
Development
Re: **Temporary Commercial Use Permit for 12631 Vulcan Way – Revisions to Permit
Terms and Conditions**

Date: April 12, 2012
File: TU 12-600784

This memo advises Council of a recommended addition to the Terms and Conditions associated with the Temporary Commercial Use Permit (TCUP) associated with the proposed evening market event at 12631 Vulcan Way (TU 12-600784) proceeding to the Public Hearing on April 16, 2012.

The recommended additional wording is as follows:

Product Anti-Counterfeiting Strategy

The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:

- *Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.*
- *Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.*
- *Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).*
- *Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.*

This wording would be identical to that approved for evening market event at the Duck Island property (8351 River Road; TU 11-595782).

Please contact me if you have any questions (bjackson@richmond.ca; 604-276-4138).

Brian J. Jackson, MCIP
Acting General Manager, Planning and Development

BJ:
pc: Kevin Eng, Planner I

Board in Brief

For Metro Vancouver meetings on Friday, April 13, 2012

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

For more information, please contact either:

*Bill Morrell, 604-451-6107, Bill.Morrell@metrovancover.org or
Glenn Bohn, 604-451-6697, Glenn.Bohn@metrovancover.org*

Greater Vancouver Regional District

Metro Vancouver Caring for the Air Report

Received

Air quality in the Lower Fraser Valley continued to improve in 2011, maintaining the trend seen over the last two decades.

Although cars, trucks and buses are increasingly cleaner, they continue to be a significant source of air contaminants in the airshed. This trend will continue with growth in population and distances travelled.

Cars, vans and other "light duty vehicles" are the largest source of smog in the airshed, followed by bulldozers, excavators and other diesel-powered "non-road engines."

Regional emission forecasts predict that smog-forming pollutants will decrease until 2020, after which some emissions will begin to rise. After 2030 – if no new air emission control programs or initiatives are launched – solvent use and agricultural activity are projected to become the largest contributors to smog-forming emissions.

These forecasts help to identify where progress has been made and where new actions are needed. As a result, Metro Vancouver's new Integrated Air Quality and Greenhouse Gas Management Plan, adopted in 2011, has targeted measures to reduce emissions from these and other sources that contribute to smog.

The Board received the Caring for the Air report, for information. It also directed staff to forward the report to member municipalities, the Fraser Valley Regional District, the Northwest Clean Air Agency, the Federal Minister of Environment, the Provincial Minister of Environment, the region's Chief Medical Health Officers, and other key partners in the airshed.



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University of British Columbia Proposal - Innovative Tools for Enhanced Energy and Climate Change Community Planning

Approved

Approve funding for the project titled, "Innovative Tools for Enhanced Energy and Climate Change Community Planning" in the amount of \$30,000 in 2012, with similar grants to be brought forward for consideration in the 2013 and 2014 budgets. Funding in each of 2013 and 2014 will be contingent upon the submission of an annual progress report to the Environment and Parks Committee and an annual review of project progress by Metro Vancouver staff.

Attendance at the Lower Mainland Local Government Association (LMLGA) 2012 Conference

Approved

The Board authorized the Chair to appoint two delegates to attend the Lower Mainland Local Government Association Conference being held on May 11, 2012 in Whistler, BC, at the estimated cost of \$1,460.

Experience the Fraser Project Update

Approved

Experience the Fraser is a unique vision to connect communities, parks, natural features, historic and cultural sites and other points of interest along the Lower Fraser River, from Hope to the Salish Sea, by means of 550 kilometres of trails and via the river itself. On April 9, 2012, the provincial government announced a \$1 million grant to help Metro Vancouver and the Fraser Valley Regional District open new parkland, enhance riverfront access and park amenities along the river, and continue to build the Canyon to Coast Trail.

A Board resolution requests the Province to undertake the integration of the multi-use path across the new Port Mann Bridge with the Experience the Fraser Project, minimize the exposure of pedestrians and cyclists to highway traffic and improve access by pedestrians and cyclists to parks and greenways on both sides of the Fraser.

Appointment of the Electoral Area Advisory Planning Commission Members

Approved

The Board appointed the following persons as members of the Electoral Area Advisory Planning Commission for the 2012 - 2014 term:

- John Lee, representing Montizambert Wynd
- Jane Maisonville-Phillips, representing Ocean Point
- John Russell, representing Barnston Island
- Elmer Froese, representing Upper Indian Arm
- Kelly Petersen, representing Pitt Lake
- Jim Huffman, representing Passage Island

Possible Changes to Canada Fisheries Act

Approved

Recent media reports have suggested the federal government plans changes to the federal law that protects fish habitat. According to Otto Langer, a former Department of Fisheries and Oceans staff member, DFO documents Fisheries Act to replace "*banning/limiting activities that result in the 'harmful alteration, disruption or destruction of fish habitat'*" under Section 35 (1) of the Fisheries Act with reducing the "*adverse effect*" on "*fish of economic, cultural or ecological value.*"

The Board approved a motion to:

- a) write to the Minister of Fisheries and Oceans, strongly opposing changing to the *Canada Fisheries Act* which would weaken fish habitat protection; and
- b) direct staff to notify Metro Vancouver partners, including the Federation of Canadian Municipalities (FCM), Union of British Columbia Municipalities (UBCM) and Metro Vancouver municipal councils, of Metro Vancouver's concerns and action taken.

**Greater Vancouver Regional District Electoral Area A Board of Variance
Amending Bylaw No. 1166, 2012**

Approved

A bylaw amendment addresses a minor wording error identified by staff, by deleting "Supreme Court of Canada" and replacing it with "Supreme Court of British Columbia."

**Greater Vancouver Regional District Board and Committee
Remuneration Amending Bylaw Number 1167, 2012**

Approved

The Board approved an amendment to the remuneration bylaw that sets the salary of the electoral area director position at 14.5% of the Board chair's salary.

Regional District of North Okanagan

Approved

The Board approved a Regional District of North Okanagan request for a contribution of \$900 toward a study of the cumulative impacts of annexations on electoral areas. The \$900 contribution will come from Metro Vancouver's 2012 Electoral Area budget.



General Purposes Committee

Date: Monday, April 16, 2012

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Councillor Linda Barnes

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, April 2, 2012, be adopted as circulated.

CARRIED

DELEGATION

1. With the aid of a PowerPoint presentation, attached as **Schedule 1**, and forms part of these minutes, Robin Silvester, President and CEO, Port Metro Vancouver, joined by Peter Xotta, Vice-President, Planning & Operations, Port Metro Vancouver, provided an update on Port Metro Vancouver's (PMV) activities.

General Purposes Committee

Monday, April 16, 2012

During the presentation, Mr. Silvester reviewed the Port's vision and mission, and highlighted that:

- PMV is the largest and busiest port in Canada, and the largest export port in North America;
- PMV handled approximately 122 million tonnes of cargo in 2011, and traded with 160 economies internationally;
- PMV's jurisdiction covers over 600 kilometres, bordering on 16 municipalities, and one treaty First Nation, and intersects the traditional territories of several First Nations; and
- PMV is a port authority pursuant to the Canada Marine Act, accountable to the Federal Minister of Transport.

Mr. Silvester and Mr. Xotta then spoke about the Vancouver Airport Fuel Delivery Project (VAFD), and provided the following information:

- the Vancouver Airport Fuel Facilities Corporation (VAFFC) is the proponent for proposed Vancouver Airport Fuel Delivery Project (VAFD);
- PMV is the federal authority with legislated environmental assessment responsibilities;
- Environment Canada and other agencies are providing technical advice related to the proposed project;
- the Environmental Assessment Office (BCEAO) review and the federal environmental assessment are harmonized;
- the VAFFC will need to apply to PMV for a project permit for portions of the project that will be constructed within the Port's jurisdiction. It was noted that PMV had not received a project permit application from VAFFC yet;
- the project permit will include a significant consultation phase, to consider all information from the environmental assessment, as well as additional site-specific factors including site servicing, traffic impacts and emergency preparedness. The Permit application will be referred to City of Richmond for review and comment;
- PMV has commissioned a technical study to look at the operation of tankers carrying bulk liquids on the south arm of the Fraser River, and the results will inform the environmental assessment and PMV project review processes for VAFD. It was noted that the results of the study will be shared with stakeholders, including the City of Richmond; and

General Purposes Committee

Monday, April 16, 2012

- currently, there is a temporary suspension of the provincial environmental assessment review to allow time for the VAFFC to provide additional information in a number of areas. PMV will not conclude the federal environmental assessment review until Environment Canada's comments regarding additional studies have been considered. It was noted that PMV was not sure about when the study will resume.

In answer to questions from members of Committee, Mr. Silvester provided the following information:

- at this time the Gilmore Farm is contracted to be farmed, and there are no plans to change the usage for the Gilmore Farm at this time;
- PMV is embarking upon a land planning process for all land in PMV's jurisdiction. The process will include consultation meetings with a range of stakeholders, and City of Richmond staff will be involved in the process;
- PMV is not directly involved in the Delta Port expansion matter;
- the consultation process for the VAFD project has not triggered a requirement for a public hearing. Mr. Silvester also noted that the City would need to contact the federal and provincial Ministries of Environment to request that a public hearing take place as part of the consultation process; and
- with respect to the VAFD project environmental assessment, PMV will provide a series of recommendations that will ensure that ships are handled safely in the Fraser River. The environmental assessment will also consider the storage facility and tanks. It was noted that it was unlikely that the study would indicate that the VAFD project is unsafe, rather the study will provide information on what will need to be done to ensure safety.

The Chair noted that PMV has financial interest in the proposed VAFD project, as PMV would receive rental income for the storage facility which would be build on PMV's land. Mr. Silvester responded that having PMV conduct the federal environmental assessment while having a financial interest in the proposed project, was not considered a conflict of interest, and that PMV's motivation is to ensure that the safety concerns are met.

It was moved and seconded

That letters be sent to the federal and provincial Ministers of Environment, and the local MLAs and MPs requesting that a Public Hearing be held during the course of the environmental assessment process for the Vancouver Airport Fuel Facilities Corporation (VAFFC) Vancouver Airport Fuel Delivery Project.

CARRIED

General Purposes Committee

Monday, April 16, 2012

BUSINESS & FINANCIAL SERVICES DEPARTMENT

2. **LIQUOR PRIMARY CLUB LICENCE APPLICATION ARMY NAVY & AIR FORCE VETERANS IN CANADA STEVESTON UNIT NO. 284 UNIT 105 - 11900 NO. 1 ROAD**

(File Ref. No. 12-8275-05/2012-Vol 01) (REDMS No. 3494625)

It was moved and seconded

That a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *The application by Army Navy & Air Force Veterans in Canada, Steveston Unit No. 284, to relocate Liquor Primary Club Licence No. 029737 from 3960 Chatham Street Unit 200, to 11900 No. 1 Road Unit 105, to offer liquor service is recommended.*
- (2) *Council comments on the prescribed considerations are:*
 - (a) *The location and the surrounding area of the establishment comprised of a senior's residential housing component attached to the establishment; a townhouse complex to the north; a seniors apartment complex to the south; a mix of residential and commercial uses to the west; and parkland to the east, was considered and reviewed.*
 - (b) *The proximity of the proposed liquor primary location to other social or recreational facilities and public buildings within a 500 metre radius was reviewed and it was considered that the application would not conflict with those facilities.*
 - (c) *The application for a 325 person capacity operation with liquor service hours of Monday to Sunday 9:00 a.m. to 2:00 a.m. will not pose a significant impact on the community based on the lack of responses received from the residents and businesses in the area. Council does NOT support any opening past 2:00 a.m. as is indicated in the application summary received from LCLB.*
 - (d) *The number and market focus of clientele to existing liquor primary licence establishments within a reasonable distance of the proposed location was reviewed and it was considered that there would be no impact on those establishments.*
 - (e) *The potential for additional noise on the community in the area if the application is approved was considered and it was determined that there would be little or no additional noise on the community in the immediate vicinity.*

General Purposes Committee

Monday, April 16, 2012

- (f) The impact on the community if the application is approved was considered and based on the lack of response from the community from public notices; the licence approval would have little impact on the community.*
- (3) Council's comments on the views of the residents were gathered as follows:*
 - (a) Property owners and businesses with a 50 metre radius of the subject property were contacted by letter detailing the application and provided with instructions on how community concerns could be submitted.*
 - (b) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.*

Based on the lack of negative responses from residents and businesses in the nearby area and the lack of responses received from the community through all notifications, Council considers that the application is acceptable to the public.

CARRIED

COMMUNITY SERVICES DEPARTMENT

3. RICHMOND ADDICTION SERVICES' PROPOSAL TO RENEW A FIVE-YEAR PROBLEM GAMBLING PREVENTION AND EDUCATION PLAN

(File Ref. No.) (REDMS No. 3468541, 3497793)

Lesley Sherlock, Social Planner, advised that the Richmond BC Responsible and Problem Gambling Program (BCR&PGP) prevention and counselling contracts are still in negotiations. Ms. Sherlock also mentioned that a response had not yet been received from the provincial government about the letter the City had sent seeking support for Richmond Addiction Services Society (RASS). Ms. Sherlock was requested to provide a report back with a review of RASS' situation prior to the end of the year.

It was moved and seconded

That:

- (1) Richmond Addiction Services' Proposal to Renew a Five-Year Problem Gambling Prevention and Education Plan be sent to the Minister of Energy and Mines, Richmond MLAs, the School/Council Liaison Committee and stakeholders for their information;*

General Purposes Committee

Monday, April 16, 2012

- (2) *Richmond Addiction Services be commended for preparing the Proposal; and*
- (3) *staff review the situation and the report back by the end of November, 2012.*

CARRIED

BUSINESS & FINANCIAL SERVICES DEPARTMENT

4. **2012 ANNUAL PROPERTY TAX RATES BYLAW NO. 8885**
(File Ref. No. 12-8060-20-8885 Xr: 03-0925-01) (REDMS No. 3492636 v.3)

It was moved and seconded

- (1) *That Option 2, which redistributes \$1.8M from Business class to Major Industry, Light Industry, Seasonal/Recreation, and Residential classes be approved as outlined in the staff report dated April 3, 2012 from the Director, Finance, titled 2012 Annual Property Tax Rates Bylaw No. 8885; and*
- (2) *That Annual Property Tax Rates Bylaw No. 8885 be introduced and given first, second and third readings.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:54 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, April 16, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



PORT METRO
vancouver

Presentation to City of Richmond General Purposes Committee

Robin Silvester
President & CEO

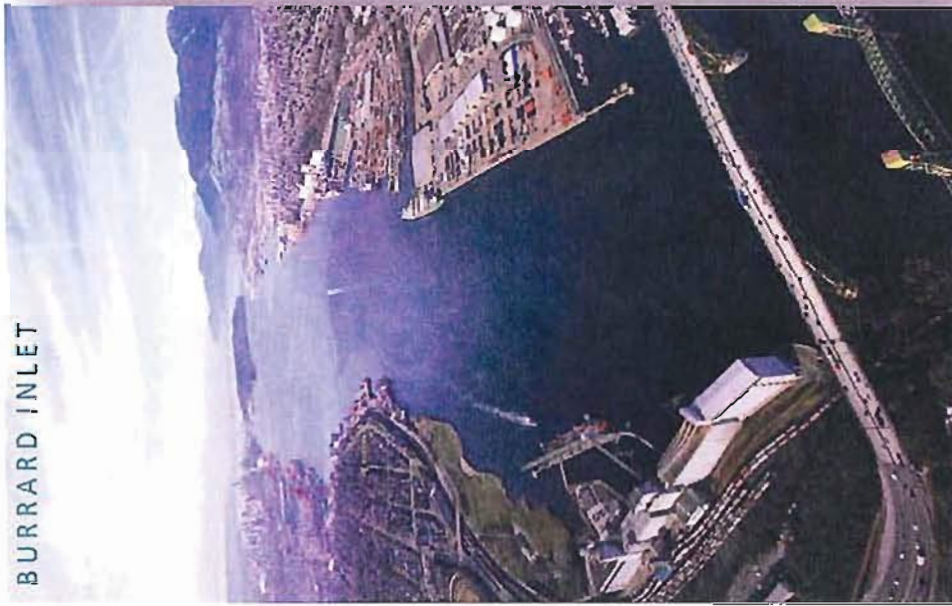
Peter Xotta
Vice President of Planning &
Operations

April 16, 2012

Schedule 1 to the minutes of the
General Purposes Committee
meeting held on Monday, April 16,
2012

Port Metro Vancouver

BURRARD INLET



FRASER RIVER



ROBERTS BANK



Commitment to Sustainability

Our Vision

To be the most efficient and sustainable Gateway for the customers we serve, benefiting communities locally and across the nation.

Our Mission

To lead the growth of Canada's Pacific Gateway in a manner that enhances the well-being of Canadians.



Proposed Vancouver Airport Fuel Delivery Project - Review Process

BC Environmental Assessment
Office Review

PMV Led Federal Environmental
Assessment

PMV Project Permit and
Environmental Assessment

Other Permitting

HARMONIZED

Proposed Vancouver Airport Fuel Delivery Project (VAFD)

- Vancouver Airport Fuel Facilities Corporation (VAFFC) is the proponent for VAFD
- There are no provincial triggers, but VAFFC “opted in” to the provincial Environmental Assessment process
- PMV is the federal authority with legislated Environmental Assessment (EA) responsibilities
- Environment Canada and other agencies are providing technical advice

Proposed Vancouver Airport Fuel Delivery Project (VAFD) cont'd

- Harmonized federal-provincial Environmental Assessment (EA)
- BC Environmental Assessment Office (EAO) has set timelines to complete an Environmental Assessment review
- PMV federal involvement has ensured concerns of federal agencies can be included in permitting
- As a federal authority PMV is completely committed to rigorous EA processes

Port Metro Vancouver Project Review

- New development on PMV land is subject to a comprehensive project review process and issuance of a Project Permit
- PMV has not received a Project Permit application from VAFFC for portions of the project to be constructed within the Port's jurisdiction
- The Project Permit will consider all information from the EA as well as additional site-specific factors including site servicing, traffic impacts and emergency preparedness
- The Permit application will be referred to City of Richmond for review and comment
- PMV is committed to rigorous project review processes

Tanker Traffic on the Fraser River Study

- PMV has commissioned a technical study to look at the operation of tankers carrying bulk liquids on the south arm of the Fraser River
- This study is currently underway
- The results will inform PMV's federal EA and project review processes for VAFD
- Results will be shared with stakeholders including City of Richmond

Current Status

- On February 22, 2012, PMV advised BC EAO that the federal EA process is on hold until appropriate studies are complete
- On March 7, 2012 BC EAO granted temporary suspension of the provincial EA review to allow time for the proponent to provide additional information in a number of areas

Next Steps and Conclusion

- PMV will not conclude federal EA review until we have had the opportunity to consider Environment Canada's comments regarding additional studies
- We are committed to rigorous environmental and project review of the proposed VAFD project



PORT METRO
vancouver

Thank you



Planning Committee

Date: Tuesday, April 17, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Evelina Halsey-Brandt, Acting Chair
Councillor Chak Au
Mayor Malcolm Brodie

Absent: Councillor Bill McNulty
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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

The Acting Chair stated that Item 6 – “Application By Townline Construction Inc., For A Temporary Commercial Use Permit At 9020 Bridgeport Road” has been withdrawn at the request of the applicant.

It was moved and seconded

That Item No. 6 – Application By Townline Construction Inc., For A Temporary Commercial Use Permit At 9020 Bridgeport Road be deleted from the Planning Committee agenda.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, April 3, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, May 8, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. AMENDMENTS TO SECTION 2.10 OF THE OFFICIAL COMMUNITY PLAN BYLAW 7100 (CITY CENTRE AREA PLAN), TO INCLUDE THE CITY CENTRE PUBLIC ART PLAN
(File Ref. No. 11-7000-09-20 12-8060-20-8889) (REDMS No. 3498880)

It was moved and seconded

That Bylaw No. 8889 proposing amendments to Section 2.10 of the Official Community Plan (Bylaw 7100), to include the endorsed City Centre Public Art Plan, be introduced and given first reading.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. PARKLAND DEVELOPMENTS LTD. HAS APPLIED TO THE CITY OF RICHMOND FOR PERMISSION TO REZONE 7091 AND 7111 BRIDGE STREET FROM "SINGLE DETACHED (RS1/F)" TO "SINGLE DETACHED (ZS14)-SOUTH MCLENNAN (CITY CENTRE)" IN ORDER TO CREATE 8 NEW SINGLE FAMILY LOTS
(File Ref. No. 12-8060-20-8886, RZ 12-596719) (REDMS No. 3479168)

It was moved and seconded

That Bylaw 8886, for the rezoning of 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

3. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 6471, 6491 AND 6511 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)
(File Ref. No. 12-8060-20-8890, RZ 11-586782) (REDMS No. 3497834)

It was moved and seconded

That Bylaw No. 8890, for the rezoning of 6471, 6491 and 6511 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

CARRIED

4. APPLICATION BY TOWNLINE GARDENS INC. FOR A ZONING TEXT AMENDMENT TO THE COMMERCIAL MIXED USE (ZMU18) – THE GARDENS (SHELLMONT) ZONING DISTRICT AT 10880, 10820 AND 10780 NO. 5 ROAD AND 12733 STEVESTON HIGHWAY (THE GARDENS DEVELOPMENT LANDS)
(File Ref. No. 12-8060-20-8891, ZT 11-593771) (REDMS No. 3499608)

Brian J. Jackson, Director of Development, provided background information.

Planning Committee

Tuesday, April 17, 2012

In reply to a query from Committee, Mr. Jackson stated that the proposed text amendments (i) maintain the existing 20 metres maximum height; (ii) maintain existing Floor Area Ratio of 1.43 FAR for the entire project; and (iii) add a provision to establish maximum floor areas for commercial use at 9,000 square metres. Mr. Jackson stated that the proposed amendments provide greater design flexibility.

It was moved and seconded

That Bylaw No. 8891, to amend the "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" zoning district, be introduced and given first reading.

CARRIED

5. **APPLICATION BY ONNI 7731 ALDERBRIDGE HOLDING CORP. AND ONNI 7771 ALDERBRIDGE HOLDING CORP. FOR THE REZONING OF 7731 AND 7771 ALDERBRIDGE WAY FROM INDUSTRIAL RETAIL (IR1) TO HIGH DENSITY LOW RISE APARTMENTS (RAH2)**

(File Ref. No. 12-8060-20-8884, RZ 11-585209) (REDMS No. 3498893 v. 5)

Mr. Jackson provided background information and stated that the proposed project consists of a 660-unit development in four, six-storey wood frame buildings. He commented on the various proposed road improvements, noting that the area will see significant urbanization.

Mr. Jackson highlighted that the Applicant has met all the conditions of the City Centre Area Plan, in addition to provisions of the Affordable Housing Strategy and Public Art Program. Also, the Applicant has agreed to commit to connecting to the proposed City Centre District Energy Utility.

It was moved and seconded

That Bylaw No. 8884, which makes minor amendments to the RAH2 zone specific to 7731 and 7771 Alderbridge Way and rezones these subject properties from "Industrial Retail (IR1)" to the amended "High Density Low Rise Apartments (RAH2)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY TOWNLINE CONSTRUCTION INC., FOR A TEMPORARY COMMERCIAL USE PERMIT AT 9020 BRIDGEPORT ROAD**

(File Ref. No. TU 12-603672) (REDMS No. 3497591)

Please see Page 1 for action on this matter.

7. **MANAGER'S REPORT**

None.

Planning Committee

Tuesday, April 17, 2012

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:09 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, April 17, 2012.

Councillor Evelina Halsey-Brandt
Acting Chair

Hanieh Berg
Committee Clerk



Public Works & Transportation Committee

Date: Wednesday, April 18, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Chak Au, Acting Chair
Councillor Derek Dang
Councillor Linda McPhail

Absent: Councillor Linda Barnes
Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, March 21, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Thursday, May 24, 2012 (tentative date) at 4:00 p.m. in the Anderson Room

Public Works & Transportation Committee

Wednesday, April 18, 2012

ENGINEERING AND PUBLIC WORKS DEPARTMENT

1. **BC HYDRO 20 YEAR WORK PROGRAM IN THE CITY OF RICHMOND**

(File Ref. No. 10-6060-01) (REDMS No. 3502343)

It was moved and seconded

That staff report back on BC Hydro activity and progress toward a common voltage for Lulu Island on an annual basis.

The question on the motion was not called.

In reply to queries from Committee, Lloyd Bie, Manager, Engineering Planning, advised that (i) extensive upgrading of BC Hydro's infrastructure will impact Richmond neighbourhoods; (ii) staff anticipate typical construction impacts such as traffic and electrical service disruptions; and (iii) there is no cost to the City associated with BC Hydro's infrastructure upgrades.

Discussion ensued and John Irving, Director, Engineering, advised that as the City further develops, there may be more opportunities to utilize underground electrical service versus existing overhead electrical service.

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

2. **GILBERT TRUNK SEWER UPDATE**

(File Ref. No. 10-6060-03-01) (REDMS No. 3501874)

In reply to a query from Committee, Colin Meldrum, Senior Project Engineer, Metro Vancouver, advised that the Ministry of Transportation and Infrastructure expressed a preference for Sea Island Way as opposed to Bridgeport Road for the Gilbert Trunk Sewer alignment as they believe this route would have less impacts on traffic.

Vanessa Langan, Consultation and Community Relations Coordinator, Metro Vancouver, commented on Metro Vancouver's community relations strategy and stated that high impact stakeholders include residents and businesses that will be affected by the project.

It was moved and seconded

That the updated alignment for the Gilbert Trunk Sewer upgrade as identified in the staff report titled "Gilbert Trunk Sewer Update" dated April 3, 2012 from the Director, Engineering, be endorsed.

The question on the motion was not called.

In reply to a query from Committee, Mr. Meldrum stated that the existing Gilbert Trunk Sewer will be rehabilitated and put into service again. The sewer is approximately 41 years old.

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

Public Works & Transportation Committee

Wednesday, April 18, 2012

3. **EAST RICHMOND IRRIGATION AND DRAINAGE UPDATE**
(File Ref. No. 10-6060-04-01) (REDMS No. 3490862)

It was moved and seconded

That the staff report titled "East Richmond Irrigation and Drainage Update" dated April 3, 2012 from the Director, Engineering, be received for information.

The question on the motion was not called.

In reply to a query from Committee, Mr. Bie stated that staff anticipate conducting a new study in 2012 and that its findings could be brought to a future Public Works and Transportation Committee meeting.

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

4. **ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO 8641
AMENDMENT BYLAW NO 8892**
(File Ref. No. 12-8060-20-8892) (REDMS No. 3499575 v.7)

It was moved and seconded

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892 be introduced and given first, second and third reading.

The question on the motion was not called.

In reply to queries from Committee, Mr. Irving stated that (i) there is no late comerfee as the Alexandra District Energy Utility (ADEU) infrastructure is paid for by the utility, and (ii) staff will report back in Spring 2012 with recommendations related to governance models and financing options for the ADEU.

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

COMMUNITY SERVICES DEPARTMENT

5. **CITY OF RICHMOND – "TAP WATER FIRST" INITIATIVE
UPDATE**
(File Ref. No. 01-0370-01) (REDMS No. 3503400 V.3)

It was moved and seconded

That the staff report titled "City Of Richmond – 'Tap Water First' Initiative Update" dated April 3, 2012 from the Interim Director, Sustainability and District Energy, be received for information.

CARRIED

Public Works & Transportation Committee

Wednesday, April 18, 2012

6. CONTINUATION OF ENHANCED PESTICIDE MANAGEMENT PROGRAM

(File Ref. No. 10-6125-04-01) (REDMS No. 3510579 v.4)

In reply to queries from Committee, Cecilia Achiam, Interim Director, Sustainability and District Energy, provided the following information:

- a cosmetic pesticide is one that is used for non-essential control of pests in lawns and gardens on residential properties and City-owned lands;
- staff anticipate that the recommendations of the Special Committee on Cosmetic Pesticide be brought forward to the Legislative Assembly in the near future;
- staff are continuing to work with local businesses such as landscapers and nurseries to educate them on the Pesticide Use Control Bylaw;
- staff conduct workshops on natural gardening and lawn care in an effort to further promote the Program; and
- staff have assisted Community Bylaws with complaints and conducted on-site visits to educate residents on alternatives to traditional pesticides.

It was moved and seconded

- (1) *That the Enhanced Pesticide Management Program as described in the staff report titled "Enhanced Pesticide Management Program Review", dated February 8, 2011 (Attachment 1), including the TFT Environmental Coordinator, be approved to continue on a temporary basis until the province takes action on the use of pesticides for cosmetic purposes; and*
- (2) *That staff report back when the provincial Special Committee on Cosmetic Pesticides recommendations are made public.*

CARRIED

PARKS AND RECREATION DEPARTMENT

7. MOORAGE FOR CANADIAN COAST GUARD AUXILIARY STATION 10

(File Ref. No.) (REDMS No. 3496651)

In reply to a query from Committee, Serena Lusk, Manager, Parks Programs, advised that the Britannia Heritage Shipyard Society, Canadian Coast Guard Auxiliary (Station 10), and the Scotch Pond Heritage Cooperative are pleased with the proposed recommendations.

In reply to queries from the Acting Chair, Rob Hayman, Station 10 Leader, advised that Station 10 has approximately 35 members and fundraising is their primary source of revenue.

Public Works & Transportation Committee

Wednesday, April 18, 2012

It was moved and seconded

That:

- (1) *Britannia Heritage Shipyard, as detailed in the staff report, "Moorage for Canadian Coast Guard Auxiliary Station 10," from the Senior Manager, Parks, be approved as the location for the Canadian Coast Guard Auxiliary Pacific Region – Station 10 to moor its boathouse and operate its services; and*
- (2) *staff be authorized to take all necessary steps to complete an agreement with the Canadian Coast Guard Auxiliary – Station 10 to moor its boathouse and operate its services at Britannia Heritage Shipyards, as outlined in the report, "Moorage for Canadian Coast Guard Auxiliary – Station 10," from the General Manager, Parks and Recreation including authorizing the Chief Administrative Officer and the General Manager, Parks and Recreation to negotiate and execute all documentation required to effect the transaction.*

CARRIED

8. **MANAGER'S REPORT**

(i) Update on Fraser River Freshet

Tom Stewart, Director, Public Works Operations, distributed a graph titled 'Historical Snow Pack-Fraser' (attached to and forming part of these Minutes as Schedule 1). Mr. Stewart reviewed the graph's findings and stated that staff do not anticipate any problems for Richmond related to the Fraser River freshet.

(ii) 2012 Capital Projects Open House

Mr. Ivring spoke of the April 4, 2012 Capital Projects Open House, highlighting that it was very successful.

(iii) Bus Re-Routing Changes at Richmond-Brighouse Station

Victor Wei, Director, Transportation, referenced a memorandum dated April 16, 2012 titled 'Upcoming Bus Re-Routing Changes at Richmond-Brighouse Station' (copy on file, City Clerk's Office) and provided background information.

Also, Mr. Wei commented on the recent articles regarding the TransLink funding shortage for fare gates at the Broadway and Commercial SkyTrain stations. Mr. Wei advised that the Canada Line is not affected by this funding shortfall and it is anticipated that Richmond's Canada Line stations be fully equipped with fare gates/turnstiles on schedule.

Public Works & Transportation Committee
Wednesday, April 18, 2012

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:30 p.m.).

CARRIED

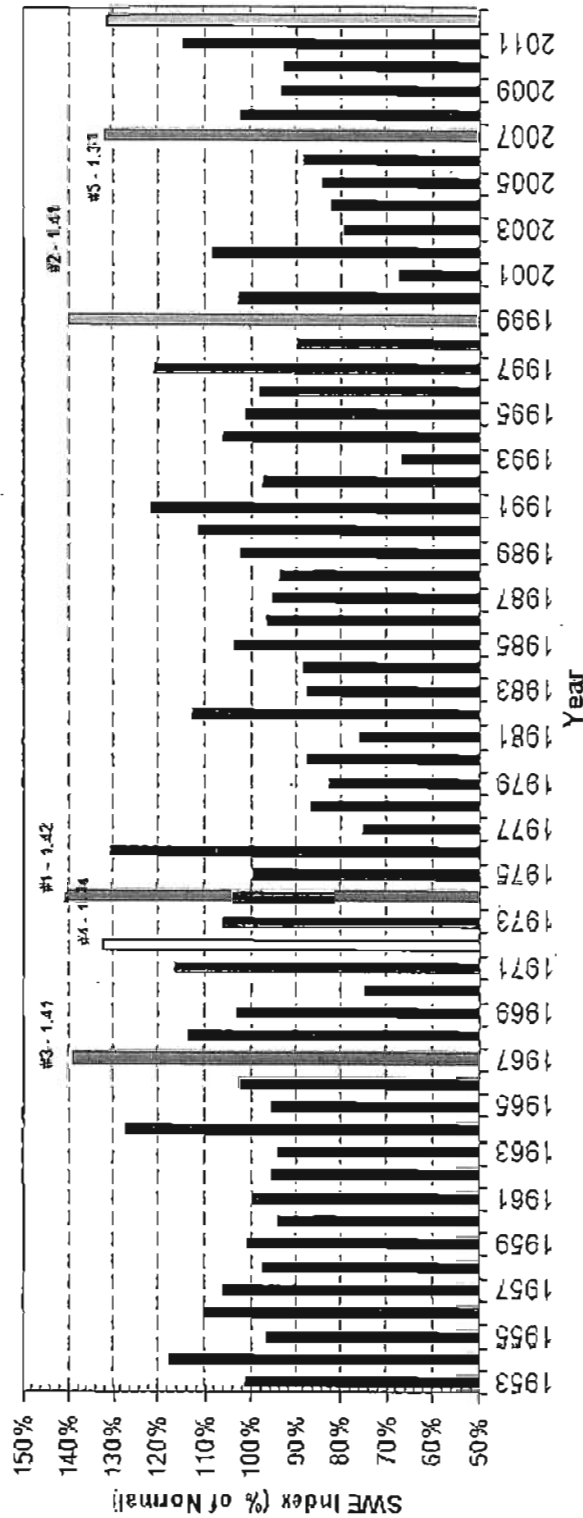
Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, April 18, 2012.

Councillor Chak Au
Acting Chair

Hanieh Berg
Committee Clerk

Historical Snow Pack-Fraser

Fraser River Basin - April 1st Snow Water Equivalent Index



- 5th ranked highest snow pack since 1953 (~1 in 12 year)



City of Richmond

Report to Committee

To GP - Apr. 16 2012

To:	General Purposes Committee	Date:	April 10, 2012
From:	W. Glenn McLaughlin Chief Licence Inspector & Risk Manager	File:	12-8275-05/2012-Vol 01
Re:	Liquor Primary Club Licence Application Army Navy & Air Force Veterans In Canada Steveston Unit No. 284 Unit 105 - 11900 No. 1 Road		


Staff Recommendation

That a letter be sent to the Liquor Control and Licensing Branch advising that:



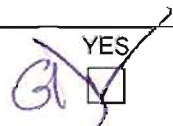
1. The *application* by Army Navy & Air Force Veterans in Canada, Steveston Unit No. 284, to relocate Liquor Primary Club Licence No. 029737 *from* 3960 Chatham Street Unit 200, *to* 11900 No. 1 Road Unit 105, to offer liquor service is recommended.
2. Council comments on the prescribed considerations are:
 - a. The location and the surrounding area of the establishment comprised of a senior's residential housing component attached to the establishment; a townhouse complex to the north; a seniors apartment complex to the south; a mix of residential and commercial uses to the west; and parkland to the east, was considered and reviewed.
 - b. The proximity of the proposed liquor primary location to other social or recreational facilities and public buildings within a 500 metre radius was reviewed and it was considered that the application would not conflict with those facilities.
 - c. The application for a 325 person capacity operation with liquor service hours of Monday to Sunday 9:00 a.m. to 2:00 a.m. will not pose a significant impact on the community based on the lack of responses received from the residents and businesses in the area. Council does NOT support any opening past 2:00 a.m. as is indicated in the application summary received from LCLB.
 - d. The number and market focus of clientele to existing liquor primary licence establishments within a reasonable distance of the proposed location was reviewed and it was considered that there would be no impact on those establishments.

- e. The potential for additional noise on the community in the area if the application is approved was considered and it was determined that there would be little or no additional noise on the community in the immediate vicinity.
 - f. The impact on the community if the application is approved was considered and based on the lack of response from the community from public notices; the licence approval would have little impact on the community.
3. Council's comments on the views of the residents were gathered as follows:
- a. Property owners and businesses with a 50 metre radius of the subject property were contacted by letter detailing the application and provided with instructions on how community concerns could be submitted.
 - b. Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.

Based on the lack of negative responses from residents and businesses in the nearby area and the lack of responses received from the community through all notifications, Council considers that the application is acceptable to the public.


W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
(604-276-4136)

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
RCMP		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	
				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
					

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (The "Act") and the Regulations made pursuant to the Act.

This report deals with an application submitted to LCLB and to the City of Richmond by the Army, Navy & Air Force Veterans in Canada, Unit No. 284:

To relocate Liquor Primary Club Licence #029737 *from* 3960 Chatham Street, Unit 200 *to* 11900 No. 1 Road, Unit 105, in order to operate a 325-person capacity establishment offering all types of liquor, food and entertainment, Monday to Sunday 9:00 a.m. to 2:00 a.m.

Local government is given opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. LCLB is treating this application as a new Liquor Primary licence application and under the latest LCLB guide, Local Government must take into account the following regulatory criteria with respect to comments:

- the location of the establishment
- the proximity of the establishment to other social or recreational facilities and public buildings
- the person capacity and hours of liquor service of the establishment
- the number and market focus or clientele of liquor primary establishments within a reasonable distance of the proposed location
- the impact of noise on the community in the immediate vicinity of the establishment
- the impact on the community if the application is approved.

Local government is not limited by considering and commenting on only the regulatory criteria and have the ability to impose other operating rules through the Applicants Business Licence.

Analysis

Regulatory Criteria

Location of the establishment

The proposed establishment is part of a development that will consist of the liquor primary club operation and 144 apartments dedicated to housing seniors. To the south there is a converted heritage house from which operates a number of therapeutic service businesses and to the southeast is a senior's apartment complex. To the north is an 8-unit town house complex and to the west is a combination of mixed residential and business uses. East of the proposed operation is parkland (Attachment 1).

Proximity to other social, recreational or public buildings

Within a 500-metre radius of the proposed establishment are the Steveston Community Centre and Park, a high school and a church. Since there was a liquor establishment previously operating at this location and from the lack of response received from the community on the new proposal, it would be reasonable to assume that the new operation will have no more of an impact than the previous operation on these surrounding facilities.

Person Capacity and Hours of Operation

The Applicant's LCLB application proposed operating hours on Friday and Saturday to 3:00 a.m. Council Policy 9305 – Liquor Primary Licence and Food Primary Liquor Licence – Hours of Operations states that Applicants seeking to extend hours (new or amended) beyond 2:00 a.m. will not be recommended. Following discussion, the Applicant has submitted a City Application for New Liquor Licence with the operating hours of Monday to Sunday 9:00 a.m. to 2:00 a.m. with a person capacity of 325. Staff notes the original liquor licence at this location was 435 persons.

Proximity of other liquor primary establishments and market focus

The Steveston Hotel is the only liquor primary establishment within a reasonable distance to the Applicant's. The Applicant's proposal is not expected to impact this establishment as the Hotel has a different market focus toward a younger clientele or tourists that utilize the hotel facility and restaurant operation.

Noise Impact

The proposal is not expected to generate any additional noise in the area other than the street noise generally associated with closing time dispersals.

Impact on the Community

To satisfy LCLB requirements, the City's review process requires that the public be notified of the liquor licence application and be given an opportunity to express any concerns related to the proposal.

The City relies, in part, on the response from the community to any negative impacts of the liquor licence application. As of April 6, 2012, there were no responses received from any of the public notices and as such it is reasonable to assume that the approval of a liquor licence would not have a negative impact on the area.

The City's process for reviewing applications for liquor related permits is prescribed by the Development Application Fee's Bylaw No. 7984 which under section 1.9.1 calls for

1.9.1 Every **applicant** seeking approval from the **City** in connection with:

- (b) any of the following in relation to an existing licence to serve liquor:
 - (i) addition of a patio;

- (ii) relocation of a licence;
- (iii) change of hours; or
- (iv) patron participation

must proceed in accordance with subsection 1.9.2.

1.9.2 Pursuant to an application under subsection 1.9.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates the intent of the application; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application.

In addition to the advertised public notice requirements set out in Section 1.9.2, staff have adapted from a prior bylaw requirement, the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment (Attachment 2). This letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City. There are 16 property parcels within the consultation area. On March 8, 2012, letters were sent to 138 businesses, residents and property owners to gather their view on the application.

The following table is a summary of the application data and dates:

ITEM	DETAILS
City of Richmond Application Received	March 2, 2012
Type	Relocation of Liquor Primary Club Licence #029737
Location	11900 No. 1 Road, Unit 105
Proposed Hours of Liquor Sales	Monday to Sunday, 9 a.m. to 2 a.m.
Zoning	Congregate Housing (ZR6) - ANAF Legion Steveston
Business Owner	The Army Navy and Air Force Veterans in Canada Steveston Unit No. 284
Date Sign Posted	March 07, 2012
Newspaper Publication Dates	March 07, 09, 14, 2012
Letters to residents/businesses	March 08, 2012

The public consultation period for the application ended on April 6, 2012.

Non- Regulatory Criteria

Other Agency Comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and the City's Building Permit and Business Licence Departments. These agencies and departments generally provide comments on the compliance history of the Applicant's operations and premises.

No objections were received to the application from the departments contacted.

Other Considerations

The transfer of liquor licence for The Army Navy and Air Force Veterans in Canada to 105 – 11900 No 1 Road is where the ANAF was originally located since 1945. The new ANAF facility will provide a new club meeting area for its members.

Financial Impact

There is no financial impact associated to this report.

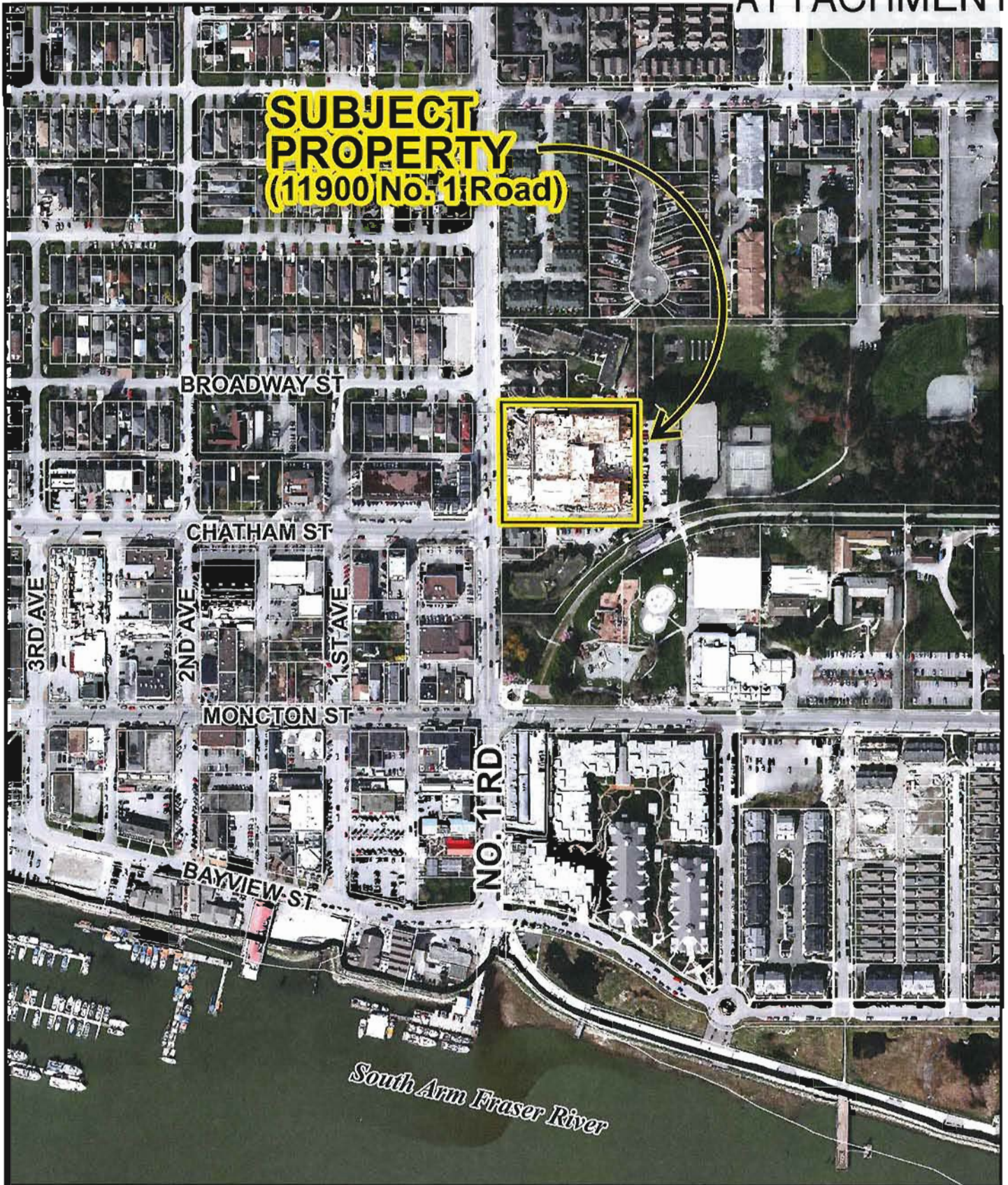
Conclusion

Following the public consultation period, staff have reviewed the application and considered it in light of the legislated review criteria.

Given that there was no objections to the proposal from the various agencies consulted and the lack of any negative feedback from the public, staff recommend that Council provide a Resolution to LCLB recommending the application for a 325 person capacity Liquor Primary Club Licence with the hours of operation of Sunday to Monday from 9:00 a.m. to 2:00 a.m.


Joanne Hikida
Supervisor, Business Licence
(604-276-4155)

JMH:jmh

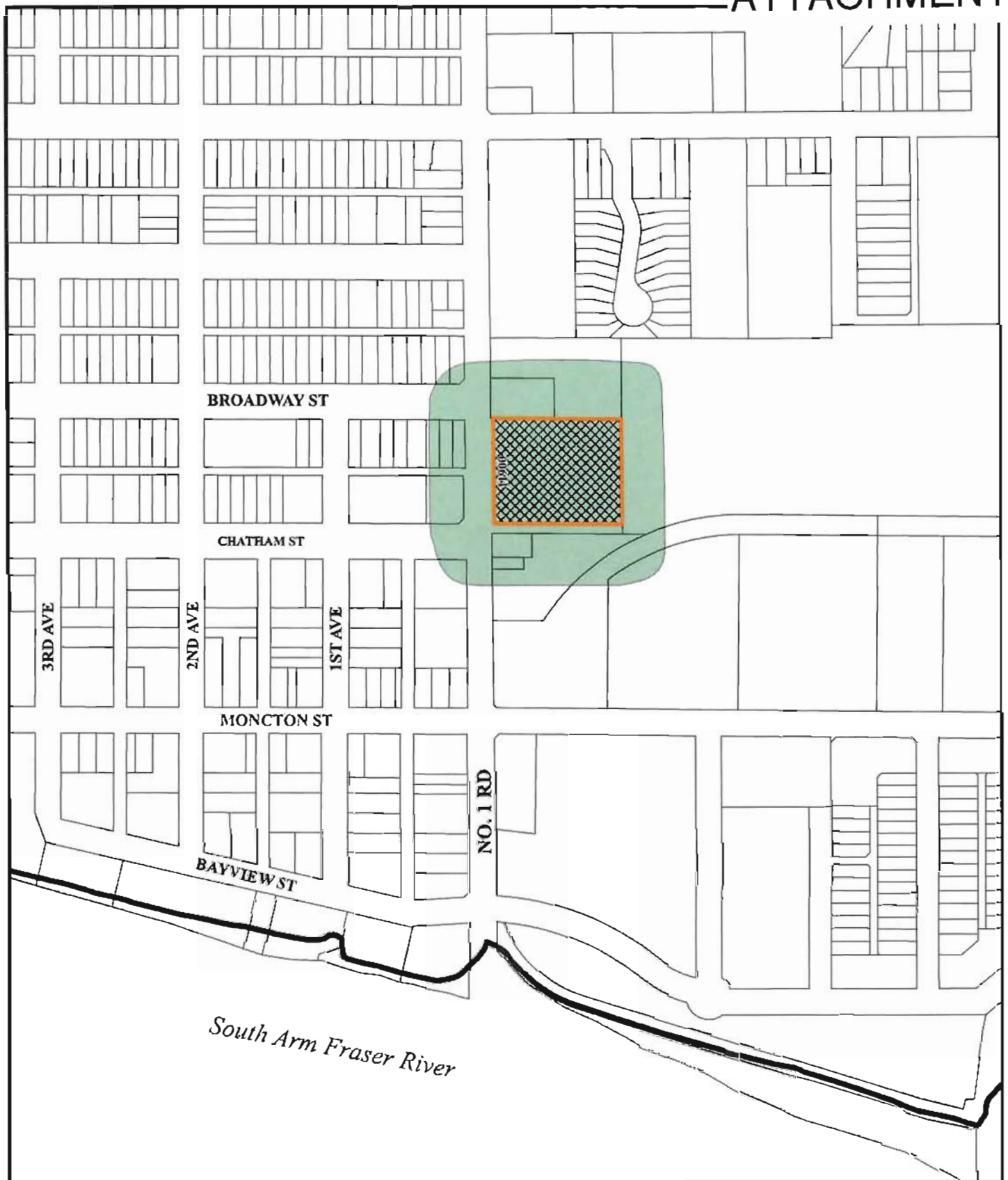


11900 No. 1 Road

Original Date: 04/02/12

Amended Date:

Note: Dimensions are in METRES



11900 No. 1 Road 50 Metre Public Consultation Area

Original Date: 04/02/12

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

TO GP Apr. 16 2012

To: General Purposes Committee

Date: March 29, 2012

From: Cathryn Volkering Carlile
General Manager - Community Services

File:

Re: Richmond Addiction Services' Proposal to Renew a Five-Year Problem
Gambling Prevention and Education Plan

Staff Recommendation

That:

1. Richmond Addiction Services' Proposal to Renew a Five-Year Problem Gambling Prevention and Education Plan be sent to the Minister of Energy and Mines, Richmond MLAs, the School/Council Liaison Committee and stakeholders for their information, and
2. Richmond Addiction Services be commended for preparing the Proposal.

Cathryn Volkering Carlile
General Manager - Community Services
Att. 1

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ROUTED TO:		CONCURRENCE	
Law & Community Safety Administration		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG		CONCURRENCE OF GENERAL MANAGER	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
		REVIEWED BY CAO	
		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Staff Report

Origin

On May 29, 2002 Richmond City Council adopted a Full Service Gaming Policy to allow one full service casino including table games and slot machines in Richmond. To minimize possible harmful impacts, staff were asked to investigate strategies to reduce addictive gambling and enhance support for problem gamblers.

In December 2004, General Purposes Committee was presented with the Draft Richmond Problem Gambling Prevention & Treatment Strategy prepared by Richmond Addiction Services. On December 13, 2004, Council endorsed the Strategy, requested Provincial funding of the same and requested that:

staff report to Committee on (i) interim Richmond initiatives which could be taken with regard to addiction issues, and (ii) the suggestions made by RASS.

On March 29, 2005, in reviewing the requested information, Council resolved that:

- 1. \$91,950 be provided to Richmond Addiction Services for interim problem gambling prevention services for one year, until March 2006;*
- 2. RASS be asked for an annual report of services provided;*
- 3. a decision regarding the request for support for the establishment of an independent B.C. problem gambling research institute be deferred; and*
- 4. staff provide comment on the Provincial strategy as soon as possible, upon its receipt.*

Staff comments with respect to Provincial problem gambling initiatives were provided in a October 2005 report to Council regarding a request from the Province for a City contribution to establish a "Responsible Gambling Information Centre" at the River Rock Casino. The Province conveyed in correspondence to the City, in response to the request to fund the Strategy, that only provincial Responsible Gambling Strategy initiatives would be funded. Staff reported that all Provincial initiatives were consistent with Richmond's Problem Gambling Strategy, although components of Richmond-specific requests to the Province were not addressed (e.g., Richmond-based research, on-site counselling at the River Rock Casino).

Since 2005, RASS has provided annual reports outlining Richmond Problem Gambling Strategy prevention activities, numbers served, and evaluation results as part of their annual City Grant application. As the five-year strategy has now expired, RASS has prepared a report summarizing activities and progress to date and proposes a new five-year plan to continue addressing problem gambling prevention and education in Richmond.

The purpose of this report is to present RASS' Proposal to Renew a Five-Year Problem Gambling Prevention and Education Plan (**Attachment 1**).

Council Term Goal

RASS' proposed Plan reflects the following Council Term Goal:

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

Findings Of Fact

1. Progress Since 2005 - Problem Gambling Prevalence and Demographics

1.1 Provincial Data

No problem gambling baseline data from 2005 is available. However, in 2007, a BC Problem Gambling Prevalence Study was conducted, providing provincial trends in gambling participation, problem gambling prevalence, and profiling problem gamblers, including comparisons with previous survey results. As a breakdown of results by region or municipality was not conducted, no Richmond-specific data is available. A range of gambling-related comparisons between provinces is provided in the Canadian Gambling Digest 2009 – 2010 (**Attachment 1**, Appendix 1).

While overall gambling participation rates, including raffles, lotteries, bingo, casino use, etc., declined by 12% from 2002 to 2007 (from 85% to 73%), casino gambling remained steady with a slight decline from 27% to 25%. Internet gambling increased from 2% to 3%. Of all problem gamblers, 12.1% are casino gamblers. The highest number (29%) are internet gamblers.

Problem gambling prevalence was estimated at 4.6% of the B.C. population, identical to the 2002 estimate. In comparison with other provinces, BC had a relatively high rate of problem gambling – only Saskatchewan (5.9%) and Alberta (5.2%) were higher. While the estimate of at-risk gambling in B.C. reduced from 11.1% in 2002 to 8.7% in 2007, there was a statistically significant increase in those estimated to have severe gambling problems, from 0.4% in 2002 to 0.9% in 2007. This estimate is comparable to other provinces.

Awareness of free counselling services (from 29% to 46%) and availability in communities (from 29% to 38%) increased significantly in BC from 2002 to 2007, and particularly among problem gamblers.

1.2 Richmond Data - Youth

As indicated above, Richmond-specific data from the BC Problem Gambling Prevalence Study is not available. However, the 2008 BC Adolescent Health Survey (McCreary Centre Society) provides data on both a provincial and municipal basis. The McCreary study demonstrated a province-wide reduction in youth gambling activity since 2003, with the overall rate declining from 51% to 39%. Of those gambling, 9% fewer played games for money (from 41% to 32%); 10% fewer bought lottery tickets (from 26% to 16%), and a slighter number reduced betting at casinos or online (from 8% to 7%).

In comparison with provincial rates of 39%, 31% of Richmond youth reported gambling activity in 2008. While playing games for money decreased slightly (from 29% to 26%), significant drops were reported in the purchase of lottery tickets (from 23% to 10%) and betting money at a casino, track, or online (from 23% to 7%).

Analysis

1. 2005 – 2009 Richmond Problem Gambling Prevention and Treatment Strategy

1.1 Overview

In December 2004, Council endorsed the 2005 – 2009 Richmond Problem Gambling Prevention and Treatment Strategy, developed in partnership by RASS and City staff. In March 2005, Council provided RASS with \$91,950 for problem gambling prevention and education targeting children, youth and seniors. The City has continued to provide funding for the prevention component of the Strategy through the City Grant Program.

The following table outlines the 2005 Strategy recommendations, responsibilities, funding and implementation results. As indicated above, no Richmond-specific data was available to provide a baseline for, or to measure the effectiveness of, these initiatives.

2005 – 2009 Richmond Problem Gambling Prevention and Treatment Strategy			
Recommendation	Proposed Responsibility	Funding Provided	Implementation Results
1. Improved Stakeholder Responsibility - coordination, collaboration and action	Province to Coordinate	- Province funded BC Partnership for Responsible Gambling - Richmond school resource pilot partnership (see #2 below)	Province formed BC Partnership for Responsible Gambling, including 10 municipalities, but no Richmond-specific group formed
2. Ensure Sufficient Resources - funding, capacity, support, legislation, policies	Stakeholders to innovate	- City Grant of \$91,905 - Province matched funding	Province, City, School District and RASS partnered to adapt and pilot KnowDice for use in schools throughout BC
3. Qualified Service Provider - enhance capacity	Province to support RASS to increase services	- Provincial contracts awarded to RASS, but not billed to capacity	RASS' reports their capacity to deliver service not maximized
4. Research Program - monitor and analyze the impact of the Casino on Richmond gamblers and community	Province	- Province funded BC prevalence study but no municipal data available	Not implemented. A province-wide BC Problem Gambling Prevalence study was undertaken in 2008
5. Effective Problem Gambling Prevention and Treatment Strategy - adequate, accessible - culturally relevant	Provincial funding for RASS prevention and counselling staff and an additional RASS counsellor in the Casino	- City funding of \$91,950 per year provided to RASS for prevention - Provincial funding of RASS contracts continued (see #3 above)	RASS prevention and counselling contracts continued, no on-site counselling at Casino (referrals are made)
6. Responsible Gambling Information/Education Centre - on-site counselling requested	Province, BCLC, River Rock Casino to fund RASS to provide provincially-funded counselling	- Province and BCLC funded - City contributed \$25,000 to start-up cost	GameSense Information Centre established at the River Rock Casino, staffed by GameSense Advisors, no on-site counsellor

1.2 RASS' Problem Gambling Prevention and Education Activities

Since inception of the Strategy, funding for RASS' problem gambling prevention and education activities was shared by the City of Richmond through the City Grant Program, the Gaming Policy and Enforcement Branch (GPEB) and, when substance abuse prevention was also addressed, by Vancouver Coastal Health. In 2010/11, RASS received approximately \$40,000 from GPEB and \$92,000 from the City for problem gambling prevention and education.

RASS prevention work (**Attachment 1**, Appendix VIII) undertaken since the 2005 Strategy was endorsed is summarized below:

2005 - 2011 RASS Problem Gambling Prevention Activities		
Year*	Total # of Activities	Participants
2005	69	1370
2006	109	2745
2007	N/A	N/A
2008	65	2876
2009	51	2069
2010	53	2465
2011	61	2737
Total	408	14,262

**Please note that 2007 information is unavailable due to inconsistent record-keeping practices that year.*

As indicated, RASS has reached a large number of Richmond residents each year, through a wide range of activities including secondary school classes, childrens' day camps, media interviews, resource fairs, parent support groups, conferences, and special events.

City funding to RASS was also used, at the request of the Ministry of Public Safety and Solicitor General (MPSSG), to prepare a problem gambling curriculum for use in schools throughout the Province. The MPSSG provided RASS with funding equivalent to the City grant to prepare this resource, "Know Dice". This partnership included the Richmond School District in curriculum development and pilot testing.

The Richmond results of the BC Adolescent Health Survey are encouraging and the lower rates of Richmond youth engaged in gambling activities may indicate the positive impact of RASS prevention work in schools and the community.

1.3 Provincial Initiatives

BC Problem Gambling Program and BC Lottery Corporation's (BCLC) initiatives to prevent and treat problem gambling, as well as to promote responsible gambling, are described in **Attachment 1**. Several of these initiatives have been implemented since Richmond's strategy was prepared in 2004, including:

- GameSense Information Centres in Casinos, including River Rock, staffed by GameSense Advisors,
- BC Partnership for Responsible Gambling (last active in 2009), of which Richmond is a member,

- Development of KnowDice for province-wide use in schools, developed in partnership with the City, School District No. 38 (Richmond) and RASS,
- Appropriate Response Curriculum development and training for industry staff,
- 2008 BC Problem Gambling Prevalence Study, and
- 2008 province-wide Responsible Gambling media campaign.

As previously noted, the Province has not collected data that would provide insight into the prevalence or demographics of problem gambling in Richmond.

The Province's BC Problem Gambling Program has been administered by the Gaming Policy and Enforcement Branch of the Ministry of Public Safety and Solicitor General. On February 8, 2012 the Province announced that responsibility for gaming would be transferred to the Ministry of Energy and Mines.

As indicated in the RASS Strategy (**Attachment 1**), the Province, in partnership with BCLC, promotes responsible gambling at the River Rock Casino and, through on-site GameSense Advisors, refers patrons as appropriate to the BC Problem Gambling Helpline. Helpline staff then make referrals to intake workers, contracted counsellors (e.g., RASS) and other services.

2. Proposed Richmond Problem Gambling Strategy Renewal – Five-Year Prevention and Education Plan

The following table identifies RASS' recommendations for a renewed Richmond Problem Gambling Strategy (**Attachment 1**), including proposed responsibility, funding and implementation.

RASS' Proposal to Renew a Five-Year Problem Gambling Prevention and Education Plan (2012 – 2016)			
Recommendation	Proposed Responsibility	Funding Requirements Proposed/Confirmed	Implementation Schedule
1. Prevalence and Demographic Study - to determine number and characteristics of Richmond gamblers and problem gamblers - to understand incidence and patterns	All stakeholders	- Requires \$35,000 total - Proposes \$5,000 per stakeholder - Confirmed City contribution of \$5,000 as part of RASS' 2012 City Grant	2012
2. Culturally Relevant Awareness Campaign - culturally relevant advertising, promotion and awareness campaigns, leading to more calls for prevention and counselling - subsequent campaign to target problem gamblers and affected family members - evaluation	All levels of government	- Requires \$27,500 in 2013, then \$10,000 each year from 2014 – 2016 (total \$57,500) - Proposes cost-sharing by all levels of government - None confirmed	2013 - 2016
3. Youth Counselling - request that the Province reduce the age limit for counselling from 19 to 16, given high incidence in youth	Provincial Government	- Unspecified (Provincial responsibility)	2012 Request of Province
4. GameSense Advisor Language Capacity - increase to include Mandarin and Cantonese	BC Lottery Corporation	- Unspecified (BCLC responsibility)	2012 Request of BCLC
5. Multi-Stakeholder Problem Gambling Task Force - to develop strategies and solutions to arising issues - to collaborate and establish partnerships	- RASS to coordinate - All Stakeholders to participate - City Grant funding proposed to cover cost as part of 5-year Prevention and Education Plan	- Requires \$500 per year - Confirmed City contribution of \$500 as part of RASS' 2012 City Grant	2012 - 2016

As the City has supported the prevention and education component of the 2005 Strategy through the City Grant program, RASS is proposing that the City continue to fund this component through a Five-Year Prevention and Education Plan. Implementation would consist of a continuation of school and community-based activities, as outlined in **Attachment 1** (Appendix II), coordination of a Richmond Multi-Stakeholder Task Force, a Prevalence and Demographic Study and a culturally-relevant media awareness campaign. A timeframe and budget for implementation has been prepared by RASS (**Attachment 1**, Appendix VI & VII).

RASS also recommends monitoring policing, transit and traffic needs at the facility and in the vicinity of the Casino. However, should concerns arise, such matters would be brought to Council's attention through Community Safety and Transportation reports. To date, no related challenges have been noted resulting from problem gambling.

For 2012, Council approved a Health, Social & Safety Grant of \$194,487 to RASS, half of which (\$97,244) is to support this Prevention and Education Plan. A report detailing how the money was spent, as well as evaluation results, will be required with RASS' 2013 Grant application.

3. BC Responsible and Problem Gambling Contract Status

On February 27, 2012, Council considered a request from RASS to support their requests of the Province to a) fully fund RASS' BC Responsible and Problem Gambling Program (BCR&PGP) contracts, and b) to receive adequate referrals from the Province, as outlined by RASS in correspondence provided to Council. It was resolved:

That a letter be sent to the provincial government, asking that they support the full funding formula and full access to clientele as sought by Richmond Addiction Services Society (RASS).

A letter was subsequently sent to the Minister of Energy and Mines conveying this request and the rationale behind it. Staff communication with the Minister's Office indicates that a response is anticipated within the month.

The status of the Richmond BCR&PGP prevention and counselling contracts will be conveyed to Council as soon as the information is received from the Province.

Financial Impact

There is no financial impact at this time.

Conclusion

RASS' Problem Gambling Strategy Renewal proposes roles for a number of stakeholders. For the City, RASS is seeking support of the Five-Year Prevention and Education Plan that proposes to continue a range of problem gambling prevention and education initiatives. The Plan also aims to increase the effectiveness of such initiatives through research and the development of targeted awareness campaigns, based on a cost-shared approach. In addition, RASS proposes to ensure multi-stakeholder participation by establishing and coordinating a Task Force to monitor Strategy implementation.

Based on the number of Richmond residents who will be served, the range of problem gambling prevention initiatives to be offered, and the merit of all proposed actions, RASS should be commended on the preparation of this renewed Strategy. It is recommended that copies be sent to key stakeholders for their information.



Lesley Sherlock
Social Planner
(604-276-4220)

LS:ls

March 29, 2012

*Report on the Problem Gambling Strategy in Richmond with
Recommendations for a Renewal of a 5 year Prevention and Education Plan*

Completed by:

Clarence Chan and Richard Dubras

Richmond Addiction Services (RASS)

*Prepared for the City of Richmond
by Richmond Addiction Services (RASS)*

Acknowledgement

Richmond Addiction Services would like to thank the following Steering Committee members for contributing to the development of the Strategy.*

Kelly Ng (Acting COO, SUCCESS)

Grant Grobman (Touchstone Family Association)

Rebecca Avendano (CHIMO)

Monica Pamer (Richmond School District)

Janis Gray (RCMP)

Doug Semple (Transit Police)

**RASS is solely responsible for authorship of the Report*

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1. PURPOSE

The purpose of this report is to:

- (1) examine the status of gambling in Richmond and its impact on the community,
- (2) present an updated review to the City of Richmond, and
- (3) engage the City of Richmond in the process of completing an Implementation Plan, Strategy five-year budget, and opportunities for multi-stakeholder support for the Strategy.

2. INTRODUCTION

2.1 Gambling and Problem Gambling

Gambling is any experience involving a wagering, risking or betting of money or other valuables (home, jewellery, art, etc.) on an activity of chance (unpredictable outcome) where money or valuables may be won or lost. Examples include poker playing, internet gambling, sports wagering, racetrack betting and bingo, as well as casino gambling. Gambling includes both legal and illegal forms. The province and the industry often refer to legal gambling as “gaming”.

Any reference to gambling and problem gambling in this report includes all types, unless otherwise specified.

From casinos to internet gambling, it's easier to gamble than ever before. The widespread expansion of gambling in Canada over the past 10 years has seen its growth as a contentious public and community issue. Most people who gamble do so responsibly and view gambling as harmless entertainment that benefits the community by lowering taxes and funding social programs. (R.J. Williams, J. Rehm, RM.G. Stevens (2011) The Social and Economic Impacts of Gambling.)

However, a small but significant portion of the gambling population (about 4.6%) develops gambling problems which have negative impacts on the individuals, families and communities (BC PG Prevalence Study 2008).

Problem gambling, in the Canadian context, is defined as “gambling behaviour that creates negative consequences for the gambler, others in his or her social network, or the community” (Ferries & Wynne, 2001).

These problems can include bankruptcy, marital problems, the loss of employment, ruined businesses, family violence, and stresses on the health and social services sectors of the community. In addition, the development of concurrent disorders and cross addictions and, in extreme cases, suicide have also been linked to problem gambling (E.L. Grinols (2004) Gambling in America: Costs and Benefits, Cambridge University Press, Cambridge, United Kingdom.).

Richmond City Council requested and endorsed the 2005 – 2009 Richmond Problem Gambling Strategy to mitigate possible problem gambling impacts of policy and zoning decisions permitting the establishment of the River Rock Casino in Richmond as a full-service gaming facility. This report proposed a renewed Five-Year Prevention and Education Plan.

As there is no Richmond-specific data available regarding problem gambling prevalence, it is difficult to ascertain the number of gamblers and problem gamblers in Richmond, as well as to determine if the presence of the River Rock Casino has impacted these numbers. The River Rock casino is a fully functional entertainment centre consisting of a hotel, convention centre, marina and theatre. Great Canadian Gaming Corporation estimated that 4 million visits occurred at the River Rock Casino and Resort in the year 2010. The complex is frequented by many non-Richmond residents, although no data on place of residence is available, and not all patrons gamble. Richmond problem gamblers may also frequent casinos outside the municipality, or may not be casino gamblers at all.

2.2 Gambling Revenue

To understand the amount of revenue generated by gambling across Canada, in the province of BC and in the City of Richmond the following data has been collected.

- National Government = \$13.645 billion (Canadian Gambling Digest 2009-2010)
- BC = \$2.68 billion gaming revenues in 2010 – 2011
(<http://www.pssg.gov.bc.ca/gaming/revenue/index.htm#two> Ministry of Public Safety and Solicitor General, Government Gaming Policy and Enforcement Branch website 2011)

- City of Richmond = \$ 13 million 2010-2011

(<http://www.pssg.gov.bc.ca/gaming/reports/docs/fin-rpt-local-gov-revenue.pdf>

Ministry of Public Safety and Solicitor General, Government Gaming Policy and Enforcement Branch website 2011).

A full break down of financial accounting is beyond the scope of this paper, but is provided in the Canadian Gambling Digest 2009-2010 (Appendix I) which provides Canada-wide data regarding gaming, including inter-provincial comparisons.

According to BC Government statistics the Gaming Policy and Enforcement Branch (GPEB) received 0.2% of provincial gambling revenue for 2009-2010 fiscal year to help fund problem gambling treatment and prevention services within the province. In fiscal 2010/2011, BCLC recorded \$2.68 billion in gaming revenue. The Province of B.C. directed \$1,104.6 million of BCLC's net income as follows:

- \$82.3 million to Host Local Governments with a community gaming centre or casino
 - \$135 million to close to 6,000 charitable and community organizations
 - \$147.3 million to the Health Special Account which administers, operates and delivers health care, research, education and promotion
 - \$691.8 million to government consolidated revenue
 - \$13.1 million to Gaming Policy and Enforcement Branch (GPEB) for regulatory oversight - administration
 - \$8.9 million to Government of Canada – taxes or what is called consolidated revenue
 - \$10 million committed to horse racing industry – gaming infrastructure
 - \$10.9 million to Development Assistance Compensation – gaming infrastructure
 - \$5.3 million responsible gambling strategy – gambling treatment and prevention
- Total: \$1,104.6 million**

In addition to the \$5.3 million distributed to the Provinces Responsible Gambling Strategy, BCLC invested approximately \$2.0 million of its operating budget to responsible gambling programs, including GameSense.

In Richmond, Richmond Addiction Services received \$174,530 from City of Richmond Casino revenue to support the problem gambling and alcohol and drug prevention programs which is ~1.34% of the \$13 million City's gambling revenue in 2010-2011. Richmond Addiction Services, through its contracted clinical and prevention services with the BC Problem Gambling Program earned \$121,297 in 2010/11.

2.3 Richmond Addiction Services Role

Richmond Addiction Services has continued its work in the community in treatment and prevention services focusing on addictions (including gambling, alcohol, drug and internet and gaming; for January to June 2011 figures, see Appendix II). As a partner with the BC Problem Gambling Program, Richmond Addiction Services has offered gambling treatment in the form of individual and group counselling to the community of Richmond. Prevention funding partners include the City of Richmond, Vancouver Coastal Health – Richmond Services. Programs provided by RASS, targeting individuals, families, children, youth and seniors, in funding partnership with the City, GPEB and VCH-Richmond, include:

- the Peer 2 Peer Prevention program in secondary and elementary schools,
- community presentations,
- the community education series,
- poster campaigns,
- special events such as Hockey Day in Richmond, and National Addictions Awareness Week
- BC Problem Gambling sponsored programming includes the KnowDice and Know Better programs and other presentations offered to Elementary schools in the Richmond School District (City funding has also supported these initiatives).

3. *CURRENT SITUATION*

3.1 The people who gamble

Most British Columbians who choose to participate in gambling do so for social and recreational purposes and do not experience problems requiring assistance. According to the research results of a survey conducted by Ipsos-Reid and Gemini Research at the end of 2002 in British Columbia, the vast majority of British Columbians have gambled at some point in their lifetime. In fact, 91% of them have taken part in at least one gambling activity. However, following a 2007 survey the percentage dropped to 73%. The percentage (about 4.6%) that are predicted to experience varying degrees of problems that require intervention and treatment has remained the same at 4.6%, according to the Ipsos Reid BC PG Prevalence Study conducted in Jan 25, 2008.

Compared to 10 other provinces in Canada, BC with 4.6% (having serious consequences from gambling) ranked 4th after Manitoba (6.1%), Saskatchewan (5.9%) and Alberta (5.2%) – according to the Canadian Gambling Digest 2009-2010 (Appendix I). When projected across

the entire province of BC, this equates to an estimate of 163,784 in BC and 7,264 in Richmond in 2010 (BC Stats).

If this is projected, the total number of problem gamblers in Richmond is estimated to be 7,264.

Despite the fact that only a small percentage (4.6%) of the population experience problems with gambling, research suggests that for every problem gambler, there are 10-17 people around him/her that are negatively affected as a result (Poltzer, Yesalis, Hudak, 1992). If we take all these people into account, the extent of the problems is tenfold or more.

Canada is a country of immigrants with multicultural backgrounds and Richmond has the largest proportion of visible minorities in the country. Gambling may have different meanings to different cultures.

For example:

- a) For some cultures, playing games for small amounts of money among friends and family is not considered “real” gambling, or an activity that could cause harm (Tran, 2003).
- b) According to an Australian study about the impact of gambling on specific cultural groups, the rates of participation in gambling from the 4 cultural groups surveyed (i.e., Chinese, Vietnamese, Greek and Arabic) were found to be lower than those in the general community. However, they outlay larger amounts of money per week than the general community and they scored higher for problems with gambling (Victorian Casino and Gaming Authority, 2000) than the general community.
- c) However, Blaszczynski et al. raised in another context that pathological gambling may be under-reported in some cultures due to:
 - a. a cultural reluctance to recognize the problem for the social stigma associated with mental illness,
 - b. a fear of losing respect in public,
 - c. a marked reliance on family support,
 - d. the disposition to use personal control, and
 - e. a reluctance to approach mainstream health services due to language and cultural barriers (Blaszczynski, Huynh, Dumlao & Farrell, 1999).

These findings coincide with the findings from some of the counselling cases that Richmond Addiction Services (RASS) and other community agencies have encountered in the Lower Mainland over the past few years. Agencies report that it is difficult for some members of certain communities to recognize and accept that gambling can be a problem as devastating as drug addiction and that it is imperative for them to seek help from professionals as early as possible if they develop a problem associated with gambling.

3.2 Stakeholders in Richmond

In Richmond, there are several stakeholders who have an interest in or direct involvement with gambling. Each is involved differently with gambling and each has interests and expectations that, in some cases, are similar and in others are at odds with one another. The extent to which they influence or are influenced by the existence of gambling is directly related to their role in regulating, taxing, operating gaming services and products, or dealing with some of the consequences involved in the gambling activity. Regardless of their stake in gambling in the City of Richmond, all play a role in shaping the outcomes for the City and its population as a result of the existence of a casino. These stakeholders include:

3.2.1 Gaming Policy and Enforcement Branch, Ministry Of Public Safety and Solicitor General

“Gaming Policy and Enforcement Branch (GPEB) regulates all gaming in British Columbia, ensures the integrity of gaming industry companies, people and equipment, and investigates allegations of wrongdoing.”

The Gaming Policy and Enforcement Branch is responsible for the control and regulation of all legalized gaming in BC including the:

- a) Development and management of gaming policy, legislation and standards;
- b) Regulation of all aspects of the gaming industry;
- c) Licensing charitable gaming events and horse racing;
- d) Overseeing horse racing events, determining the outcome of each race and adjudicating any related matters;
- e) Registering gaming service providers and gaming workers, and approving and certifying gaming equipment and lottery schemes;
- f) Conducting audits of charitable and commercial gaming activities to ensure compliance;

- g) Ensuring a comprehensive approach to risk management for GPEB operations and the gaming industry at large;
- h) Investigating all alleged contraventions of B.C.'s Gaming Control Act and working in cooperation with law enforcement, all alleged contraventions of relevant sections of Canada's Criminal Code;
- i) Managing the distribution of government's gaming proceeds, including grants to community organizations, local governments and the horse racing industry;
- j) Managing the Province's Responsible Gambling Strategy, including the Problem Gambling Program, in order to minimize harm and promote responsible gambling practices.

Through GPEB's Problem Gambling Program, the province currently funds 30 clinical contracts, 27 responsible gambling contracts (GameSense Advisors) and 17 prevention contracts. In 2010/11, the BC Problem Gambling program budget was \$5.3 million.

3.3.2 BC Ministry of Education

The BC Ministry of Education is responsible for the general public education.

3.3.3 British Columbia Lottery Corporation (BCLC)

Following amendments to the Criminal Code of Canada in 1969 and enabling legislation, BCLC was incorporated in 1984 and operated under the Gaming Control Act (2002) of British Columbia. BCLC is mandated to conduct, manage, and operate lottery gaming including the marketing of nationwide and regional lottery games with other Canadian provinces; casino gaming, commercial bingo gaming and eGaming. BCLC operates a number of programs intended to minimize the occurrence of problem gambling, including its GameSense responsible gambling program.

Additionally, BCLC fosters player awareness and knowledge of responsible gambling through the following:

- GameSense Info Centres operate in casinos and community gaming centres throughout the province.
- Responsible play messages are included on all BCLC marketing materials.
- BCLC provides free downloads of BetStopper, which blocks access to gambling websites.
- Games are operated with a high degree of security and integrity.
- Products display the Problem Gambling Help Line number (1-800-795-6111).

- Product information includes the odds of winning.
- Laws concerning the legal age to participate in gambling in B.C. are strictly upheld and widely publicized through a 19+ program.
- All initiatives are developed with consideration for responsible play practices.

GameSense Information Centres

GameSense Info Centres (GSIC), previously known as Responsible Gambling Information Centres, can be found at all casinos and community gaming centres across BC. The centres are located on or near the gaming floor of all casino and community gaming centre locations and offer a variety of resources and strategies intended to keep gambling fun.

The centres operate as either staffed or self-serve interactive booths, providing information and education to players in an open, approachable environment, in order to foster healthy choices with regards to gambling. Program deliverables include responsible gambling education; problem gambling education and referral; and, gaming staff training delivery.

To assist patrons requiring resources, all GameSense brochures, in addition to brochures about the Voluntary Self-Exclusion program, are available in six languages: Chinese, Punjabi, Tagalog, Korean, Vietnamese and French. GameSense Advisors are knowledgeable in assisting patrons with obtaining the resources available to help with translation.

GameSense Advertising

In addition to signage and information where British Columbians play BCLC games and information on its website, BCLC has paid advertising running throughout BC on television, in ethnic-reaching newspapers, in cinemas, in digital signage in pubs and bars, and online. These ads provide a variety of messages, including dispelling gambling myths, encouraging and reminding people to gamble responsibly, directing them to where they can get more information, and also promotion of the Problem Gambling Help Line.

Appropriate Response Training

In 2004 the Strategy recommended a specialized problem gambling training program which has been instituted by BCLC. Appropriate Response Training is a mandatory BCLC training program for all employees that work within a gaming facility in B.C. Training is comprised of two distinct levels based on the employee's job requirements and since 2004, has trained over 13,500 gaming workers. Training is provided to enhance the knowledge, awareness, attitudes and confidence of all onsite employees so they can respond meaningfully and without judgment to customers who experiencing problems within a gaming facility. Since 2004 over 13,500 service providers and BCLC site staff have received ART.

Voluntary Self Exclusion

BCLC offers a program to enable individuals to voluntarily exclude from all gaming facilities with slot machines, from commercial bingo halls, or from PlayNow.com for a period of time - 6 months, 1 year, 2 years or 3 years. BCLC has indicated that 70% of those signing up are able to follow through with their commitment to self-exclude.

3.3.4 Great Canadian Casino (GCC) In Richmond aka River Rock Casino

The Great Canadian Gaming Corporation has entered into a service agreement to currently operate the only casino with slot machines in Richmond.

3.3.5 City of Richmond

The City of Richmond controls whether or not to allow casinos and slot machines, and where they may be located in the City by the municipal bylaw. Since 2004, there has been a full service casino in Richmond when the provincial government lifted the 300-slot limit per casino in June 2003. The City's Full Service Gaming Policy allows for the same number of slot machines and tables as permitted by Provincial Gaming Legislation and Government Policy.

The City of Richmond receives revenue and property taxes from the Casino. It also bears certain costs (e.g., policing) in addressing any public nuisances, incidences of criminal activities and other problems related to problem gambling.

3.3.6 Richmond Addiction Services (RASS)

RASS, whose mission is "to provide expertise in preventing and treating addictions in our community", has provided alcohol and drug counselling to Richmond residents since 1975 and problem gambling prevention and counselling since 1977. RASS' objectives are to provide community-based services and programs for the treatment and prevention of addictions and to provide a full range of assessment and counselling services to the community being impacted by substance use/misuse and problem gambling.

RASS has been the only contracted agency in Richmond with the BC Problem Gambling Program to offer outpatient and outreach clinical services for people affected by gambling. RASS also serves youth (under 25 years of age) and seniors (older than 55) for issues related to alcohol and other drugs in Richmond.

3.3.7 School District No. 38 (Richmond)

Information and education is imperative for the prevention of addictions including gambling. According to best and promising practices in prevention, intervention is most relevant at key developmental transition points (grades 4, 7, 9, 11) when children are most vulnerable to experimentation and a potentially harmful involvement with alcohol, drugs, tobacco and gambling. (<http://www.albertahealthservices.ca/2679.asp>)

3.3.8 RCMP

The Richmond RCMP is another key stakeholder. The primary interest of the RCMP is to contain or minimize the impact of gambling on law enforcement and the judicial and penal systems. The possible law enforcement problems related to the casino such as loan sharking and money laundering require additional attention from the police.

3.3.9 Richmond Residents

Richmond residents benefit from the River Rock casino and entertainment complex. Many access it's amenities, and a wide range of residents benefit from City services provided through casino revenue. As of 2007-2008 data, the casino employs 1,004 people.

While Richmond-specific data is unavailable, a percentage of patrons (the provincial average is 4.6%) will develop problem gambling behaviour, harming themselves and those close to them, resulting in both personal and community cost.

4. RICHMOND RESOURCES AND SERVICES

The efforts and resources currently directed at problem gambling prevention, the promotion of responsible gambling, and assisting those affected by problem gambling in Richmond are as follows:

4.1 Gaming Policy and Enforcement Branch, Ministry Of Public Safety and Solicitor General: BC Problem Gambling Program

As indicated with respect to stakeholder roles, GPEB manages the Province's Responsible Gambling Strategy, including the Problem Gambling Program, in order to minimize harm and promote responsible gambling practices. Problem gambling prevention and counselling services are available through contracted service providers such as RASS. In Richmond, the Province has previously awarded two contracts to RASS, one for prevention and one for treatment (counselling).

The 24-Hour Problem Gambling Helpline is funded by the BC Problem Gambling Program. The Helpline is advertised on brochures, stickers, posters and other products. Helpline staff refer clients to a centralized intake worker or directly to service providers such as RASS. Recent calls to the Helpline are as follows:

Year	BC	Richmond
2008/09	6,737	200
2009/10	5,926	134
2010/11	5,932	164

4.2 BC Lottery Corporation

GameSense (Responsible Gambling)

In 2006 – 2007, BCLC launched GameSense, as part of their commitment to educating the public and players about the responsible use of gambling products, as outlined in Stakeholder information. Through GameSense, BCLC promotes awareness of responsible play behaviours and the risks associated with gambling by providing educational materials and access to information and resources. These resources and services are available province-wide; for Richmond-specific services, see River Rock Casino, below.

4.3 Richmond Addiction Services (RASS)

The BC Problem Gambling Program is a main partner in supporting Richmond Addiction Services' Centre of Excellence in the Prevention of Gambling, Alcohol and Drug Misuse and Addiction. Through this Centre of Excellence RASS provides public education, prevention and counselling services to the community and people suffering from or affected by their own or others' gambling problems.

Through contracts with the BC Problem Gambling Program, RASS has been the only agency in Richmond to offer outpatient and outreach clinical services for people affected by gambling. Various other community agencies have contact with individuals and families dealing with gambling issues but they will generally refer these cases to RASS or to the Helpline. In recognition of the large Chinese population in Richmond, the BC Problem Gambling Program has previously partnered with RASS to employ a full-time bilingual outreach and outpatient counsellor, and partners with the Chinese immigrant services agency, SUCCESS (United Chinese Community Enrichment Services Society), to offer the Problem Gambling Program in the Chinese community (See SUCCESS, below).

Since January 2011 to December 15th 2011 the number of counselling referrals received by RASS for clinical services was 33. It is also important to note that there are private-practice clinicians working in Richmond who would also be working with gambling clients and these clients or resources are not included in this report.

The BC Problem Gambling Program contracted Richmond Addiction Services to offer education and awareness programs within elementary and secondary schools and community colleges in Richmond. These programs can be offered independent of other prevention programming, such as substance use prevention, but in many occasions are partnered with substance misuse, internet and gaming overuse prevention programming. City and VCH funding has also supported these school and college-based prevention initiatives.

RASS has had two staff devoted to problem gambling; one for prevention and one for counselling. These two staff members work closely with the three other RASS staff providing prevention services in Richmond, also funded by VCH and the City of Richmond.

Statistics of all prevention and education programming conducted since the Richmond Problem Gambling Strategy was adopted in 2005 (except 2007 when data was not collected in a manner consistent with other years) are attached in Appendix VIII.

4.4 River Rock Casino

The BCLC authorizes casino operators to operate casinos. All staff are currently trained in the Appropriate Response Training (ART) to identify and approach patrons showing signs of problem gambling and offer appropriate assistance to patrons in distress due to gaming or other issues that they might be dealing with. Through the training, employees are aware of the resources available to patrons and where further assistance can be obtained. These programs are provided in collaboration with the Provincial Government (see Stakeholder roles, BCLC).

A GameSense Information Centre, also described in Stakeholders roles, is located at the River Rock Casino, initiated in 2005 by a partnership with BCLC that included a one-time funding contribution of \$25,000 from the City of Richmond. No counselling is provided on-site, but referrals are made to the 24-hour Problem Gambling Helpline by GameSense Advisors who are there at peak hours (e.g., 5:00 p.m. – 12:00 a.m.). In turn, the Helpline refers to RASS and other services as appropriate.

4.5 City of Richmond

The City has played a leadership role in addressing problem gambling issues through endorsing the 2005 – 2010 Strategy and funding RASS to provide problem gambling prevention and education services to Richmond residents, beyond those provided through their provincial contract. The City will be considering endorsement and funding of the proposed 2012-2017 Strategy to continue and enhance these services.

4.6 CHIMO

CHIMO operates the Crisis Line in Richmond and received the following number of calls in which problem gambling was identified as the main source of distress.

Year	Number
2009	36
2010	20
2011	19

CHIMO cautions that these numbers only reflect those calls where the presenting problem is gambling. This does not include other calls where problem gambling may be identified as an issue, but not articulated as the key reason for the call. Geographical information on callers has not been gathered thus far. If after midnight on any given day, BC211 would receive crisis line calls from the Richmond area, so are not represented above.

The caller is provided with both the Provincial Problem Gambling Helpline and Richmond Addiction Services numbers.

4.7 SUCCESS

GPEB supports a partnership between SUCCESS and Richmond Addiction Services where office space is rented per month at the Caring Place. SUCCESS hosts the Chinese Problem Gambling Website (see Appendix V for statistical analysis). Originally, the setup of the website was funded in partnership with the City of Vancouver and SUCCESS. RASS and Family Services of Greater Vancouver partnered to prepare the copy and text, while the City of Richmond and BC Problem Gambling funding contributed to website development. Ongoing website maintenance is funded by SUCCESS.

SUCCESS also operated the Chinese Helpline, which received 14 gambling related calls between June 2010 and May 2011.

4.8 School District No. 38 (Richmond)

The Richmond School District has been supportive in allowing RASS to have Prevention Specialists disseminate information regarding gambling, alcohol, tobacco and other drug use throughout the school district in both elementary and secondary schools. The BC Problem Gambling Program, in partnership with RASS and supported by City funding, helped pilot the Amazing Chateau and KnowDice programs, developed at McGill University, to Gr. 5 & 6 students in 2006. These programs have been fully implemented since 2007 and promoted to other school districts in 2008. Importantly, the school district has facilitated having the Amazing Chateau CD ROM uploaded onto school computers, allowing every elementary school in Richmond to participate. In 2010-11 nine schools were actively using this program.

Another example of this support is the Peer 2 Peer (P2P) programs that occurred in nine of 11 high schools in 2010-2011. More specifically, the month long Peer 2 Peer was held at four schools, the P 2 P primer in three schools, during a day of prevention at one school and a classroom presentation at another. There was only one school that did not have prevention services in their school. All of these presentations included alcohol, drug and gambling prevention programming. There was also one Parent Advisory Committee presentation discussing gambling prevention.

Hence, it is important to acknowledge the partnership between the Richmond School District and Richmond Addiction Services. For a comprehensive prevention approach, school-based gambling prevention curriculum and delivering effective prevention messages for addictions to kids and youth is of paramount importance. This is the reason why Richmond Addiction Services offers problem gambling as well as substance use and internet misuse concurrently throughout the school district.

5. CHALLENGES

5.1 Benefits and Acceptance of Gambling

Governments at all levels (federal, provincial, and municipal) benefit in varying degrees from the revenues generated by the gaming industry, according to the Economic Impact of the Canadian Gaming Industry report prepared by the Canadian Gaming Association. In 2010-2011, the CGA reports that Canadian Governments gross outputs amount to \$31.1 billion and

in BC totalled \$4.0 billion in gross output.

5.1.1 Casino Gambling

From 2004 to 2010 the Great Canadian Casino or River Rock Casino in Richmond has increased its gaming revenue from \$40.9 Million to now \$86.2 Million, a more than doubling of revenue (Great Canadian Casino Annual Report, 2010). Despite these increases over the years, it has been noted, there has not been an increase in gaming revenue each and every year, for example in 2007 gaming revenue was \$79.7 million and in 2009 it was \$76.5 million (Great Canadian Casino personal communication). As previously indicated, the City receives a percentage of revenue that is used for community benefit. The current data on the number of patrons to the River Rock Casino in Richmond is now more than 4 million a year, and its presence in the community is generally well-accepted.

It has been suggested that the proximity of the River Rock Casino has increased the number of seniors, women and young people (under 25) participating in casino gambling. It is important to note that identification is checked as individuals under the age of 19 are not permitted in the Casino. However, it is impossible to tell if gambling activity, and problem gambling specifically, for these age groups may or may not be increasing as demographic information is not available. This will be addressed in the recommendations section.

5.1.2 Internet Gambling

In October 2008, there were 2,002 internet gambling web sites owned by 520 different companies listed at www.online.casinocity.com and as of July 4, 2011, there were 2,481 internet gambling web sites owned by 662 different companies. Revenues are difficult to determine. However, Global Betting and Gaming Consultants (2008) estimate that worldwide gambling revenues were 600 million in 1998; 5.6 billion in 2003; and 16.6 billion in 2008. (Internet Gambling: Prevalence, Patterns, Problems and Policy Options, Robert T. Woods, Robert J. Williams, January 5, 2009).

In 2007, 3% of the population gambled on the internet in the past year. It was one of the two gambling activities that showed a directional increase from the last survey in 2002 i.e., 22% - up 2 points from last survey (the other gambling activity was private game betting). BC rolled out its internet gambling in July 2010 with 75 new games i.e. PlayNow.com. It was the first jurisdiction in North America to offer legal online casino gaming.

Through PlayNow.com, BCLC provides an established, safe, secure and regulated alternative to grey market websites and the revenue generated stays in the province to benefit British Columbians. BCLC embedded gambling activity controls, tools and responsible gambling educational resources within PlayNow.com, such as:

- Strict age and residency controls with independent identity verification
- Player pre-set deposit limit with 24-hour delay for all increase requests.
- Session logs that show time and amount spent.
- Purchase history so players can track play and spending for 52 weeks.
- Responsible play and problem gambling help information on all pages.
- Username and password-protected accounts, secure payment methods and strict privacy controls.
- Players must use a verified credit card to deposit money into their account.

Concomitant with the growth of the Internet gambling sites, there is also growing concern for the issues that it brings, including how to:

- regulate the access of individuals to gambling web sites;
- prevent people suffering from Internet gambling addiction from playing, given the anonymous, convenient and addictive nature of Internet speed play and re-play;
- prevent youth, who show the highest problem gambling rates of all age groups, from gambling online;
- control crime through Internet gambling such as money laundering. (Kelley, Robin, Todosichuk, Peter & Azmier, Jason J. (October 2001). Gambling @ Home: Internet Gambling in Canada, Canada West Foundation.)

5.1.3 Seniors Gambling

Today in Canada the fastest growing sector of the population are individuals aged 65+, or seniors. British Columbia is considered to be the provincial retirement capital of Canada. An estimated 677,770 seniors over 65 (BC Stats Projected population 2010), who represent 15% of the population, live in BC while 24,946 seniors (about 12.7% of the Richmond population) live in Richmond (BC Stats Projected population 2010). According to the 2007 survey, about 2.8% of seniors over age 65 are classified as severe and moderate problem gamblers. Potentially, 2.8% of 24,946 of seniors are problem gambling in Richmond, a total of 698 seniors.

The profile of BC's senior problem gambler is as follows:

- 70% suffer from chronic pain;
- may gamble to create distance from a spouse or relative;

- gamble to engage in a leisure activity with their spouse;
- gamble as a means of asserting independence and freedom from a past or current controlling relationship;
- has an average of 7.7 free hours/day;
- has often immigrated to BC;
- often engages in sweepstakes by mail as a form of gambling;
- may relocate to BC during the winter months only. (Neufeld & Burke, 1999).

It is a fact that the senior population is growing in BC and Richmond. A large number of seniors appear to have both the time and the disposable income to gamble. The reasons for seniors gambling include:

- to escape from boredom, despair, stress and depression caused by financial and social problems;
- to receive pleasure and excitement; and
- for social interaction, independence, empowerment and financial gain.

With more opportunities to gamble in Richmond with the introduction of slot machines, a favourite game of many seniors, it can be expected that more seniors will gamble and more may become addicted to gambling. Consequently, it can be expected that an increase in the number of seniors who become problem gamblers will occur.

5.1.4 Children and Youth Gambling

Retrospective studies have indicated that adult problem gamblers report that the onset of their pathological behaviours began between the ages of 10-19. All over the world, prevalence surveys of adolescent gambling have shown that their rates are two to four times higher than those of adults. The estimate of problem gambling for the 18-24 years age segment was 6.3% in 2007. However, adolescents who seek treatment for the gambling problems are lower than the adults. A well-known psychologist in the gambling treatment field, Mark Griffiths speculated that the possible reasons for the under-representation include:

- spontaneous remission or maturing out of adolescent gambling problems;
- adolescents being constantly bailed out by parents;
- a lack of adolescent treatment programs; and
- the inappropriateness of treatment programs (Griffiths, 2001).

Children and adolescents are informed via their school system about the dangers inherent in smoking, alcohol and drug use. However, few are informed as to the addictive potential of gambling activities.

BCLC launched GameSense for Parents in 2011 to raise awareness among parents to educate their children about the risks associated with gambling. GameSense for Parents information is available at www.gamesense.ca.

Additionally, BCLC offers parents in B.C. free content blocking software to help prevent children and youth from accessing online gambling websites. BetStopper software is customized to block access to minors on internet gambling sites, while providing adults with password protected access. The software includes a reporting function that allows parents to monitor the number of times users try to access blocked sites. BetStopper also provides instant alerts via email or phone when an unauthorized user attempts to access a blocked site. B.C. residents can download BetStopper on their home computers free of charge at: www.betstopper.ca.

Youth are generally dependent on their parents for their financial resources. When these resources have been lost to gambling and youth are unable to justify them to their parents, as well as their need for additional resources, they tend to engage in criminal activity (e.g., theft, dealing in drugs, extortion) to get the money they need. If they do not engage in criminal activity and their friends will no longer loan them money, they can become indebted to money lenders and loan sharks. This sequence may lead to criminal activity that endangers them and their families.

5.1.5 Policing

A RCMP report of Casino-related incidents (Appendix III, Calls for Service Analysis) indicates a significant spike from 2004 to 2005, following opening of the River Rock Casino in June 2004. Numbers have remained relatively stable since that time. The RCMP indicated that these numbers are common to other areas in Richmond where large number gather (e.g., malls, YVR, Silver City).

The Vancouver Sun (November 26, 2011) reported that while the River Rock Casino is the largest casino in the province, generating the highest revenue, it does not top any criminal-incident categories. However, it did have the second most gambling cheats (48), third most assaults (49) and sixth most drug incidents (21) of Lower Mainland casinos (2005 – 2010).

5.1.6 Transportation

As transit and traffic are impacted by the River Rock Casino, the Steering Committee agreed that information regarding transportation, patterns and utilization with respect to the Casino and surrounding neighbourhood is needed to determine if there are issues that need to be addressed.

5.2 Perceptions and Knowledge of Gambling

The population at large tends to be knowledgeable and well informed about the dangers associated with alcohol, drugs and smoking. However, when it comes to gambling, most youth and adults tend to have little knowledge about its addictive qualities and generally view it as a harmless form of entertainment.

This perception and lack of knowledge are factors that contribute to the number of people in the community who become problem gamblers.

In BC, the population gathers information about the harm associated with gambling through agencies like RASS, which have been funded by the provincial government to provide prevention and counselling services.

BCLC has paid advertising running throughout BC on television, in ethnic-reaching newspapers, in cinemas, in digital signage in pubs and bars, and online. These ads provide a variety of messages, including dispelling gambling myths, encouraging and reminding people to gamble responsibly, directing them to where they can get more information, and also promotion of the Problem Gambling Help Line.

Apart from the publicity for the 24-hour Problem Gambling Help Line through brochures, stickers, posters and on all BCLC lottery products, there is no ongoing mass media publicity campaign by the provincial government on gambling harm minimization or the provision of help services other than through the helpline. It would be the opinion of the authors of this report that advertising local or community based programs would enhance or increase the number of referrals due to the proximity and relationships already established in the community. For example, statistics provided by SUCCESS for the Chinese Problem Gambling website saw increased website hits and internet traffic directly after the launching of the website, thereby demonstrating the power of advertising and promotion of resources to the community (see Appendix IV). Though there is a large advertising campaign for gambling funded by BCLC, such as at The River Rock Casino or Sports Action, there is

currently no mass publicity campaign funded through the BC Problem Gambling Program. However, awareness strategies have been implemented, such as big-screen use during the PNE and digital advertising promoting the Helpline and counselling services in BC.

Similar to addiction to alcohol and drugs, problem gambling can be a hidden addiction. Although it can have the same devastating effects as the other addictions, it is not as visually obvious. Buying lottery tickets, going to bingo, the horse races, betting on sports, and going to a casino are generally seen as entertainment. As gambling does not have the same stigma as excessive drinking or taking drugs, it is generally not seen as an addiction problem.

5.3 Diversity

In the City of Richmond, having problem gamblers access treatment services is further complicated due to cultural differences within the community. Among Richmond's multicultural population, people experiencing problems with gambling may be less likely to seek assistance due in part to shame and loss of face, guilt, lack of knowledge about counselling, lack of information and lack of trust in confidentiality. Furthermore, cultural differences can contribute to gambling being regarded as a hidden addiction. For example, in some cultures, playing games for small amounts of money among friends and family is not considered "real gambling" or an activity that could cause harm. Also, within some cultures, there is reluctance to recognize the problem and seek help because of the social stigma associated with mental illness, a fear of losing respect in public, and a marked reliance on family support (Wong, S., 2001; Wong, J. & Everts, H., 2001; McMillan, J. et al., 2004).

6. PROGRESS SINCE 2005

To make comparisons from 2004 to the end of 2011 is difficult as the structure of Richmond Addiction Services has changed. There have also been staff changes in RASS and the BC Gambling Program, as well as contract changes. The greatest change overall has been an increase in prevention, education and awareness momentum from 2004 and a continued increase in breadth of service delivery to Elementary Schools, Secondary Schools and the greater community, including community agencies and groups. It has only been the decrease in clinical counselling referrals in the last two years that has been significant, as previously noted.

To demonstrate this work, the most consistent group of historical reports regarding problem gambling prevention activities from 2004 – 2011 is attached (see Appendix VIII).

The number of problem gamblers in BC remains unchanged at an estimated at 4.6%. However, demand for clinical services that RASS has witnessed in the last two years (see Appendix IV) has decreased noticeably, as already commented.

The greatest degree of changes regarding services have been those offered by BCLC and Great Canadian Casino, consistent Responsible Gambling and Gaming policies, including the GameSense Advisors and Appropriate Response Training, as well as increase in language-specific help on print and other marketing materials, as outlined in “Resources and Services”, above.

BCLC’s general market tracking study measures a variety of consumer responses to BCLC products, initiatives, including play behaviour, awareness, and other key metrics. Awareness of BCLC’s responsible gambling initiatives overall have increased from 70% of past year player in 2010 to 79% in 2011. Awareness of Problem Gambling Helpline has increased from 57% of past year players in 2010 to 62% in 2011. Another positive trend noted is the reduction of gambling activity among youth province-wide, with lower than average rates noted in Richmond.

While progress has been made, the Problem Gambling Steering Committee has identified the following areas where Problem Gambling Prevention and Treatment could be strengthened. RASS is proposing to address these gaps, in partnership with stakeholders, as part of the 2012 – 2017 Richmond Problem Gambling Prevention Strategy. RASS would continue to offer current prevention initiatives. For a proposed recommendation plan, please see Appendix VI.

7. RECOMMENDATIONS

7.1 Prevalence and Demographic Study

The Steering Committee proposed that a gap in understanding of the prevalence and demographics of gambling in Richmond is a major concern. It is recommended that a city-wide study occur to determine number and characteristics of Richmond gamblers, as well as the incidence of gambling and problem gambling in Richmond. This will help the City and the service providers meet the current demand in the region for prevention and treatment services. The authors propose that this study be funded in partnership with local and provincial partners. Examples of such partners include the City of Richmond, SUCCESS, Family Services of Greater Vancouver, CHIMO, BCLC, RCMP and the Great Canadian Casino. Partial funding of this study was included in the RASS City Grant request for 2012, and similar amounts would be requested from partnering agencies.

7.2 Culturally Relevant Awareness Campaign

The Steering Committee proposed that more culturally relevant advertising and promotion and awareness campaigns be created as more awareness leads to more calls for prevention and treatment services. A local campaign could be piloted to demonstrate the importance of awareness-raising efforts in increasing referral rates. The Steering Committee would approach all levels of government for funding such initiatives.

7.3 Youth Counselling

As provincially-funded counselling is currently limited to those 19 years and older, the Steering Committee proposes that the Province reduce the stated age limit for treatment services for problem gamblers to 16 years of age, given the high incidence of gambling activities in this age group.

7.4 GameSense Advisor Language Capacity

Though information such as brochures are written in six different languages, the language capacity for BCLC's GameSense Information Centres and GameSense Advisors needs to increase to include Mandarin and Cantonese. The current GameSense Advisor at River Rock speaks English, Punjabi and Hindi. Other casino staff are sought to interpret as necessary.

7.5 Multi-Stakeholder Problem Gambling Task Force

A proposal from 2005-2010 that continues to be important is to develop a Multi-Stakeholder Problem Gambling Group or Task Force. While a specific partnership was formed in 2005 to adapt and pilot the KnowDice and Amazing Chateau programs in Richmond Schools, a broader task force is again proposed so that this group can develop strategies and solutions to current issues arising in the community and continue to network to create collaboration and partnerships.

7.6 Safety and Transportation Impact Monitoring

As an attraction such as the casino impacts policing, transit and traffic needs, the steering committee recommended monitoring the need for enhanced safety and transportation infrastructure both at the facility and in the vicinity.

8. FINAL REMARKS

The aim of this report is to provide a full and accurate update to the City of Richmond concerning the impact and the work that has occurred in Richmond since the initial Strategy was funded. The authors have endeavoured to bring a steering committee together to discuss the impacts on the agencies and their work, as well as the community in general. Finally, the steering committee discussed how we can continue to work together in a more comprehensive manner to ensure that the consequences of the gambling do not outweigh the benefits. This report also attempts to straddle the varying and at times competing interests in the community regarding these benefits and consequences.

The Gambling Prevention and Education Plan (Appendix VI) and budget (Appendix VII) are draft proposals to address what many of the partners on the steering committee are working toward and would like to see improved. The authors suggest that monies could come together from the partnership, rather than suggesting that one agency or government body be responsible for the financial plan. The authors of this report also see this paper as an excellent opportunity to re-energize the stakeholders to support the community with prevention and education, and to help those struggling with the impact of gambling addiction.

It would be the authors' intention that RASS continue to take a leadership role in coordinating the Steering Committee and continue to report on the progress of proposed initiatives. RASS sees this as a part of our role in leading the Centre of Excellence in the prevention of alcohol, drug, gambling and other addictive behaviours in Richmond.

Appendix I

Canadian Gambling Digest 2009-2010

1. See Table 11 on page 10 for Net Gaming Revenue to Government
2. See Table 12 on page 12 for Net Gaming Revenue to Charitable Organizations
3. See Table 13 on page 13 for Distributions to Charity, Problem Gambling and Responsible Gaming

Canadian Gambling Digest 2009-2010



CANADIAN PARTNERSHIP
for RESPONSIBLE GAMBLING

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The Partnership

In 2004, a group of non-profit organizations, gaming providers, and gaming regulators came together to form the *Canadian Partnership for Responsible Gambling* (CPRG). The first priority of the Partnership was the assembly of reliable and accurate gambling-related information across the country. The result was the *Canadian Gambling Digest*, an annual report of statistics related to gambling in each of the ten Canadian provinces. This edition of the *Digest* is the eighth report released to date.

The Report

The *Digest* is arranged by subject matter, starting with general industry data (venues, games, charitable gaming licences), followed by revenues, revenue distributions, gambling participation, problem gambling prevalence, problem gambling assistance, and on-site support centres at gaming venues. Data in each section is presented in tables and figures. Accompanying text describes the data and highlights some of its more salient features. While considerable effort was made to ensure that the data in a given table or figure is comparable across provinces, this was not always possible due to differences in record keeping and other factors. Unless stated otherwise, all data pertain to fiscal 2009-10 (April 1, 2009 to March 31, 2010). Revenues have been rounded off to the nearest thousand.

Data Sources

Information in the *Digest* is obtained from annual reports, other publicly available documents, web sites, previous *Digests* and their addendums, and extensive direct contact with gaming providers, regulators, and other individuals from various organizations and government departments. Data that were inaccessible at the time of publication or could not be determined are denoted throughout the report as "unavailable." Further detail about the data presented may be found in the documents listed in the *References* section.

Table 1 shows the number of gaming venues available across Canada in 2009-10. As can be seen, all provinces had venues with electronic gaming machines (EGMs), as well as horse racing venues and lottery ticket outlets. Only some provinces, however, had bingo facilities, casinos, electronic keno venues, player-banked poker rooms or areas, and sports betting rooms or areas. Across the country overall, there were approximately 36,176 gaming venues in total. This is 436 less than the 36,612 reported in 2008-09 (CPRG, 2010; 2011). Québec and Ontario had the highest number of venues (10,720 and 10,327); Prince Edward Island had the lowest (226).

Table 1. Venues

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Bingo Facilities										
Total Bingo Facilities	28	32	14	2	74	45	0	0	0	0
Casinos										
First Nation (On Reserve)	1	5	6	2	2	0	0	0	0	0
Non-First Nation	16	19	2	2	8	4	0	2	2	0
Total Casinos	17	24	8	4	10	4	0	2	2	0
Electronic Gaming Machine (EGM) Venues										
Bars, Lounges, etc. with VLTs	0	1,032 ¹	641	517 ²	0	1,938 ³	313	394 ⁴	40	467
Bingo Facilities with Slots	15	0	0	0	0	0	0	0	0	0
Casinos with Slots	17 ⁵	24	8	4	10	4	0	2	2	0
Racetracks with Slots or VLTs	0	3	0	1	17	0 ⁶	0 ⁷	0	0 ⁸	0
Total EGM Venues	32	1,059	649	522	27	1,942	313	396	42	467
Electronic Keno Venues										
Total Electronic Keno Venues	3,914	80	0	880	0	3	0	0 ⁹	0	0
Horse Racing Venues										
Major Racetracks	2	3	2	1	17	1	2	3	2	1
Minor Racetracks	3	2	2	7	4	1	1	0	0	0
Teletheatres	25	45	3	9	70	0	1	4	0	0
Total Horse Racing Venues	30	50	7	17	91	2	4	7	2	1
Lottery Ticket Outlets										
Total Lottery Ticket Outlets	4,044	2,466	800	872	10,152	8,731	908	1,131	182	1,073
Player-banked Poker Rooms or Areas										
Days Used per Month	30	30	Unavailable	30	30	30	0	26	23	0
Total Poker Rooms or Areas	9	22	Unavailable	3	10	4	0	2	2	0
Sports Betting Rooms or Areas										
Days Used per Month	0	0	0	0	30	0	0	0	0	0
Total Sports Betting Rooms or Areas	0	0	0	0	2	0	0	0	0	0
Total Venues 2009-10	4,119	3,604	1,470	1,410	10,327	10,720	1,225	1,534	226	1,541
Total Venues 2008-09	4,121	3,533	1,461	1,383	10,161	11,164	1,409	1,602 ¹⁰	266	1,512
% Change	0.0	2.0	0.6	2.0	1.6	-4.0	-13.1	-4.2	-15.0	1.9

Total venues 2009-10: 36,176. **Total venues 2008-09:** 36,612. **Overall change:** -1.2 %. **Note:** Some venues in Table 1 are contained within other gaming venues and are therefore not added to the total. **Bingo facilities** are venues designated for bingo full-time (e.g., bingo association halls). **Casinos** are permanent, and include those termed 'Aboriginal,' 'charity,' 'commercial,' 'community,' 'destination,' 'exhibition,' 'First Nation,' and 'government-run.' **Electronic keno venues** are facilities where rapid (electronic) keno can be played. Players select several numbers between 1 and 80 that are matched against randomly-generated winning numbers. Draws occur at regular, short intervals (e.g., every four to ten minutes). No provinces have stand-alone electronic keno venues. They are therefore not added to **Total Venues** in order to avoid double counting. **Horse racing venues** are facilities issued at least one permit by the Canadian Pari-Mutuel Agency (CPMA) to conduct pari-mutuel betting in fiscal 2009-10. Figures do not include facilities issued permits that did not ultimately conduct any pari-mutuel activity during the period that the permits were valid for. **Major Racetracks** are those that held 15 or more live days of racing in 2009-10; **Minor Racetracks** are those that held fewer than 15. **Teletheatres** are buildings where horse races are televised and off-track bets are placed. **Player-banked poker** is poker played against other patrons rather than the house. **Rooms or Areas** are those in a gaming venue where player-banked poker took place at least once per month. The rooms or areas could have been used for poker only, or for poker and other purposes at different times (e.g., meetings, other gaming activities). **Days Used per Month** may be estimates only. **Sports betting** is gambling on professional or college sports in specific, designated rooms or areas of a gaming venue. It does not include the purchase of sports lottery tickets (e.g., Pro-line) at lottery ticket outlets, nor does it include betting on horse races at racetracks or teletheatres. Players bet on the winner, point spread, total score, or other statistic occurring in multiple sporting events rather than a single event (which is prohibited by Canadian law). **Rooms or Areas** are those in a gaming venue where sports betting took place at least once per month. The rooms or areas could have been used for sports betting only, or for sports betting and other purposes at different times (e.g., meetings, other gaming activities). **Days Used per Month** may be estimates only.

¹ Includes 71 Video Gaming Entertainment Rooms (VGERs).

² Includes 34 sites on First Nations reserves. The sites were age-restricted but not necessarily liquor-licensed.

³ Includes 2 gaming halls (which used to be VLTs-at-racetrack facilities) and 85 establishments awaiting installation.

Footnotes from previous page continued..

- ⁴ Includes 40 VLT sites on First Nations reserves, which were not counted in previous Digests.
- ⁵ Includes Fraser Downs Racetrack & Casino and Hastings Racecourse Casino, both of which are casinos co-located at a racetrack.
- ⁶ There are no longer any VLTs-at-racetrack facilities in Québec. Two of the racetracks that used to have VLTs are now gaming halls, and included in Bars, Lounges, etc. with VLTs.
- ⁷ While there were two racetracks with VLTs in New Brunswick in 2009-10, they are considered to be part of the Bars, Lounges, etc. with VLTs network.
- ⁸ The two racetracks with slot machines are considered to be casinos located at a racetrack (both the casinos and the racetracks are operated by Atlantic Lottery). As such, they are included in Casinos with Slots.
- ⁹ Electronic Keno was discontinued in Nova Scotia in September, 2009. Until that time, there were 131 venues that offered the game.
- ¹⁰ For comparison purposes, this figure has been restated from the original 2008-09 Digest to include the 40 VLT sites on First Nations reserves.

Table 2 presents the availability of games across the country in 2009-10. As shown, only some provinces had electronic bingo units, gaming tables, or Internet gaming. All provinces, on the other hand, had EGMs—although the particular type they had and where the machines were located varied somewhat by jurisdiction. Across Canada overall, there were 104,745 games in total. This is 3,119 more than the 101,626 reported in 2008-09 (CPRG, 2010; 2011). Ontario and Alberta had the highest number of games (24,817 and 20,662); Prince Edward Island had the lowest (524).

Table 2. Games

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Electronic Bingo Units										
Handheld Devices	0	1,256	0	0	92	0	0	0	0	0
Terminals	4,955	60	0	650 ¹¹	450	0	0	0	0	0
Total Electronic Bingo Units	4,955	1,316	0	650	542	0	0	0	0	0
Electronic Gaming Machines (EGMs)										
Slots at Bingo Facilities	1,816	0	0	0	0	0	0	0	0	0
Slots at Casinos	9,501 ¹²	12,038 ¹³	2,865	3,158	12,606	6,262	0	936	248	0
Slots or VLTs at Racetracks	0	835	0	140	11,073	0	0	0	0	0
VLTs at Bars, Lounges, etc.	0	5,983 ¹⁴	3,984	5,655 ¹⁵	0	11,614 ¹⁶	1,975	2,819 ¹⁷	268	2,059
Total EGMs	11,317	18,856	6,849	8,953	23,679	17,876	1,975	3,755	516	2,059
Gaming Tables										
Electronic	43	5	0	0	14	14	6	4	0	0
Live	444	485	96	110	582	245	0	41	8	0
Total Gaming Tables	487	490	96	110	596	259	6	45	8	0
Internet Gaming										
Internet Gaming Available	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Total Games 2009-10	16,759	20,662	6,945	9,063	24,817	18,135	1,981	3,800	524	2,059
Total Games 2008-09	15,075	20,518	6,950	8,976	24,005	17,312	2,312	3,811 ¹⁸	515	2,152
% Change	11.2	0.7	-0.1	1.0	3.4	4.8	-14.3	-0.3	1.7	-4.3

Total games 2009-10: 104,745. Total games 2008-09: 101,626. Overall change: 3.1%. Note: Gaming tables are generally those at permanent facilities only. Electronic gaming tables are fully-automated, with several player stations that allow patrons to play a variety of games electronically (e.g., blackjack, poker, roulette). Typically, a horizontal plasma screen displays the table top and game activity, while an upright plasma screen displays a video dealer.

¹¹ These are both bingo terminals and slot machines. As such, they are also included in Slots at Casinos under EGMs. They are not counted twice, however, in Total Games.

¹² Includes the 461 slot machines at Fraser Downs Racetrack & Casino, and the 596 slot machines at Hastings Racecourse Casino.

¹³ Does not include the 542 slot machines at summer fair casinos or other temporary exhibitions.

¹⁴ Includes 71 VLTs at Video Gaming Entertainment Rooms (VGERs).

¹⁵ Includes 1,173 VLTs on First Nations reserves. The sites were age-restricted but not necessarily liquor-licensed.

¹⁶ Includes 410 VLTs at gaming halls, but does not include their electronic poker or roulette units (totalling 125 gaming positions).

¹⁷ Includes 585 VLTs on First Nations reserves, which were not counted in previous Digests.

¹⁸ For comparison purposes, this figure has been restated from the original 2008-09 Digest to include the 585 VLTs on First Nations reserves.

Table 3. Type of Internet Gaming Available

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Bingo	✓	-	-	-	-	-	✓	✓	✓	✓
Ingenio	-	-	-	-	-	-	✓	✓	✓	✓
Lottery Tickets	✓	-	-	-	-	-	✓	✓	✓	✓
Online Instant/Scratch Tickets	✓	-	-	-	-	-	✓	✓	✓	✓

Note: Ingenio was only available in the Atlantic Provinces until September, 2009.

Table 4. Number of Lottery Ticket Terminals Available

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Self-service Terminals	2,150	0	0	0	0	59	0	40	0	0
Retailer Terminals	4,002	2,466	800	880	10,210	8,668	911	1,131	182	1,077
Total Terminals 2009-10	6,152	2,466	800	880	10,210	8,727	911	1,171	182	1,077

Total terminals: 32,576. Note: Self-service lottery ticket terminals allow players to purchase lottery tickets themselves, not merely check the tickets to see if they have won.

The number of venues and games available per 100,000 people 18+ across Canada in 2009-10 is shown in Table 5. As can be seen, EGM venues and EGMs, as well as lottery ticket outlets and terminals, generally had the highest per capita numbers.

Table 5. Venues and Games per 100,000 People 18+

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Venues										
Bingo Facilities	0.8	1.1	1.7	0.2	0.7	0.7	0.0	0.0	0.0	0.0
Casinos	0.5	0.8	1.0	0.4	0.1	0.1	0.0	0.3	1.8	0.0
EGM Venues	0.9	36.5	80.7	54.9	0.3	30.4	51.2	51.5	37.0	112.1
Electronic Keno Venues	106.3	2.8	0.0	92.6	0.0	0.0	0.0	0.0	0.0	0.0
Horse Racing Venues	0.8	1.7	0.9	1.8	0.9	0.0	0.7	0.9	1.8	0.2
Lottery Ticket Outlets	109.9	85.0	99.5	91.7	96.8	136.8	148.6	147.2	160.5	257.5
Poker Rooms or Areas	0.2	0.8	Unavailable	0.3	0.1	0.1	0.0	0.3	1.8	0.0
Sports Betting Rooms or Areas	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Games										
Electronic Bingo Units	134.6	45.4	0.0	68.4	5.2	0.0	0.0	0.0	0.0	0.0
EGMs	307.5	650.3	851.9	942.0	225.7	280.1	323.3	488.8	455.0	494.2
Gaming Tables	13.2	16.9	11.9	11.6	5.7	4.1	1.0	5.9	7.1	0.0
Lottery Ticket Terminals	167.1	85.0	99.5	92.6	97.3	136.8	149.1	152.4	160.5	258.5

Average bingo facilities: 0.5. Average casinos: 0.5. Average EGM venues: 45.6. Average electronic keno venues: 20.2. Average horse racing venues: 1.0. Average lottery ticket outlets: 133.4. Average poker rooms or areas: 0.4. Average sports betting rooms or areas: 0.0. Average electronic bingo units: 25.4. Average EGMs: 501.9. Average gaming tables: 7.7. Average lottery ticket terminals: 139.9. Note: Some venues in Table 5 are contained within other gaming venues. The age at which it is legal to gamble often varies across provinces and gaming activities. For example, to gamble at casinos in Alberta, Manitoba, and Québec, one must be 18. In all other provinces, one must be 19.

Table 6 presents the number of charitable gaming licences that were issued across Canada in 2009-10. As can be seen, the greatest number of licences was generally issued for bingo and raffles. Across the country overall, approximately 40,364 licences were issued in total. This is 582 less than the 40,946 reported in 2008-09 (CPRG, 2010).

Table 6. Charitable Gaming Licences

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Bingo	347	771 ¹⁹	743	283	8,483	1,919 ²⁰	257	230	29	412 ²¹
Break Open / Pull-tickets	0	192 ²²	343	207	299	685 ²³	15	25	Unavailable	268 ²⁴
Casinos	37	3,494	1	2 ²⁵	0	0	5 ²⁶	0	5	13
Poker	114	0	255	72	0 ²⁷	0	18	0	0	0
Raffles	8,022	293 ²⁸	1,787	235	193	1,186	587	933	248	2,108
Other	27	0	0	7	56	0	0	4,971	840	232
Total Licences 2009-10	8,547	4,750	3,129²⁹	806³⁰	9,031³¹	3,105³²	882	6,159	1,122	2,833³³
Total Licences 2008-09	7,539	5,082	3,175	855	9,632	3,043	859	6,560	905	3,296
% Change	13.4	-6.5	-1.4	-5.7	-6.2	2.0	2.7	-6.1	24.0	-14.0

Total licences 2009-10: 40,364. Total licences 2008-09: 40,946. Overall change: -1.4%. Note: Charitable gaming licences are licences issued to charitable and religious organizations to conduct gaming events. One licence is typically valid for many individual events, and may, in some cases, be valid for up to three years and/or for more than one type of gaming activity. Figures may be estimates only and may exclude licences issued by First Nations and local municipalities. They may also exclude licences issued to organizations that were not required to submit financial reports for their gaming operations, due to the small value of prizes awarded and/or the revenues raised. Casino licences may be for social occasion casinos (British Columbia), table games at ongoing charitable casinos (Alberta), or Monte Carlo nights (Saskatchewan, Manitoba, New Brunswick, Prince Edward Island, Newfoundland and Labrador). Some provinces other than those indicated in the table may permit poker to be played at certain charitable gaming events, but they do not issue licences for poker specifically. Total Licences 2009-10 may not equal its subtotals due to overlap between categories. Bingo licences, for example, sometimes include licences for combined bingo/break open events, which are also included in licences for Break Open / Pull-tickets.

¹⁹ Includes current fiscal year data for bingo events conducted at licensed bingo facilities, and prior year data for bingo events conducted at community bingo facilities. Does not include community bingos with gross sales under \$2,500.

²⁰ Includes 685 licences for combined bingo/break open events.

²¹ Includes 200 licences for combined bingo/break open events.

²² Data based on current fiscal year data for pull-tickets sold at licensed bingo facilities, and prior year data for pull-tickets sold at all other locations.

²³ Licences for combined bingo/break open events only.

²⁴ Includes 200 licences for combined bingo/break open events.

²⁵ Licences for Monte Carlo nights only, not for ongoing charity casinos.

²⁶ Licences for Monte Carlo nights. Games were played for prizes only, not for cash.

²⁷ While poker was permitted for two licences issued under *Fairs and Exhibitions*, licences were not issued for poker specifically.

²⁸ Data based on current fiscal year data for raffles with gross sales under \$10,000, and prior year data for raffles with gross sales over \$10,000.

²⁹ Does not include licences issued by Indigenous Gaming Regulators (IGR) for On-reserve charitable gaming activity.

³⁰ In addition to these licences, 693 licences were issued to organizations that, due to reporting thresholds, were not required to submit financial reports or licensing fees (117 for bingo, 2 for media bingo, 34 for break open, 531 for raffles, and 9 for other activities).

³¹ All Ontario figures reflect licences issued by the Alcohol and Gaming Commission of Ontario (AGCO) only. They do not include licences issued by municipalities or First Nations.

³² Figure does not equal its subtotals because 685 licences for combined bingo/break open events are included in both *Bingo* licences and *Break Open / Pull-ticket* licences and are therefore not counted twice.

³³ Figure does not equal its sub-totals because 200 licences for combined bingo/break open events are included in both *Bingo* licences and *Break Open / Pull-ticket* licences and are therefore not counted twice.

The next set of tables and figures presents government-operated, horse race, and charity-operated gaming revenues across Canada in 2009-10. *Government-operated gaming* is conducted and managed by provincial governments, typically by Crown corporations; revenue generally goes to the provinces. *Horse race and charity-operated gaming* are conducted and managed by private, charitable, or religious organizations under provincial and federal regulations; revenue generally goes to the horse racing industry and charitable or religious organizations, respectively. As can be seen in Table 7, EGMs generated the most revenue of all forms of government-operated gaming except in British Columbia, where casinos generated the most (revenue measured as wagers less prize payouts, before operating expenses deducted). Across the country overall, total revenue generated from government-operated gaming was approximately \$13,645,249,000. This is \$316,037,000 less than the \$13,961,286,000 reported in 2008-09 (CPRG, 2010). Revenues were highest in Ontario and Québec (\$4,733,785,000 and \$2,761,257,000), while they were lowest in Prince Edward Island (\$42,758,000).

Table 7. Total Government-operated Gaming Revenue
(Revenue after prizes paid, before expenses deducted)

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Bingo										
Total Bingo Revenue	185,529,000 ³⁴	10,907,000 ³⁵	0 ³⁶	3,369,000	13,944,000 ³⁷	15,504,000	0	0	0	0
Casinos										
Total Casino Revenue	1,321,625,000	1,115,245,000 ³⁵	366,411,000	247,300,000	1,749,457,000 ³⁸	829,810,000	0	78,466,000	11,642,000	0
Electronic Gaming Machines (EGMs)										
Slots at Bingo Facilities	143,959,000	0	0	0	0	0	0	0	0	0
Slots at Casinos	954,599,000	1,115,245,000	345,478,000	220,827,000	1,300,267,000	611,393,000	0	67,816,000	10,817,000	0
Slots at Racetracks	0	48,321,000	0	0	1,684,755,000	0	0	0	0	0
VLTs at Bars, Lounges, etc.	0	601,938,000	225,835,000	329,499,000 ³⁹	0	1,043,332,000 ⁴⁰	143,517,000	145,078,000 ⁴¹	17,778,000	121,558,000
VLTs at Racetracks	0	0	0	8,176,000	0	0	0	0	0	0
Total EGM Revenue	1,098,558,000	1,765,504,000	571,313,000	558,502,000	2,985,022,000	1,654,725,000	143,517,000	212,894,000	28,595,000	121,558,000
Internet Gaming										
Lottery Tickets	13,204,000	0	0	0	0	0	994,000	1,597,000	203,000	786,000
Other	1,567,000	0	0	0	0	0	763,000	1,231,000	145,000	647,000
Total Internet Gaming Revenue	14,771,000	0	0	0	0	0	1,757,000	2,828,000	348,000	1,433,000
Lottery Tickets										
Internet	13,204,000	0	0	0	0	0	994,000	1,597,000	203,000	786,000
Other	417,900,000	308,913,000	81,803,000	95,940,000	1,285,629,000	872,611,000	68,482,000	82,331,000	12,990,000	78,517,000
Total Lottery Ticket Revenue	431,104,000	308,913,000	81,803,000	95,940,000	1,285,629,000	872,611,000	69,476,000	83,928,000	13,193,000	79,303,000
Total Revenue 2009-10	1,939,825,000	2,085,324,000	674,049,000	684,284,000	4,733,785,000	2,761,257,000	213,756,000	308,703,000	42,758,000	201,508,000
Total Revenue 2008-09	1,950,440,000	2,253,152,000	668,619,000	687,583,000	4,838,369,000	2,778,769,000	220,556,000	318,093,000	43,592,000	202,113,000
% Change	-0.5	-7.4	0.8	-0.5	-2.2	-0.6	-3.1	-3.0	-1.9	-0.3

Total revenue 2009-10: \$13,645,249,000. **Total revenue 2008-09:** \$13,961,286,000. **Overall change:** -2.3%. **Note:** Revenue measured as wagers less prize payouts, before operating expenses deducted. Figures rounded off to the nearest thousand. **Total revenue 2009-10** may not equal its subtotals due to overlap between categories. For example, *Total Casino Revenue* includes revenue from casino slot machines, which is also included in *Slots at Casinos* under *Electronic Gaming Machines (EGMs)*. In the *Internet gaming* category, *Lottery Tickets* include traditional lottery tickets (e.g., LOTTO 649, LOTTO Max), as well as keno, poker, Scratch/Instant Win, break open, and/or sports lottery tickets. *Other* includes bingo, Ingenio, and/or Pick'n Click.

³⁴ Includes revenue from paper bingo, electronic bingo, and slot machines at bingo facilities.

³⁵ Alberta has adopted a charitable gaming model for its bingo and casino operations. Its *electronic bingo* and *casino slot machines* are conducted and managed by the Alberta Gaming and Liquor Commission (AGLC), while its *paper bingo* and *casino table games* are conducted and managed by charitable and religious organizations through a licence granted by the AGLC. As such, only revenue from electronic bingo and casino slot machines is included in Table 7 (including revenue from slot machines at summer fair casinos and other temporary exhibitions). Revenue from paper bingo and casino table games is included in Table 10.

³⁶ There were no bingo revenues reported for Saskatchewan in 2009-10 even though there were bingo facilities (Table 1) because all bingo revenues went to charity, not to government.

³⁷ Revenue from bingo conducted and managed by Ontario Lottery and Gaming (OLG) only. There are many bingo halls in Ontario that have nothing to do with OLG, and operate under a different part of the Criminal Code. Revenues for these other venues is unavailable.

³⁸ Does not include table game revenue from *Great Blue Heron Charity Casino*, an Aboriginal casino owned by the Mississaugas of Scugog Island First Nation. Its table games are conducted and managed by a non-profit charitable association, not the Crown corporation that conducts and manages its slot facility.

³⁹ Includes revenue from First Nations VLTs.

⁴⁰ Includes VLT revenue from gaming halls, as well as the revenue from electronic poker and roulette units in the halls.

⁴¹ Does not include revenue from First Nations VLTs.

Table 8 shows the percentage of total government-operated gaming revenue that was derived from the major gaming sectors presented in Table 7. As can be seen, EGMs accounted for the greatest proportion of revenue in all provinces except British Columbia, where casinos accounted for the greatest proportion.

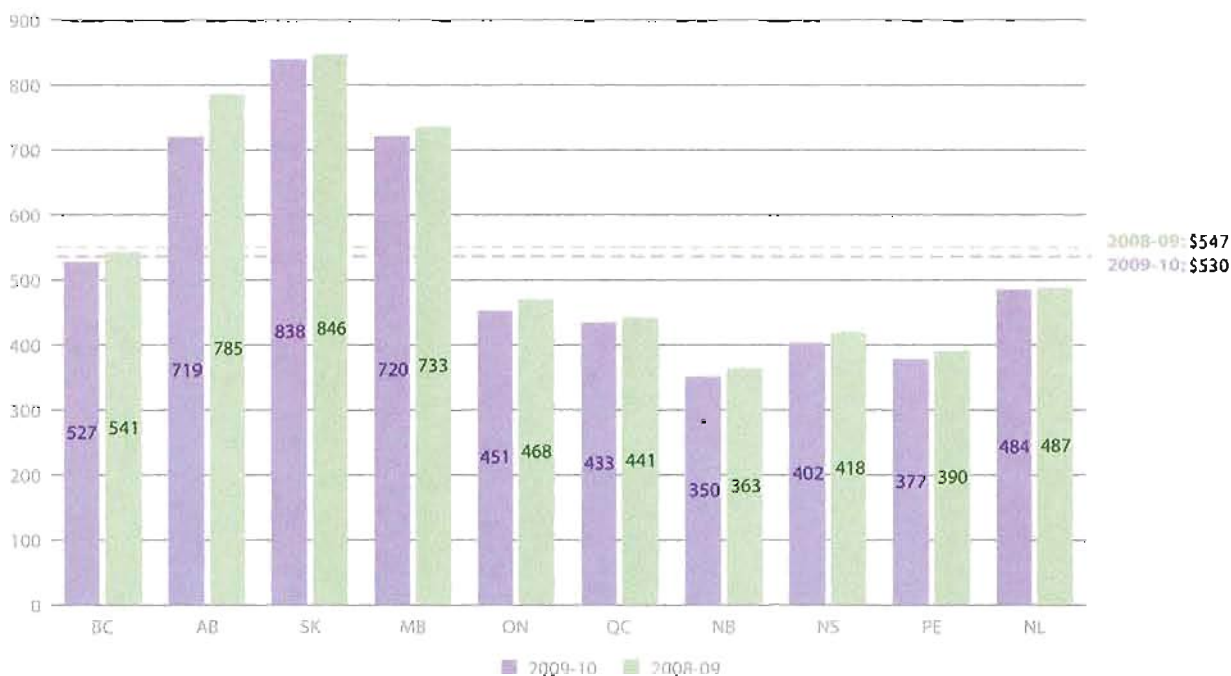
**Table 8. Percentage of Total Government-operated Gaming Revenue
Derived from Major Gaming Sectors**
(Revenue after prizes paid, before expenses deducted)

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Bingo	9.6	0.5 ⁴²	0.0	0.5	0.3	0.6	0.0	0.0	0.0	0.0
Casinos	68.1	53.5 ⁴³	54.4	36.1	37.0	30.1	0.0	25.4	27.2	0.0
EGMs	56.6	84.7	84.8	81.6	63.1	59.9	67.1	69.0	66.9	60.3
Internet Gaming	0.8	0.0	0.0	0.0	0.0	0.0	0.8	0.9	0.8	0.7
Lottery Tickets	22.2	14.8	12.1	14.0	27.2	31.6	32.5	27.2	30.9	39.4

Average bingo: 1.1%. Average casinos: 33.2%. Average EGMs: 69.4%. Average Internet gaming: 0.4%. Average lottery tickets: 25.2%. Note: Revenue measured as wagers less prize payouts, before operating expenses deducted. Percentages do not add up to 100 because of overlap between sectors.

The amount of government-operated gaming revenue that was generated per person 18 years and over in 2009-10 is shown in Figure 1. As can be seen, the amount ranged from a low of \$350 in New Brunswick to a high of \$838 in Saskatchewan. Across the country overall, the average was \$530. This is \$17 less than the \$547 reported in 2008-09 (CPRG, 2010).

Figure 1. Total Government-operated Gaming Revenue per Person 18+
(Revenue after prizes paid, before expenses deducted)



Average 2009-10: \$530. Average 2008-09: \$547. Overall change: -3.1%. Note: 2009-10 figures represent Total Revenue 2009-10 in Table 7 divided by the population 18+. 2008-09 figures taken from Canadian Gambling Digest 2008-2009 (CPRG, 2010). The reader should interpret the data with caution, as the age at which it is legal to gamble often varies across provinces and gaming activities. For example, to gamble at casinos in Alberta, Manitoba, and Québec, one must be 18; in all other provinces, one must be 19.

⁴² Calculated from electronic bingo revenue only. Paper bingo is conducted and managed by charitable and religious organizations, not the provincial government.

⁴³ Calculated from casino slot machine revenue only. Casino table games are conducted and managed by charitable and religious organizations, not the provincial government.

Table 9 shows the amount of revenue that was generated from horse racing at racetracks and teletheatres across Canada in 2009-10 (revenue measured as wagers less prize payouts, before operating expenses deducted). As can be seen, revenue was highest in Ontario (\$244,029,000) and lowest in Newfoundland and Labrador (\$487,000). Across the country overall, total horse racing revenue was approximately \$362,455,000. This is \$38,477,000 less than the \$400,932,000 reported in 2008-09 (CPRG, 2010).

Table 9. Total Horse Racing Revenue
(Revenue after prizes paid, before expenses deducted)

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Total Revenue 2009-10	44,306,000	37,164,000	3,130,000	7,353,000	244,029,000	19,579,000	1,650,000	3,011,000	1,746,000	487,000
Total Revenue 2008-09	50,108,000	41,555,000	3,348,000	7,952,000	253,977,000	37,539,000	1,364,000	2,873,000	1,796,000	420,000
% Change	-11.6	-10.6	-6.5	-7.5	-3.9	-47.8	21.0	4.8	-2.8	16.0

Total revenue 2009-10: \$362,455,000. Total revenue 2008-09: \$400,932,000. Overall change: -9.6%. Note: Revenue measured as wagers less prize payouts, before operating expenses deducted. Figures rounded off to the nearest thousand.

Table 10 presents the amount of revenue generated from charity-operated gaming across the country in 2009-10 (revenue measured as wagers less prize payouts, before operating expenses deducted). As the table shows, raffles and bingo typically generated the most revenue—the one exception being in Alberta, where charitable casinos generated the most. Although difficult to calculate exactly because of the unavailability of data in some provinces, total charity-operated gaming revenue across Canada was at least \$1,055,833,000 in 2009-10. This is \$32,785,000 more than the estimated \$1,023,048,000 reported in 2008-09 (CPRG, 2010). Revenues were highest in Ontario and Alberta (\$416,000,000 and \$352,613,000), and lowest in Newfoundland and Labrador (\$15,799,000).

Table 10. Total Charity-operated Gaming Revenue
(Revenue after prizes paid, before expenses deducted)

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Bingo	4,687,000	36,751,000 ⁴⁴	18,053,000	11,074,000	148,000,000	25,024,000	11,547,000	13,869,000	2,715,000	5,822,000 ⁴⁵
Break Open / Pull-tickets	0	22,953,000 ⁴⁶	4,230,000	1,198,000	102,000,000	18,460,000	99,000	677,000 ⁴⁷	52,000	4,057,000 ⁴⁵
Casinos	820,000	195,150,000 ⁴⁴	0	2,000	0	0	66,000	0	Unavailable	39,000
Poker	402,000	25,015,000 ⁴⁴	161,000	463,000	0	0	21,000	0	0	0
Raffles	68,822,000	97,759,000 ⁴⁵	22,682,000	17,310,000	166,000,000	23,602,000	11,001,000	13,959,000	Unavailable	9,359,000
Other	415,000	0	0	10,000	Unavailable	0	0	Unavailable	Unavailable	550,000
Total Revenue 2009-10	75,146,000	352,613,000 ⁴⁸	45,126,000	30,057,000	416,000,000 ⁴⁹	67,086,000	22,734,000	28,505,000	Unavailable	15,799,000 ⁵²
Total Revenue 2008-09	57,042,000	354,193,000	43,695,000	24,277,000	439,000,000	Unavailable	19,447,000	32,497,000	Unavailable	15,211,000
% Change	31.7	-0.4	3.3	23.8	-5.2	N/A	16.9	-12.3	N/A	3.9

Total revenue 2009-10: \$1,055,833,000. Total revenue 2008-09: \$1,023,048,000. Overall change: 3.2%. Note: Revenue measured as wagers less prize payouts, before operating expenses deducted. Figures rounded off to the nearest thousand. Data should be interpreted with caution, as charitable organizations are not always required to submit financial reports for their gaming operations. It often depends on the amount of revenue raised and/or the value of prizes awarded. Figures may also be estimates only and may exclude revenues generated from the gaming operations of First Nations and local municipalities. Casino revenues may be from social occasion casinos (British Columbia), table games at ongoing charitable casinos (Alberta), or Monte Carlo nights (Saskatchewan, Manitoba, New Brunswick, Prince Edward Island, Newfoundland and Labrador).

⁴⁴ Alberta has adopted a charitable gaming model for its bingo and casino operations. Its *electronic* bingo and casino *slot machines* are conducted and managed by the Alberta Gaming and Liquor Commission (AGLC), while its *paper* bingo and casino *table games* are conducted and managed by charitable and religious organizations through a licence granted by the AGLC. As such, bingo and casino revenue in Table 10 includes revenue from all paper bingo and casino table games in the Province, respectively. Revenue from electronic bingo and casino slot machines is included in Table 7.

⁴⁵ Includes \$4,028,000 from combined bingo/break open events.

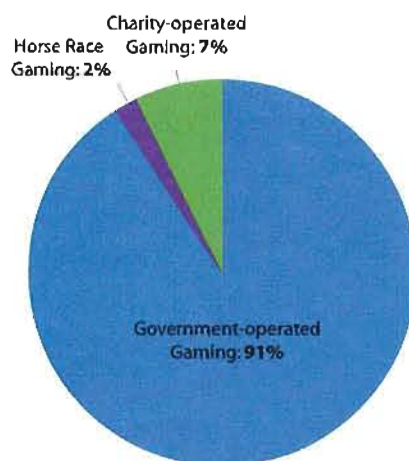
⁴⁶ Data based on current fiscal year for pull-tickets sold at licensed bingo facilities, and prior year data for pull-tickets sold at all other locations.

Footnotes from previous page continued..

- ⁴⁷ In prior years, charities did not record this revenue properly and combined it with *Bingo* revenue. This explains the variance in both amounts compared to previous editions of the *Digest*.
- ⁴⁸ While Alberta does not issue licences for charitable poker events, charities receive the rake (maximum \$5 per hand or 10% from tournaments) from all poker games played at gaming venues in the Province (e.g., casinos).
- ⁴⁹ Data based on current fiscal year for raffles with gross sales under \$10,000, and prior year data for raffles with gross sales over \$10,000.
- ⁵⁰ Figure does not equal its subtotals because poker revenue is included in casino revenue and is therefore not counted twice.
- ⁵¹ All Ontario figures are estimates only and include revenue from licences issued by municipalities and First Nations.
- ⁵² Figure does not equal its subtotals because revenue from combined bingo/break open events (\$4,028,000) is included in both *Bingo* and *Break Open / Pull-ticket* revenue and is therefore not counted twice.

Figure 2 shows the percentage of overall revenue that was generated from government-operated, horse race, and charity-operated gaming across Canada in 2009-10 when all three sources of revenue are combined (revenue measured as wagers less prize payouts, before operating expenses deducted). As shown, government-operated gaming contributed by far the most to overall revenue (91%).

Figure 2. Percentage of Overall Gaming Revenue Derived from Government-operated, Horse Race, and Charity-operated Gaming



Note: Revenue measured as wagers less prize payouts, before operating expenses deducted.

The net amount of gaming revenue that went to provincial governments in 2009-10 is shown in Table 11 (revenue measured as wagers less prize payouts and operating expenses⁵³). Where revenues are available for comparisons to be made, one can see that EGMs contributed the most to government of all forms of gaming. Across the country overall, total net gaming revenue to government was approximately \$6,952,944,000. This is \$199,545,000 less than the \$7,152,489,000 reported in 2008-09 (CPRG, 2010; 2011). Revenues were highest in Ontario and Alberta (\$1,855,305,000 and \$1,605,931,000), and lowest in Prince Edward Island (\$26,975,000).

Table 11. Net Gaming Revenue to Government

(Revenue after prizes and expenses paid)

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Bingo										
Total Bingo Revenue	81,053,000 ⁵⁴	7,540,000 ⁵⁵	0 ⁵⁶	1,465,000	0	-2,205,000	0	0	0	0
Casinos										
Total Casino Revenue	731,281,000	782,725,000 ⁵⁷	114,147,000	72,665,000 ⁵⁷	209,934,000 ⁵⁸	136,246,000	0	29,487,000	11,696,000	0
Electronic Gaming Machines (EGMs)										
Slots at Bingo Facilities	99,423,000	0	0	0	0	0	0	0	0	0
Slots at Casinos	664,332,000	782,725,000	Unavailable	172,556,000	Unavailable	Unavailable	0	28,669,000	Unavailable	0
Slots at Racetracks	0	41,191,000	0	0	804,634,000	0	0	0	0	0
VLTs at Bars, Lounges, etc.	0	511,167,000	183,114,000	174,516,000 ⁵⁹	0	661,488,000 ⁶⁰	100,352,000	99,481,000 ⁵⁹	11,169,000	81,025,000
VLTs at Racetracks	0	0	0	4,291,000	0	0	0	0	0	0
Total EGM Revenue	763,755,000	1,335,083,000	Unavailable	351,363,000	Unavailable	Unavailable	100,352,000	128,150,000	Unavailable	81,025,000
Horse Racing										
Total (Tax) Revenue	1,878,000 ⁶¹	8,435,000	1,047,000	2,666,000	32,119,000	5,299,000	50,000 ⁶²	1,376,000	794,000	218,000
Internet Gaming										
Lottery Tickets	4,509,000	0	0	0	0	0	Unavailable	Unavailable	Unavailable	Unavailable
Other	535,000	0	0	0	0	0	Unavailable	Unavailable	Unavailable	Unavailable
Total Internet Gaming Revenue	5,044,000	0	0	0	0	0	Unavailable	Unavailable	Unavailable	Unavailable
Lottery Tickets										
Internet	4,509,000	0	0	0	0	0	Unavailable	Unavailable	Unavailable	Unavailable
Other	259,824,000	254,873,000	6,331,000 ⁶³	55,201,000	808,618,000	466,108,000	Unavailable	Unavailable	Unavailable	Unavailable
Total Lottery Ticket Revenue	264,333,000	254,873,000	6,331,000	55,201,000	808,618,000	466,108,000	30,407,000 ⁶⁴	32,851,000 ⁶⁴	3,316,000 ⁶⁴	28,136,000 ⁶⁴
Total Revenue 2009-10	1,079,080,000	1,605,931,000	304,639,000	410,695,000	1,855,305,000	1,266,936,000	130,809,000	163,195,000	26,975,000	109,379,000
Total Revenue 2008-09	1,092,564,000	1,720,845,000	322,945,000	416,147,000	1,829,459,000	1,331,107,000	133,465,000	169,729,000	28,550,000	107,678,000
% Change	-1.2	-6.7	-5.7	-1.3	1.4	-4.6	-2.6	-3.8	-5.5	1.6

Total revenue 2009-10: \$6,952,944,000. **Total revenue 2008-09:** \$7,152,489,000. **Overall change:** -2.8%. **Note:** Revenue measured as wagers less prize payouts and operating expenses with the exception of horse racing revenue, which is generally measured as the amount of money raised from taxes/levies on amount wagered. Figures rounded off to the nearest thousand and may be estimates only. They may also include win tax and/or revenue from beverage, food, and other items. **Total revenue 2009-10** may not equal its subtotals due to overlap between categories. For example, **Total Casino Revenue** includes revenue from casino slots machines, which is also included in **Slots at Casinos** under **Electronic Gaming Machines (EGMs)**.

⁵³ The one exception is *Horse Racing* revenue, which is generally measured as the amount of money raised from taxes/levies on amount wagered. Note that the actual amount of revenue retained by government from this source may be considerably lower than that reported in the table due to provincial legislation governing commissions, etc.

⁵⁴ Includes revenue from paper bingo, electronic bingo, and slot machines at bingo facilities.

⁵⁵ Alberta has adopted a charitable gaming model for its bingo and casino operations. Its *electronic bingo* and *casino slot machines* are conducted and managed by the Alberta Gaming and Liquor Commission (AGLC), while its *paper bingo* and *casino table games* are conducted and managed by charitable and religious organizations through a licence granted by the AGLC. As such, only net revenue from electronic bingo and casino slot machines is included in Table 11 (including revenue from slot machines at summer fair casinos and other temporary exhibitions). Net revenue from paper bingo and casino table games is included in Table 12.

⁵⁶ There were no bingo revenues reported for Saskatchewan in 2009-10 even though there were bingo facilities (Table 1) because all bingo revenues went to charity, not to government.

⁵⁷ Does not include revenue from the First Nations *Aseneskak* or *South Beach* casinos. All revenue from First Nations casinos in Manitoba go to First Nations operators, not the Provincial government. Figure is lower than casino slot revenue below because there are several more expenses deducted from it (i.e., wages, amortization, interest, second-level GST, expenses from various support units both within the casinos and the corporate campus).

⁵⁸ Does not include table game revenue from *Great Blue Heron Charity Casino*, an Aboriginal casino owned by the Mississaugas of Scugog Island First Nation. Its table games are conducted and managed by a non-profit charitable association, not the Crown corporation that conducts and manages its slot facility.

⁵⁹ Does not include revenue from First Nations VLTs.

⁶⁰ Includes VLT revenue from gaming halls, as well as the revenue from electronic poker and roulette units in the halls.

⁶¹ Although \$5,759,000 was collected by the Province in the form of a tax/levy on amount wagered, only \$1,878,000 of this amount was actually directed to government (to offset the cost of administering horse racing). The remainder was directed to the horse racing industry.

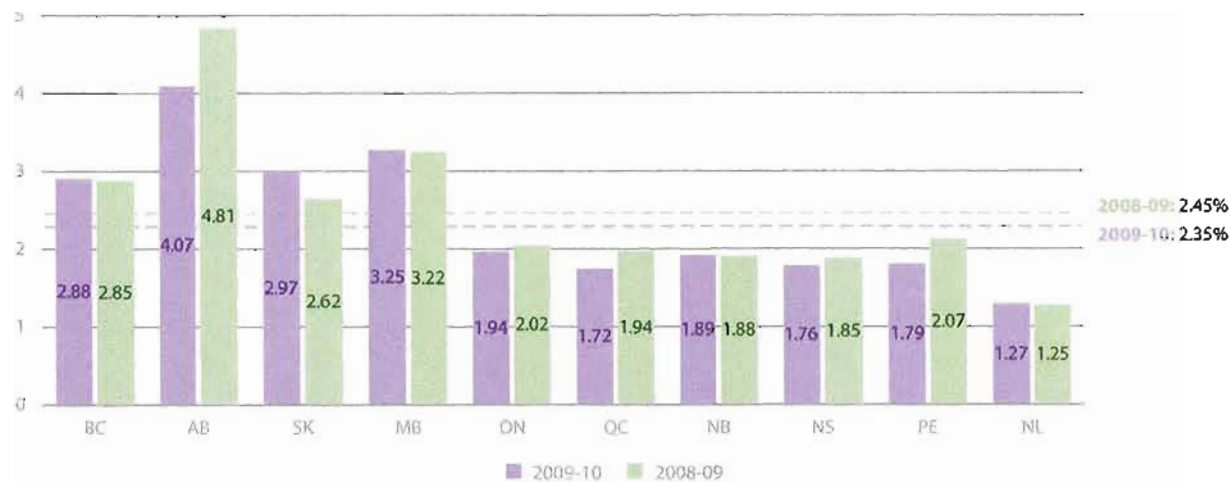
⁶² Although \$685,000 in pari-mutuel tax was collected by the Province, only \$50,400 of this amount (which has been rounded off in the table) was retained by government; the remainder was directed to the horse racing industry. Approximately 10% of horse racing (tax) revenue reported in previous editions of the *Digest* was similarly the only amount that went to the Provincial government from pari-mutuel betting.

⁶³ Licensing fee—the only lottery revenue that goes to the Provincial government in Saskatchewan.

⁶⁴ Also includes revenue from other forms of Internet gaming besides lottery tickets (i.e., iBingo, Ingenio, Pick'n Click).

Figure 3 shows the percentage of each province's overall revenue that was derived from gaming in 2009-10. As can be seen, the percentage was highest in Alberta (4.07%) and lowest in Newfoundland and Labrador (1.27%). Across the country overall, the average percentage was 2.35—slightly less than the 2.45 reported in 2008-09 (CPRG, 2010; 2011).

Figure 3. Percentage of Provincial Revenue Derived from Gaming



Average 2009-10: 2.35%. Average 2008-09: 2.45%. Overall change: -4.0%. Note: 2009-10 data calculated from Table 11 and provincial public accounts. 2008-09 data taken from *Canadian Gambling Digest 2008-2009* (CPRG, 2010) and *Canadian Gambling Digest 2008-2009: Addendum* (CPRG, 2011).

Table 12 presents the net amount of revenue that went to charitable organizations from their gaming activities in 2009-10 (revenue measured as wagers less prize payouts and operating expenses). Based on the data available, one can see that charitable organizations earned the most in Ontario and Alberta (\$157,000,000 and \$151,247,000). Across the country overall, they earned at least \$469,800,000. This is \$2,835,000 more than the estimated \$466,965,000 reported in 2008-09 (CPRG, 2010).

Table 12. Net Gaming Revenue to Charitable Organizations

(Revenue after prizes and expenses paid)

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Bingo	2,736,000	6,505,000 ⁶⁵	8,459,000	5,922,000	50,000,000	20,287,000	7,649,000	8,723,000	863,000	2,484,000 ⁶⁶
Break Open / Pull-tickets	0	17,170,000 ⁶⁷	3,300,000	861,000	40,000,000	Unavailable	57,000	499,000 ⁶⁸	8,000	1,349,000 ⁶⁶
Casinos	422,000	69,902,000 ⁶⁹	0	0	0	0	40,000	0	Unavailable	24,000
Poker	250,000	6,254,000 ⁷⁰	138,000	261,000	0	0	13,000	0	0	0
Raffles	30,765,000	57,670,000 ⁷¹	15,110,000	11,383,000	67,000,000	20,097,000	6,901,000	8,579,000	Unavailable	4,986,000
Other	262,000	0	0	8,000	Unavailable	0	0	Unavailable	Unavailable	444,000
Total Revenue 2009-10	34,435,000	151,247,000⁷²	27,007,000	18,435,000	157,000,000⁷³	Unavailable	14,660,000	17,801,000	Unavailable	7,960,000⁷⁴
Total Revenue 2008-09	35,580,000	153,504,000	26,395,000	15,494,000	167,000,000	Unavailable	13,354,000	20,298,000	Unavailable	9,136,000
% Change	-3.2	-1.5	2.3	19.0	-6.0	N/A	9.8	-12.3	N/A	-12.9

Total revenue 2009-10: \$469,800,000. **Total revenue 2008-09:** \$466,965,000. **Overall change:** 0.6%. **Note:** Revenue measured as wagers less prize payouts and operating expenses. Figures rounded off to the nearest thousand. Data should be interpreted with caution, as charitable organizations are not always required to submit financial reports for their gaming operations. It often depends on the amount of revenue raised and/or the value of prizes awarded. Figures may also be estimates only and may exclude revenues from the gaming operations of First Nations and local municipalities. Casino revenues may be from social occasion casinos (British Columbia), table games at ongoing charitable casinos (Alberta), or Monte Carlo nights (Saskatchewan, Manitoba, New Brunswick, Prince Edward Island, Newfoundland and Labrador).

⁶⁵ Alberta has adopted a charitable gaming model for its bingo and casino operations. Its *electronic* bingo and casino *slot machines* are conducted and managed by the Alberta Gaming and Liquor Commission (AGLC), while its *paper* bingo and casino *table games* are conducted and managed by charitable and religious organizations through a licence granted by the AGLC. As such, bingo and casino revenue in Table 12 includes revenue from all paper bingo and casino table games in the Province, respectively. Net revenue from electronic bingo and casino slot machines is included in Table 11. In addition to the revenue that charities earned from their bingo operations, they also received commissions on electronic bingo and Keno sales, as well as additional proceeds from electronic bingo and Keno distributed through the Alberta Lottery Fund. For 2009-10, this amounted to \$7,086,000 from electronic bingo and \$410,000 from Keno.

⁶⁶ Includes \$1,327,000 from combined bingo/break open events.

⁶⁷ Data based on current fiscal year for pull-tickets sold at licensed bingo facilities, and prior year data for pull-tickets sold at all other locations.

⁶⁸ In prior years, charities did not record this revenue properly and combined it with *Bingo* revenue above. This explains the variance in both amounts compared to previous editions of the *Digest*.

⁶⁹ See footnote 65. Charities also received commissions on revenue from government-operated slot machines and Keno at casinos. These commissions were \$164,632,000 and \$18,000, respectively.

⁷⁰ While Alberta does not issue licences for charitable poker events, charities receive the rake (maximum \$5 per hand or 10% from tournaments) from all poker games played at gaming venues in the Province (e.g., casinos).

⁷¹ Data based on current fiscal year for raffles with gross sales under \$10,000, and prior year information for raffles with gross sales over \$10,000.

⁷² Figure does not equal its subtotals because poker revenues are included in casino revenues and are therefore not counted twice.

⁷³ All Ontario figures are estimates only and include revenues from licences issued by municipalities and First Nations.

⁷⁴ Figure does not equal its subtotals because revenue from combined bingo/break open events (\$1,327,000) is included in both *Bingo* and *Break Open / Pull-ticket* revenue and is therefore not counted twice.

Table 13 shows the amount of government gaming revenue that was distributed to charity, problem gambling, and responsible gaming in 2009-10. Based on the data available, one can see that British Columbia and Ontario distributed the most to charity (\$160,100,000 and \$126,181,000), while Ontario and Québec distributed the most to both problem gambling (\$40,200,000 and \$21,958,000) and responsible gaming (\$9,843,000 and \$9,825,000). Across the country overall, total distributions to charity, problem gambling, and responsible gaming were at least \$406,359,000, \$82,721,000, and \$30,551,000, respectively. In 2008-09, these amounts were \$390,411,000, \$81,153,000, and \$30,454,000 (CPRG, 2010; 2011).

Table 13. Distributions to Charity, Problem Gambling, and Responsible Gaming

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Charity Distributions										
Total Charity 2009-10	160,100,000	Unavailable ⁷⁵	71,699,000	5,700,000	126,181,000	37,000,000	1,200,000	4,479,000	0	Unavailable ⁷⁶
Total Charity 2008-09	156,300,000	Unavailable	68,374,000	5,900,000	116,520,000	37,800,000	1,200,000	4,317,000	0	Unavailable
% Change	2.4	N/A	4.9	-3.4	8.3	-2.1	0.0	3.6	N/A	N/A
Problem Gambling (Health) Distributions										
Awareness	2,290,000	Unavailable	2,177,000	1,652,000	9,040,000	3,250,000	328,000	Unavailable	0	Unavailable
Research	9,000	1,500,000 ⁷⁷	350,000	0	4,000,000	1,115,000	87,000 ⁷⁸	Unavailable	0	Unavailable
Treatment	2,303,000	Unavailable	1,738,000	1,101,000	27,160,000	16,423,000	549,000	Unavailable	142,000	Unavailable
Other	542,000	Unavailable	485,000	394,000	0	1,170,000	10,000	Unavailable	469,000	Unavailable
Total Problem Gambling 2009-10	5,144,000 ⁷⁹	Unavailable	4,750,000 ⁸⁰	3,147,000	40,200,000	21,958,000	974,000	4,437,000 ⁸¹	611,000	Unavailable
Total Problem Gambling 2008-09	5,385,000	Unavailable	4,750,000	3,023,000	38,600,000	21,990,000	915,000	4,843,000	Unavailable	Unavailable
% Change	-4.5	N/A	0.0	4.1	4.1	-0.1	6.4	-8.4	N/A	N/A
Responsible Gaming (Industry) Distributions										
Total Responsible Gaming 2009-10	1,949,000	2,500,000	1,365,000 ⁸²	1,059,000 ⁸³	9,843,000	9,825,000 ⁸⁴	429,000 ⁸⁵	3,042,000	190,000 ⁸⁵	349,000 ⁸⁵
Total Responsible Gaming 2008-09	2,042,000	2,160,000	Unavailable	792,000	9,631,000	12,475,000	285,000	2,770,000	107,000	192,000
% Change	-4.6	15.7	N/A	33.7	2.2	-21.2	50.5	9.8	77.6	81.8

Total charity distributions 2009-10: \$406,359,000. Total charity distributions 2008-09: \$390,411,000. Overall change: 4.1%. Total problem gambling distributions 2009-10: \$82,721,000. Total problem gambling distributions 2008-09: \$81,153,000. Overall change: 1.9%. Total responsible gaming distributions 2009-10: \$30,551,000. Total responsible gaming distributions 2008-09: \$30,454,000. Overall change: 0.3%. Note: Figures rounded off to the nearest thousand. Distributions reflect areas related to gambling provision only; there may be distributions to other areas not represented in the table. Charity distributions refer to the money given to charity and other non-profit organizations through a distinct grants-based system. The distributions should not be confused with the money that charitable organizations earned directly from their own gaming operations (Table 12). Problem gambling (health) distributions generally refer to the money that government health ministries or departments distribute to problem gambling initiatives. There may be overlap between categories and figures may be estimates and/or budgeted amounts only. Responsible gaming (industry) distributions refer to the money that the government gaming industry (e.g., Crown corporations) distributes to its own responsible gaming initiatives (e.g., on-site brochures, self-exclusion programs, RG training, etc.). Figures may be budgeted amounts and/or estimates only.

⁷⁵ Revenue from slot machines, VLTs, and lottery tickets went into the Alberta Lottery Fund. The funds were allocated to granting foundations and ministries, which in turn distributed the funds to various volunteer, public, and community-based organizations. The specific amounts distributed to charity are unavailable.

⁷⁶ All revenue received by the Province is deposited into the Consolidated Revenue Fund and is appropriated through the budget process. Consequently, it is not possible to state that gaming revenue is or is not distributed to charity. Government does provide grants as part of its budget process, but it is not possible to identify the source.

⁷⁷ Funds came from the Alberta Gaming and Liquor Commission (AGLC), not a government health ministry or department.

⁷⁸ Cost of the 2009 New Brunswick gambling prevalence study, which was funded entirely by the New Brunswick Lotteries and Gaming Corporation. The Department of Health participated in the study's development and delivery.

⁷⁹ Funds for problem gambling initiatives are distributed by the Provincial gaming regulator—not a government health ministry or department.

⁸⁰ In Saskatchewan, both the Provincial government and the Federation of Saskatchewan Indian Nations (FSIN) allocate funds to problem gambling initiatives. In 2009-10, the Provincial distribution was \$2.5 million: \$800,000 to awareness, \$100,000 to research, \$1,300,000 to treatment, and \$300,000 to other areas. The FSIN distribution was \$2.25 million: \$1,377,000 to awareness, \$250,000 to research, \$438,000 to treatment, and \$185,000 to other areas.

⁸¹ Figure includes distributions used by the Department of Health and Wellness (DHW), Gambling Awareness Nova Scotia (GANS; formerly, the Nova Scotia Gaming Foundation), and District Health Authorities. Figures for the specific areas denoted in the table are only available for DHW and GANS. They are, for awareness: \$914,000 (DHW) + \$110,000 (GANS); for research: \$6,000 (DHW) + \$142,000 (GANS); for treatment: \$359,000 (DHW); and for other: \$467,000 (DHW) + \$95,000 (GANS). Total problem gambling distributions were lower in 2009-10 than in 2008-09 because there were fewer DHW staff available to conduct all planned projects. As well, no large-scale research projects (e.g., prevalence studies) were conducted. Some salaries are not included in the figures.

⁸² Figure is comprised of distributions from three sources: 1) The Saskatchewan Liquor and Gaming Authority (\$300,000); 2) SaskGaming (\$925,000—which only includes dollars specifically allocated to RG. It does not include portions of the Director's and Vice President's budget, which also contribute to SaskGaming's RG program. Nor does it include the portion of the security budget which is used for facial and licence plate recognition of attempted self-exclusion re-entries); and 3) the Saskatchewan Indian and Gaming Authority (\$140,000—for on-site brochures, self-exclusion, Director of RG's salary, and RG collateral/employee handbooks/kiosks/training).

⁸³ Figure is considerably higher than in 2008-09 because it includes salaries and benefits. Manitoba Lotteries also spent more money on internal research.

⁸⁴ Loto-Québec also distributed \$3,000,000 to the Régie des alcools, des courses et des jeux (RACJ) to finance the management of measures involved in controlling access to VLTs.

⁸⁵ Responsible gaming costs are considerably higher than in 2008-09 due to initiatives such as World Lottery Association (WLA) Level 4 certification and retailer training initiatives.

Figure 4 shows the percentage of net government gaming revenue that was distributed to problem gambling across Canada in 2009-10. As can be seen, among those provinces where data is available, the figure was highest in Nova Scotia (2.72%), followed by Ontario (2.17%). Across the country overall, the average was 1.45%, slightly higher than the 1.43% reported in 2008-09 (CPRG, 2010; 2011).

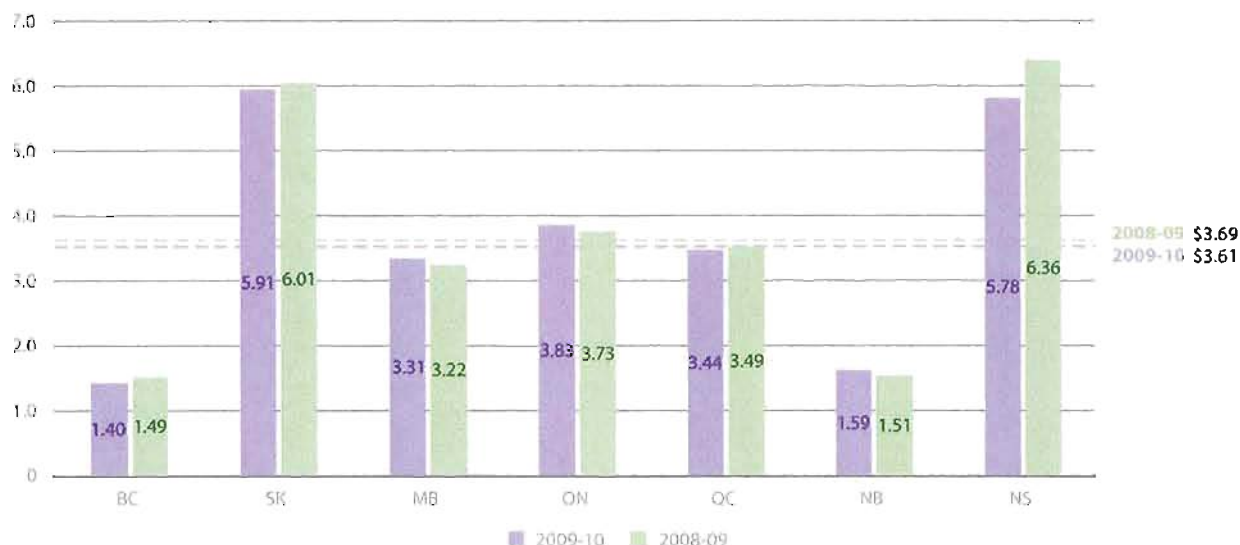
Figure 4. Percentage of Government Gaming Revenue Distributed to Problem Gambling



Average 2009-10: 1.45%. Average 2008-09: 1.43%. Overall change: 1.7%. Note: 2009-10 figures represent Total Problem Gambling 2009-10 in Table 13 divided by Total Revenue 2009-10 in Table 11. 2008-09 data taken from *Canadian Gambling Digest 2008-2009* (CPRG, 2010) and *Canadian Gambling Digest 2008-2009: Addendum* (CPRG, 2011). Figures for Alberta and Prince Edward Island, as well as Newfoundland and Labrador, are unavailable.

The amount of net government gaming revenue that was distributed to problem gambling per person 18 years and over in 2009-10 is shown in Figure 5. As can be seen from the data available, the figure was highest in Saskatchewan (\$5.91), followed by Nova Scotia (\$5.78). Across the country overall, the average was \$3.61—slightly lower than the \$3.69 reported in 2008-09 (CPRG, 2010).

Figure 5. Amount of Government Gaming Revenue Distributed to Problem Gambling per Person 18+



Average 2009-10: \$3.61. Average 2008-09: \$3.69. Overall change: -2.1%. Note: 2009-10 figures represent Total Problem Gambling 2009-10 in Table 13 divided by the population 18+. 2008-09 figures taken from *Canadian Gambling Digest 2008-2009* (CPRG, 2010). Figures for Alberta and Prince Edward Island, as well as Newfoundland and Labrador, are unavailable.

Table 14 shows how the provinces determined the amount of money that they distributed to problem gambling in 2009-10. As can be seen, most determined the amount by budget allocation rather than by formula.

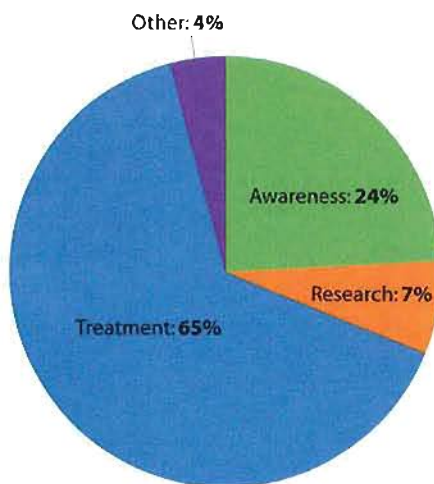
Table 14. How Problem Gambling Distributions Were Determined

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
By Formula	No	No	No	No	Yes	No	No	DHW	No	No
Formula Changes Annually	–	–	–	–	No	–	–	No	–	–
By Budget Allocation	Yes	Yes	Yes	Yes	No	Yes	Yes	GANS	Yes	Yes
Allocation Changes Annually	Yes	Yes	No	Yes	–	No	Yes	Yes	Yes	Yes

Note: Data based on *Problem Gambling (Health)* distributions in Table 13. In British Columbia, funds distributed to problem gambling initiatives are allocated as part of the Gaming Policy and Enforcement Branch's annual budget. The amount distributed can change year to year. In Alberta, revenue from slot machines, VLTs, and lottery tickets goes into the Alberta Lottery Fund. The revenue, including that for problem gambling initiatives, is allocated to various granting foundations and ministries. The specific amounts distributed to problem gambling depend on Alberta Health Services' annual budget process. In Saskatchewan, both the Provincial government and the Federation of Saskatchewan Indian Nations (FSIN) allocate funds to problem gambling initiatives. The Provincial funds are a fixed amount (\$2,500,000): \$1,500,000 from Saskatchewan Health, \$500,000 from the Saskatchewan Liquor and Gaming Authority (SLGA), and \$500,000 from the Community Initiatives Fund (CIF). Saskatchewan Health assists in managing programs that are funded by the SLGA and CIF, but the money does not flow into Saskatchewan Health's budget. FSIN funds are \$2,250,000 annually and are determined as follows: \$80,000 per Tribal Council and \$25,000 per Independent Community. In Ontario, 2% of gross revenue from slot machines at Ontario Lottery and Gaming (OLG) charity casinos and slot facilities at racetracks is distributed annually to problem gambling initiatives. In Québec, the Provincial government allocates \$22,000,000 annually to the Ministry of Health and Social Services for problem gambling initiatives. In New Brunswick, the amount distributed to problem gambling depends on what is required to support various initiatives as identified and undertaken by the Department of Health and Regional Health Authorities. In Nova Scotia, the formula that the Department of Health and Wellness (DHW) uses to determine its problem gambling distributions has been fixed since 2005, pending the new Provincial gaming strategy. Fifty percent of the funds are divided equally among the four shared service areas/districts; the remaining 50% is divided based on per capita. Gambling Awareness Nova Scotia (GANS; formerly, the Nova Scotia Gaming Foundation) distributions are based on a budgeted amount which is subject to change annually. In Prince Edward Island, the amount distributed to problem gambling depends on what is required to support various initiatives as identified and undertaken by the Department of Health and Health PEI. Detailed information on how problem gambling distributions were determined in Manitoba and Newfoundland and Labrador is unavailable.

The breakdown of the country's 2009-10 problem gambling distributions is shown in Figure 6. As can be seen, most of the money was distributed to treatment (65%), followed by awareness (24%), then research (7%).

Figure 6. Percentage of Problem Gambling Distributions Allocated to Awareness, Research, and Treatment



Note: Data based on *Problem Gambling (Health)* distributions in Table 13. Figure does not include distributions in Alberta, Nova Scotia, or Newfoundland and Labrador, as information on their distributions is unavailable or incomplete.

The amount of government gaming revenue that was distributed to federal and municipal governments in 2009-10 is shown in Table 15. As can be seen, Ontario and Québec distributed the most to the former (\$25,452,000 and \$15,249,000), while British Columbia and Ontario distributed the most to the latter (\$81,958,000 and \$77,858,000). Across the country overall, distributions to federal and municipal governments were \$65,100,000 and \$179,516,000, respectively. In 2008-09, these amounts were \$64,914,000 and \$183,098,000 (CPRG, 2010).

Table 15. Distributions to Federal and Municipal Governments

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Federal Distributions										
Total Federal 2009-10	8,676,000	7,243,000	1,951,000	2,333,000	25,452,000	15,249,000	1,344,000	1,718,000	233,000	901,000
Total Federal 2008-09	8,697,000	7,170,000	1,844,000	2,345,000	25,482,000	15,290,000	1,295,000	1,653,000	227,000	911,000
% Change	-0.2	1.0	5.8	-0.5	-0.1	-0.3	3.8	3.9	2.6	-1.1
Municipal Distributions										
Total Municipal 2009-10	81,958,000	0	0	19,300,000	77,858,000	0	0	0	400,000	0
Total Municipal 2008-09	83,859,000	0	0	19,200,000	79,639,000	0	0	0	400,000	0
% Change	-2.3	N/A	N/A	0.5	-2.2	N/A	N/A	N/A	0.0	N/A

Total federal distributions 2009-10: \$65,100,000. **Total federal distributions 2008-09:** \$64,914,000. **Overall change:** 0.3%. **Total municipal distributions 2009-10:** \$179,516,000. **Total municipal distributions 2008-09:** \$183,098,000. **Overall change:** -2.0%. **Note:** Figures rounded off to the nearest thousand. **Federal distributions** refer to the annual payments that provincial lottery corporations make to the Government of Canada under a 1979 agreement that the latter would withdraw from the lottery field. The provinces pay, on a combined basis annually, \$24 million in 1979 dollars (adjusted for inflation). **Municipal distributions** refer to the money that provinces give municipalities for allowing certain gaming activities to take place in their communities. In some provinces (e.g., Alberta and Ontario), Crown corporations distribute this money directly. In other provinces (e.g., British Columbia and Manitoba), the provincial government distributes it.

The percentage of adult Canadians who have participated in different types of gambling activities in the past year is generally tracked in two ways. One is through individual *provincial* surveys; the other is through Statistics Canada's *national* survey (Marshall & Wynne, 2004). The data from each of these sources are presented in Tables 16 and 17. As can be seen, the most common activities engaged in are ticket lotteries, charities, and Scratch/Instant Win. According to the provincial surveys, overall gambling participation is highest in Nova Scotia and Saskatchewan (87.0% and 86.6%). According to the national survey, it is highest in Québec and Nova Scotia (79% and 78%).⁸⁶ Across the country overall, data from the two survey types together suggest that approximately 76 to 79 percent of adult Canadians have participated in some form of gambling in the past year.

Table 16. Gambling Participation: Provincial Surveys

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Survey Details										
Age of Sample	18+	18+	19+	18+	18+	18+	19+	19+	18+	19+
Size of Sample	3,000	1,804	1,848	6,007	3,604	11,888	2,821	2,500	1,000	4,002
Year of Survey	2007	2001	2001	2006	2005	2009	2009	2007	2005	2009
Activity										
Bingo	5.0	8.5	8.4	12.9	4.8	4.6	7.5	11.6	6.9	8.7
Bookies	In Sports Events	0.3	0.2	0.2	0.4	—	In Sports Events	—	0.4	In Sports Events
Cards	22.0	9.2	10.8	18.0	8.5	3.2	4.6 ⁸⁷	8.5	12.2	6.5 ⁸⁸
Casino Slots	25.0 ⁸⁹	15.9 ⁹⁰	20.3	23.9	16.5	10.1	7.6 ⁸⁹	15.5	6.1	4.8 ⁹¹
Casino Table Games	In Casino Slots	5.7	7.3	6.4	6.5	— ⁹²	In Casino Slots	3.6	3.7	In Casino Slots
Charities	32.0	49.5	63.7	75.3	28.7	30.7	39.5	50.5	50.4	39.4
EGMs (Non-casino)	3.0	13.4 ⁹³	17.7	27.7	8.9 ⁹⁴	4.6	6.4	13.6	8.4	8.2
Games of Skill	In Cards	6.5	6.8	—	3.7	3.8	4.9	1.8	2.3	3.3
Horse Racing	4.0	4.7	2.7	7.3	4.1	0.6	0.9	1.3	7.4	0.4
Internet	3.0	0.3	0.2	1.5	1.7	1.4	0.9	0.2	0.7	0.4 ⁹⁵
Scratch/Instant Win	In Lotteries	29.2	27.5	41.7	24.9	31.1	32.2	49.8	50.4	28.0
Speculative Investments	5.0	12.3	8.4	—	1.9	1.9	1.6	—	—	1.2
Sports Events	9.0	6.4	9.3	12.2	4.2	3.0	4.2	6.9 ⁹⁶	5.5	4.0
Sports Lotteries	3.0	3.1	5.3	6.6	4.3	1.5	2.8	—	2.8	2.4
Ticket Lotteries	59.0	61.8	62.6	74.4	52.4	65.2 ⁹⁷	58.3	77.6	66.6	61.3
Any Activity	73.0	82.0	86.6	85.6	63.3	70.4	78.0	87.0	82.0	77.0

Average any activity: 78.5%. **Note:** Cards generally refer to card and/or board games played with family and friends outside of gaming venues, with some exceptions. In *British Columbia*, the category also includes private games (e.g., dice, dominoes) and games of skill. In *New Brunswick* and *Newfoundland and Labrador*, the category excludes board games and poker (participation in poker was asked about separately—its participation rates were 10.0% and 10.6%, respectively). In *Nova Scotia*, the category only refers to poker with friends and family. Games of skill generally refer to pool, bowling, darts, golf, and other similar activities. Scratch/Instant Win generally includes break open tickets (Nevada strips, Pull-tabs). The three exceptions are in *Nova Scotia*, *New Brunswick*, and *Newfoundland and Labrador*. In these Provinces, break open ticket participation was asked about separately (rates were 12.0%, 6.6%, and 19.1%, respectively). Speculative investments generally refer to stocks, options, and commodities. Sports events generally include sports pools, with some exceptions. In *British Columbia* and *New Brunswick*, the category also includes wagering through bookies. In *Alberta*, *Saskatchewan*, and *Manitoba*, betting on sports events was asked about separately (participation rates were 4.4%, 4.0%, and 6.1%, respectively). Ticket lotteries may or may not include daily lotteries. “—” signifies data that was either not collected or cannot be determined.

⁸⁶ Provincial and national survey data may differ due to differences in research methodology.

⁸⁷ Does not include participation in board games or poker. (Participation in poker was asked about separately. Its participation rate was 10.0%).

⁸⁸ Does not include participation in board games or poker. (Participation in poker was asked about separately. Its participation rate was 10.6%).

⁸⁹ Includes participation in casino table games.

⁹⁰ Includes participation in racetrack slot machines.

⁹¹ Participation in casino gambling out of province.

⁹² Participation in casino table games was not asked about separately. Overall participation in casino gambling was 10.4%.

⁹³ Participation in VLTs only. Participation in racetrack slot machines is included in *Casino Slots*.

⁹⁴ Participation in EGMs at Ontario racetracks or venues outside of Ontario.

⁹⁵ Does not include participation in poker, which was asked about separately. It had a participation rate of 1.5%.

⁹⁶ Includes participation in sports lottery tickets.

⁹⁷ Includes participation in Scratch/Instant Win (31.1%) and raffle/fundraising tickets (30.7%). Does not include participation in sports lotteries (1.5%).

Table 17. Gambling Participation: National Survey

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Survey Details										
Age of Sample	15+									
Size of Sample	Approximately 30,000									
Year of Survey	2002									
Activity										
Bingo	6	8	9	11	8	9	13	11	11	13
Casinos	21	18	25	29	26	18	11	19	9	6
Horse Racing	3	4	2 ^E	5	6	2	2 ^E	1 ^E	11	1 ^E
Instant Win	44	31	36	30	38	32	40	41	43	36
Ticket Lotteries	63	61	64	63	64	71	65	67	61	64
VLTs (Non-Casinos)	3	12	15	21	2	7	10	12	7	12
Any Activity	75	72	76	74	75	79	76	78	75	75

Average any activity: 76%. Note: Instant win includes daily lottery and scratch tickets. Ticket lotteries include raffle and other fund-raising tickets. E signifies interpret with caution.

Tables 18 and 19 below present the problem gambling prevalence data taken from the provincial and national surveys discussed on the preceding pages. As can be seen, according to the provincial surveys, the prevalence of *Moderate Risk* and *Problem* gamblers combined ranges from 1.6% in Prince Edward Island to 6.1% in Manitoba. According to the national survey, it ranges from 1.6% in both Québec and New Brunswick to 3.1% in Manitoba.⁹⁸ Across the country overall, data from the two survey types together suggest that approximately 2.5 to 3.8 percent of adult Canadians can be classified as moderate risk or problem gamblers.

Table 18. Problem Gambling Prevalence: Provincial Surveys

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Survey Details										
Age of Sample	18+	18+	19+	18+	18+	18+	19+	19+	18+	19+
Size of Sample	3,000	1,804	1,848	6,007	3,604	11,888	2,821	2,500	1,000	4,002
Year of Survey	2007	2001	2001	2006	2005	2009	2009	2007	2005	2009
CPGI Levels (%)										
Non-gamblers	27.1	18.0	13.4	14.4	36.6	29.7	21.6	13.0	18.1	22.8
Non-problem Gamblers	59.6	67.0	71.4	69.9	54.1	66.0	68.7	80.9	79.1	68.7
Low-risk Gamblers	8.7	9.8	9.3	9.6	5.8	2.4	5.7	3.6	1.2	6.2
Moderate Risk Gamblers	3.7	3.9	4.7	4.7	2.6	1.3	2.7	1.6	0.7	1.7
Problem Gamblers	0.9	1.3	1.2	1.4	0.8	0.7	1.3	0.9	0.9	0.7
Total Moderate Risk and Problem	4.6	5.2	5.9	6.1	3.4	2.0	4.0	2.5	1.6	2.4

Average moderate risk and problem: 3.8%. Note: The CPGI (Canadian Problem Gambling Index) is a standardized instrument used to measure problem gambling in the general population (Ferris & Wynne, 2001).

Table 19. Problem Gambling Prevalence: National Survey

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Survey Details										
Age of Sample	15+									
Size of Sample	Approximately 30,000									
Year of Survey	2002									
CPGI Levels (%)										
Non-gamblers	25.5	28.4	24.0	25.7	25.1	20.5	23.6	22.1	25.3	24.6
Non-problem Gamblers	69.3	66	68.9	67.3	70.0	75.9	72.3	73.4	71.1	70.6
Low-risk Gamblers	3.2	3.4	4.1	3.9	2.8	2.0	2.5 ^e	2.5	1.8 ^e	2.8 ^e
Moderate Risk Gamblers	1.4	1.6	1.9 ^e	2.5	1.6	1.3 ^e	1.1 ^e	1.1 ^e	1.3 ^e	1.4 ^e
Problem Gamblers	0.5 ^e	0.5 ^e	1.1 ^e	0.6 ^e	0.4 ^e	0.3 ^e	F	0.8 ^e	F	F
Total Moderate Risk and Problem	2.0	2.2	3.0	3.1	2.0	1.6 ^e	1.6 ^e	1.9 ^e	1.7 ^e	2.0 ^e

Average moderate risk and problem: 2.5%. Note: The CPGI (Canadian Problem Gambling Index) is a standardized instrument used to measure problem gambling in the general population (Ferris & Wynne, 2001). ^E signifies interpret with caution. ^F signifies too unreliable to report. **Total Moderate Risk and Problem** may not equal its subtotals due to rounding and/or weighting.

⁹⁸ Provincial and national survey data may differ due to differences in research methodology.

Table 20 shows the number of calls made to provincial problem gambling helplines in 2009-10. It also shows the number of agencies funded by government to deliver problem treatment; the number of designated, full-time equivalent (FTE) problem gambling counsellors there were; and the number of people who sought help from problem gambling counselling services. Across the country, at least 38,367 helpline calls were made in total—the majority being for one's own gambling problems and for miscellaneous reasons. There were at least 101 government-funded treatment agencies; at least 182 FTE problem gambling counsellors; and at least 16,027 individuals sought counselling—mainly for their own, as opposed to someone else's, gambling problem. In 2008-09, the number of helpline calls, counsellors, and clients was at least 44,682, 351, and 15,970, respectively (CPRG, 2010).⁹⁹

Table 20. Helpline Calls and Counselling

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Helpline Calls										
Own Problem	2,541	600	589	803	1,325	5,607	366	Unavailable ¹⁰⁰	No Helpline	Unavailable
Other's Problem	442	275	158	286	937	1,408	15	Unavailable ¹⁰⁰	No Helpline	Unavailable
Total Problem	2,983	875	747	1,089	2,262	7,015	381	Unavailable	No Helpline	Unavailable
Miscellaneous	2,943	Unavailable ¹⁰¹	493	2,024	12,673	1,385 ¹⁰²	1,302	Unavailable	No Helpline	Unavailable
Total Helpline Calls 2009-10	5,926	Unavailable	1,240	3,113	14,935	8,400	1,683	2,195 ¹⁰³	No Helpline	Unavailable
Total Helpline Calls 2008-09	6,228	1,697	1,394	2,992	17,963	9,786	1,858	2,579	No helpline	185
% Change	-4.8	N/A	-11.0	4.0	-16.9	-14.2	-9.4	-14.9	N/A	N/A
Government-funded Treatment Agencies										
Total Agencies 2009-10	5	5	12	1 ¹⁰⁴	50	16 ¹⁰⁵	2	10	Unavailable	Unavailable
Full-time Equivalent (FTE) Counsellors										
Total FTE Counsellors 2009-10	28	Unavailable ¹⁰⁶	16	9.5 ¹⁰⁷	99	Unavailable	7	17.5 ¹⁰⁸	Unavailable	5
Total FTE Counsellors 2008-09	36	Unavailable	16	9.5	99	150	7	31	2	Unavailable
% Change	-22.2	N/A	0.0	0.0	0.0	N/A	0.0	N/A	N/A	N/A
Counselling Clients										
Own Problem	Unavailable	1,877	363	427	4,092 ¹⁰⁹	4,622	347	483	Unavailable	Unavailable
Other's Problem	Unavailable	234	36	50	1,382 ¹¹⁰	Unavailable	Unavailable	63	Unavailable	Unavailable
Total Clients 2009-10	1,403	2,111 ¹¹¹	399	477 ¹¹²	6,132 ¹¹³	Unavailable	Unavailable	536 ¹¹⁴	Unavailable	Unavailable
Total Clients 2008-09	1,280	2,206	386	538	5,910	Unavailable	Unavailable	414	87	63
% Change	9.6	-4.3	3.4	-11.3	3.8	N/A	N/A	29.5	N/A	N/A

Total helpline calls 2009-10: 38,367. **Total helpline calls 2008-09:** 44,682. **Total FTE counsellors 2009-10:** 182. **Total FTE counsellors 2008-09:** 351. **Total counselling clients 2009-10:** 16,027. **Total counselling clients 2008-09:** 15,970. **Note:** Figures may be estimates only. **Miscellaneous helpline calls** refer to calls made for information (e.g., statistics, resources, winning numbers), in addition to prank calls, hang-ups, and/or misdialed phone numbers. **Government-funded treatment agencies** may not include First Nations agencies funded by government. **FTE counsellors** are generally designated for problem gambling specifically. **Counselling clients** may have other addictions besides gambling and may be new clients only. Counsellors and clients may not include those in private treatment.

⁹⁹ Number of government-funded treatment agencies was not reported in the 2008-09 Digest. Comparisons to 2009-10 can therefore not be made.

¹⁰⁰ Whether someone phoned the helpline for their own versus someone else's gambling problem was only tracked when a new counselling file was opened (approximately half of all calls were made by first time callers). Of all new files opened, 67% (124 individuals) were for one's own gambling problem; 33% (62 individuals) were for someone else's gambling problem.

¹⁰¹ In Alberta, the toll-free Addiction Services Helpline handles calls for concerns related to gambling, as well as alcohol, drugs, and tobacco. It is therefore difficult to calculate how many miscellaneous calls are related to gambling specifically.

¹⁰² May include calls made by individuals requesting help for their client.

¹⁰³ Includes all calls made to the helpline, whether they were from first-time or repeat callers.

¹⁰⁴ Refers to Manitoba Lotteries funding of the Addictions Foundation of Manitoba (AFM) only. Does not include First Nations agencies funded by government.

¹⁰⁵ There were 16 public rehabilitation centers for individuals and their loved ones struggling with gambling-related problems and other addictions. There were also 12 private and community organizations certified by the Department of Health and Social Services that offered lodging to individuals experiencing gambling and other addiction-related issues.

¹⁰⁶ All addiction counsellors in Alberta are trained to assist clients with gambling-related problems as well as alcohol and drug abuse. As such, determining the FTEs dedicated to gambling specifically would be difficult.

¹⁰⁷ Addictions Foundation of Manitoba (AFM) counsellors only.

¹⁰⁸ Figure is much smaller than reported in 2008-09 because it only includes counsellors who were provincially funded specifically for problem gambling work.

¹⁰⁹ There were 4,353 active admissions whereby people were receiving help from treatment agencies for their own gambling problems. This represents 4,092 individuals.

¹¹⁰ There were 1,426 active admissions whereby people were receiving help from treatment agencies because of someone else's gambling problems. This represents 1,382 individuals.

¹¹¹ Figure represents the number of individual clients who received treatment from Alberta Health Services. There were also 249 admissions to government-funded agencies for problem gambling-related issues, but individuals can have more than one admission in a given fiscal year so the 249 may not represent unique individuals.

¹¹² Addictions Foundation of Manitoba (AFM) clients only.

¹¹³ Figure does not equal its subtotals because it includes 658 clients whose reason for seeking treatment is unknown.

¹¹⁴ Figure does not equal its subtotals because 10 clients sought help for both their own and someone else's gambling problem.

On-site Support Centres at Gaming Venues

Table 21 shows the number of centres that were available on-site at gaming venues to offer information, referral, self-exclusion support, and/or counselling to patrons across the country in 2009-10. The table also provides information on the centres' operating hours and staffing, and the number of people who visited the centres for problem and responsible gambling purposes. As can be seen, casinos had the greatest number of centres except in Ontario, where racetracks with slot machines had the greatest number. Across Canada overall, there were 88 centres in total—6 more than in 2008-09. Roughly 90 full-time equivalent (FTE) staff members worked at the centres (82 worked at the centres in 2008-09) and approximately 314,043 people visited the centres for problem and responsible gambling purposes (120,845 people visited the centres for this purpose in 2008-09).

Table 21. On-site Support Centres at Gaming Venues

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL
Population 18+	3,680,749	2,899,754	804,013	950,422	10,491,416	6,380,957	610,834	768,197	113,412	416,660
Quantity										
Bars, Lounges, etc. with VLTs	0	0	0	0	0	2 ¹¹⁵	0	0	0	0
Bingo Facilities with Slots	15	0	0	0	0	0	0	0	0	0
Casinos	17 ¹¹⁶	15	2 ¹¹⁷	2	9	3	0	2	2	0
Racetracks with Slots	0	1	0	0	18	0	0	0	0	0
Other Gaming Venues	0	0	0	0	0	0	0	0	0	0
Total Centres 2009-10	32	16	2	2	27¹¹⁸	5	0	2	2	0
Total Centres 2008-09	31	16	2	2	24	4	0	2	1	0
% Change	3.2	0.0	0.0	0.0	12.5	25.0	N/A	0.0	100.0	N/A
Operating Hours and Staffing										
Centres Always Open When Venue Open	Yes	Yes	Varies	Yes	No	Yes	N/A	No	Yes	N/A
Centres Always Staffed When Open	No ¹¹⁹	No	Varies	Yes	No ¹²⁰	Yes	N/A	Yes	No ¹²¹	N/A
Total FTE Staff 2009-10	25	16	6.5	2.5	32	2	0	5	1	0
Total FTE Staff 2008-09	25	16	6	2.5	24.5	2	0	5	1	0
% Change	0.0	0.0	8.3	0.0	30.6	0.0	N/A	0.0	0.0	N/A
Visitors for Problem/Responsible Gambling Purposes										
Total PG/RG Visitors 2009-10	22,059¹²²	87,800¹²³	Unavailable ¹²⁴	6,144	168,077¹²⁵	26,163	0	3,240	560	N/A
Total PG/RG Visitors 2008-09	9,776	48,358	Unavailable	8,509	27,957	22,512	0	3,541	192	0
% Change	125.6	81.6	N/A	-27.8	501.2	16.2	N/A	-8.5	191.7	N/A

Total centres 2009-10: 88. Total centres 2008-09: 82. Overall change: 7.3%. Total FTE staff members 2009-10: 90. Total FTE staff members 2008-09: 82. Overall change: 9.8%. Total PG/RG visitors 2009-10: 314,043. Total PG/RG visitors 2008-09: 120,845. Overall change: 159.9%. Note: On-site support centres are dedicated rooms or areas in a gaming venue that offer information, referral, self-exclusion support, and/or counselling to patrons for problem and responsible gambling purposes. In British Columbia, the centres are called *GameSense Info Centres*. In Alberta, they are called *Responsible Gambling Information Centres*. In Saskatchewan, Manitoba, and Prince Edward Island, they are called *Responsible Gaming Information Centres*. In Ontario, they are called *Responsible Gaming Resource Centres*. In Nova Scotia, they are called *Responsible Gambling Resource Centres*. In Québec, they are called *Au Centre du Hasard*. Some centres may attract more visitors than others because of where they are located in the gaming venue, the number of special events they have, their operating hours, etc.

¹¹⁵ Centres were at the Québec and Trois-Rivières gaming halls.

¹¹⁶ Includes centres at *Fraser Downs Racetrack & Casino* and *Hastings Racetrack Casino*, both of which are casinos co-located at a racetrack.

¹¹⁷ Centres were at the two casinos operated by SaskGaming. Casinos operated by the Saskatchewan Indian Gaming Authority did not have any on-site support centres, but did have free-standing responsible gambling kiosks.

¹¹⁸ Nineteen centres were classified as *self-service*; 8 were classified as *full-service*. Both types of centres provide problem/responsible gambling information through brochures, kiosks, and educational events, but full-service centres allow for more staff/patron interaction and also offer support for self-exclusion sign-up and reinstatement.

¹¹⁹ Centres at casinos were staffed up to 35 hours per week on a wide-ranging schedule that varied daytime and evening hours, up to seven days per week. Centres at bingo facilities with slot machines (community gaming centres, CGCs) were self-service.

¹²⁰ People could use the tools in the centres during all hours of operation, but the centres were not staffed at all times. Staff at *self-service* centres were on-site for one shift twice per month; staff at *full-service* centres were on-site for 35-115 hours per week. Staff members were on call during all other hours that the gaming venue was open.

¹²¹ People could access the tools and reading materials in the centres during all hours of operation, but the centres were not staffed at all times.

¹²² Figure is much higher than in 2008-09 because the British Columbia Lottery Corporation (BCLC) introduced new and improved GameSense Info Centres, GameSense Advisors, and regular formal programming that included targeted educational and promotional responsible gambling activities.

¹²³ Figure is considerably higher than in 2008-09 because in 2008-09, some centres had only recently opened.

¹²⁴ Number of visitors to the centres is not tracked. Interactions of a responsible gambling nature may take place at a variety of locations on the gaming floor, which is where the majority of interactions with players occur. In 2009-10, there were 9,556 documented interactions. Of these, 8,202 included some form of education/information sharing; 4,552 included a referral for further information/resources available through the RGIC or outside resources. Subtotals do not add up to the total because not all interactions resulted in a referral.

¹²⁵ Figure is considerably higher than in 2008-09 despite there being only 3 new centres because in 2008-09, some centres had only recently opened.

Venues, Games, Charitable Gaming Licences

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL	CANADA
Venues	-	▲	▲	▲	▲	▼	▼	▼	▼	▲	▼
Games	▲	▲	▼	▲	▲	▲	▼	▼	▲	▼	▲
Charitable Gaming Licences	▲	▼	▼	▼	▼	▲	▲	▼	▲	▼	▼

Note: ▼ indicates a decrease from 2008-09 to 2009-10. ▲ indicates an increase from 2008-09 to 2009-10. "-" indicates no change from 2008-09 to 2009-10. "N/A" indicates the direction of change cannot be calculated or the variable is not applicable.

Revenues

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL	CANADA
Total Government-operated Gaming Revenue	▼	▼	▲	▼	▼	▼	▼	▼	▼	▼	▼
Total Government Gaming Revenue per Person 18+	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼	▼
Total Horse Racing Revenue	▼	▼	▼	▼	▼	▲	▲	▲	▲	▲	▲
Total Charity-operated Gaming Revenue	▲	▼	▲	▲	▼	N/A	▲	▼	N/A	▲	▲
Net Gaming Revenue to Government	▼	▼	▼	▼	▼	▼	▼	▼	▼	▲	▼
% Provincial Revenue Derived from Gaming	▲	▼	▲	▲	▼	▼	▲	▼	▲	▲	▲
Net Gaming Revenue to Charitable Organizations	▼	▼	▲	▲	▼	N/A	▲	▼	N/A	▲	▲

Note: ▼ indicates a decrease from 2008-09 to 2009-10. ▲ indicates an increase from 2008-09 to 2009-10. "-" indicates no change from 2008-09 to 2009-10. "N/A" indicates the direction of change cannot be calculated or the variable is not applicable.

Revenue Distributions

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL	CANADA
Charity Distributions	▲	N/A	▲	▼	▲	▼	-	▲	N/A	N/A	▲
Problem Gambling (Health) Distributions	▼	N/A	-	▲	▲	▼	▲	▼	N/A	N/A	▲
% Government Gaming Revenue to PG	▼	N/A	▲	▲	▲	▲	▲	▼	N/A	N/A	▲
\$ Government Gaming Revenue to PG per Person 18+	▼	N/A	▼	▲	▲	▼	▲	▼	N/A	N/A	▼
Responsible Gaming (Industry) Distributions	▼	▲	N/A	▲	▲	▼	▲	▲	▲	▲	▲
Federal Distributions	▼	▲	▲	▼	▼	▼	▲	▲	▲	▲	▲
Municipal Distributions	▼	N/A	N/A	▲	▼	N/A	N/A	N/A	-	N/A	▼

Note: ▼ indicates a decrease from 2008-09 to 2009-10. ▲ indicates an increase from 2008-09 to 2009-10. "-" indicates no change from 2008-09 to 2009-10. "N/A" indicates the direction of change cannot be calculated or the variable is not applicable.

Helpline Calls and Counselling

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL	CANADA
Helpline Calls	▼	N/A	▼	▲	▼	▼	▼	▼	N/A	N/A	▼
FTE Counsellors	▼	N/A	-	-	-	N/A	-	N/A	N/A	N/A	N/A
Counselling Clients	▲	▼	▲	▼	▲	N/A	N/A	▲	N/A	N/A	▲

Note: ▼ indicates a decrease from 2008-09 to 2009-10. ▲ indicates an increase from 2008-09 to 2009-10. "-" indicates no change from 2008-09 to 2009-10. "N/A" indicates the direction of change cannot be calculated or the variable is not applicable.

On-site Support Centres at Gaming Venues

	BC	AB	SK	MB	ON	QC	NB	NS	PE	NL	CANADA
Centres	▲	–	–	–	▲	▲	N/A	–	▲	N/A	▲
FTE Staff	–	–	▲	–	▲	–	N/A	–	▲	N/A	▲
PG/RG Visitors	▲	▲	N/A	▼	▲	▲	N/A	▼	▲	N/A	▲

Note: ▼ Indicates a decrease from 2008-09 to 2009-10. ▲ Indicates an increase from 2008-09 to 2009-10. "–" indicates no change from 2008-09 to 2009-10.
 "N/A" indicates the direction of change cannot be calculated or the variable is not applicable.

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4.

Appendix II

RASS Prevention Overall Activity Statistics

Activity Dates: January-01- 2011 to June-30-2011

Event Category	Activity Type	Total Activities	Staff Attended	Anon. Attended	Total Duration (Hours)
Group Session	Life Lessons Youth Non school bas	17	17	18	58.5
	Chinese Addiction Education Series	11	11	41	24.0
	Chinese Parenting Group	1	1		2.5
	My Tween & Me	14	14	77	38.5
	Palmer Discussion Support Group	5	5	15	5.0
	Prevention-Program Gambling	2	2		2.5
	Prevention/Teachers	117	112	49	140.2
	Prevention-Agency/Community	28	25	149	75.5
	Prevention Children-School based	11	11	115	12.4
	Prevention Parents	4	4	20	10.0
	Prevention-General Public	15	15	304	25.2
	Prevention-Youth (non-school based)	6	6	27	7.7
	Prevention-Youth (School Based)	279	277	1868	402.4
	RAS Education Series	4	4	43	8.0
	South Asian Ambassadors Prevention	5	5	10	8.2
	South Asian Information Evening	1	1	4	2.5
Staff Activity	Admin-Prevention	155	154		310.6
	Community Prevention	1	1		5.0
	Gambling Admin	2	2		2.5
	Prev. Coordination Problem Gambling	1	1		1.0
	Prevention Community Collaboration	2	1		1.0
Event Category Totals:		681	669	2740	1143.2

Gambling Clinical Statistics January-June 2011

Outcomes	Total for Q1 (Jan - Mar)	Total for Q2 (Apr - Jun)	Total
1. Connecting with Community Professionals	21	23	44
2. Professional Development	1	1	2
3. Outreach Activities	0	0	0
4. Presentations	1321	549	1870
5. Committees	0	0	0
6. Meetings	15	24	39
7. Service requests	6	2	8
8. Treatment Stats			0
Referrals	12	11	23
Intakes	11	10	21
Admitted	11	10	21
Closed	12	20	32
Consultations	2	0	2
No show for first appointment/planning session	0	0	0
Client sessions – Outreach	14	9	23
Client sessions – Outpatient	40	60	100
Family counselling sessions	4	4	8
No show/cancellation	13	14	27
Phone call counselling	0	3	3

Appendix III

River Rock Casino Resort
Calls For Service Analysis (Please see attachment)



River Rock Casino Resort Calls For Service Analysis

INTRODUCTION

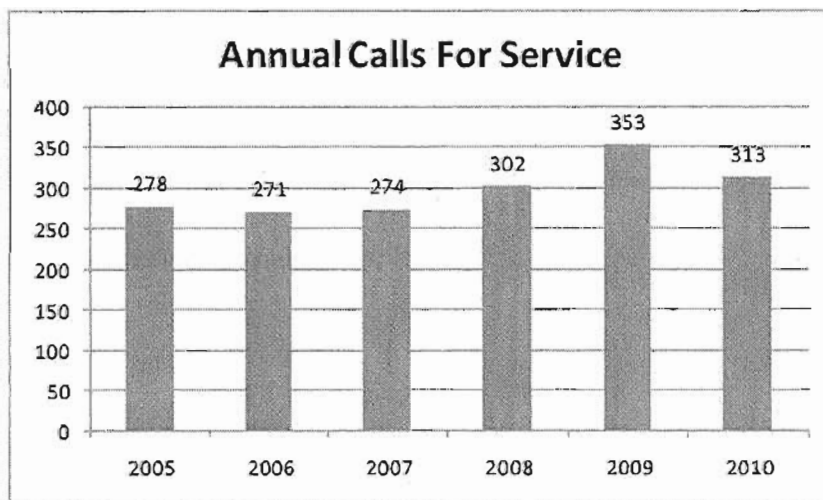
The River Rock Casino Resort, located at 8811 River Rd in Richmond, opened on or about June 25, 2004.

The statistical data in this report are derived from the Uniform Crime Reporting (UCR) System within the Police Records Information Management Environment (PRIME). Data is based on Reported Date and does not include private files. Only Richmond RCMP incidents carded to 8811 River Rd are included. In August 2009, the Canada Line began operating, and Bridgeport Station is located next to the Casino. However, Transit Police data are excluded from this report in order to reduce duplication of files. For reference, Transit Police had 15 CFS at the Casino between Aug 2009 – Dec 2010, 5 of which were Assist RCMP files.

The charts related to Calls For Service (CFS) and offence types pertain to all operational calls for assistance for which a GO file is generated, regardless of the end result. High volume occurrences such as traffic tickets, court appearances, routine record keeping and administrative activities such as security checks are excluded.

The charts related to CCJS Categories represent 'actual offences' only (i.e.: those incidents which upon preliminary investigation have been deemed to have occurred or been attempted).

RIVER ROCK CASINO: ANNUAL CFS 2005-2010



TOP CFS OFFENCE TYPES (JULY 2004 – DEC 2010)

The chart below indicates the highest volume offence types since the River Rock opened.

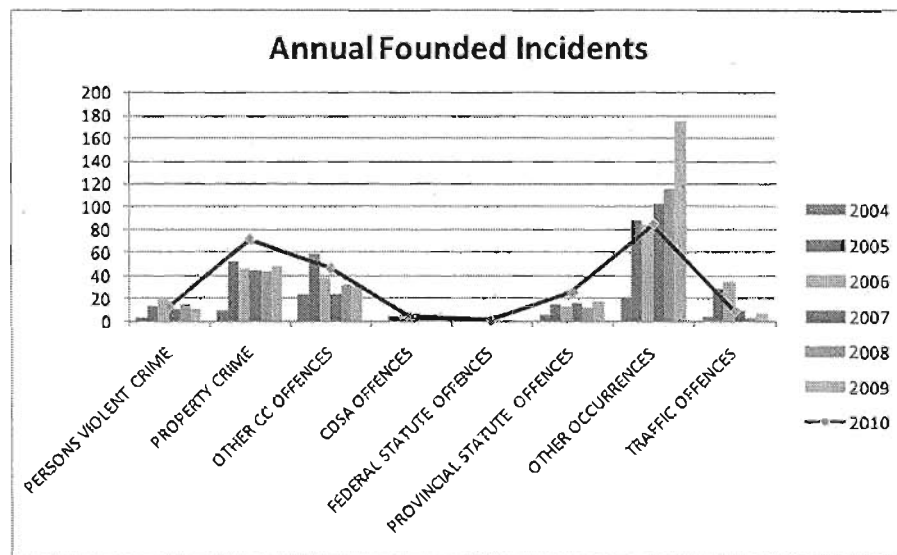
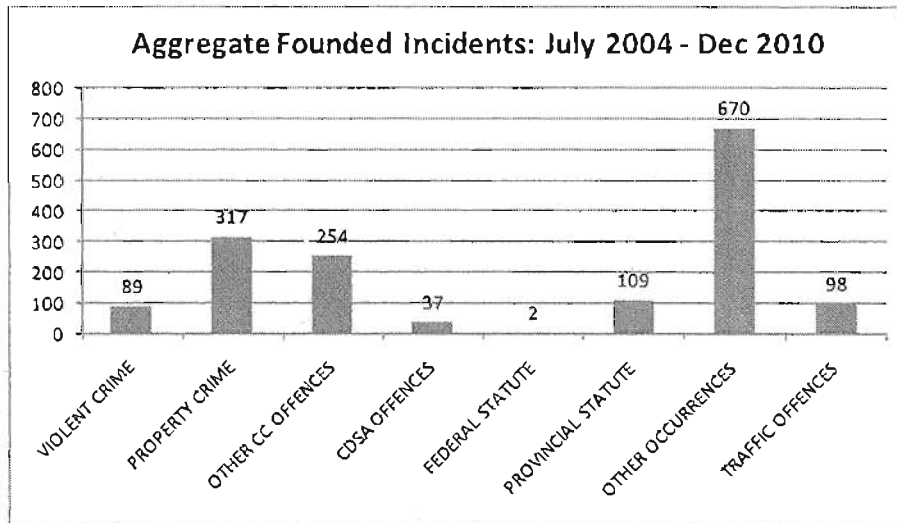
Rank	Offence Type	2004*	2005	2006	2007	2008	2009	2010	% Change 2005-2010	Total Count
1	911-FALSE/ABANDONED CALLS	0	21	41	50	64	143	46	119.05%	365
2	CAUSE A DISTURBANCE	6	33	22	17	22	18	30	-9.09%	148
3	THEFT-OTHER (Over/Under)	6	14	14	11	10	14	26	85.71%	95
4	PROPERTY-LOST (& Found)	8	10	9	16	9	16	13	30.00%	81
5	FRAUD (All)	0	23	10	14	11	14	7	-69.57%	79
6	COUNTERFEITING CURRENCY	15	19	13	3	6	6	13	-31.58%	75
7	LIQUOR-INTOX IN PUBLIC PLACE	6	0	12	12	8	13	22	N/C	73
8	THEFT FROM MV (Over & Under)	2	4	14	8	9	7	24	500.00%	68
9	IMPAIRED OP MOTOR VEHICLE	0	26	27	3	2	3	2	-92.31%	63
10	MISCHIEF (Over & Under)	2	12	7	8	9	5	8	-33.33%	51
11	UNSPECIFIED ASSISTANCE	3	11	6	11	10	2	5	-54.55%	48
12	SUSPICIOUS PERS/VEH/OCCURRENCE	1	7	10	4	9	3	4	-42.86%	38
13	ASSAULT-COMMON OR TRESPASS	3	7	11	6	3	6	1	-85.71%	37
14	THEFT OF MV (Over & Under)	1	2	7	10	5	3	4	100.00%	32
15	(ZZZ)MNTL HLTH ACT/ATT SUICIDE	0	5	2	3	5	5	9	80.00%	29
16	UTTER THREATS AGAINST PERSON	0	7	7	3	4	3	2	-71.43%	26
17	COLLISION-DAMAGE (Over & Under)	4	2	0	3	3	4	7	250.00%	23
18	FAIL TO STOP/REMAIN (PROV)	3	1	3	5	4	2	4	300.00%	22
19	ROADSIDE PROHIB-215 ALCOH	1	5	3	8	3	1	1	-80.00%	22
20	TRAFFIC-OTHER MOVING PROV	2	10	1	2	4	2	1	-90.00%	22
21	LIQUOR (LCLA) ACT-OTHER	6	10	3	0	0	0	0	-100.00%	19
22	POSSESSION-COCAINE	1	2	3	5	2	5	1	-50.00%	19
23	BREACH OF PEACE	1	6	3	1	1	2	0	-100.00%	14
24	TRESPASS ACT	0	0	1	1	3	5	3	N/C	13
25	POSSESSION-CANNABIS 30G & UNDR	0	3	2	2	0	2	3	0.00%	12
26	ASSIST-RCMP	0	6	5	0	0	0	0	-100.00%	11
27	FAIL STOP/REMAIN-CCC	3	2	2	3	0	0	1	-50.00%	11
28	OTHER CRIMINAL CODE OFFENCES	2	6	1	1	1	0	0	-100.00%	11
29	MISSING PERSONS	0	1	1	1	3	1	3	200.00%	10
30	ROBBERY	0	1	3	0	2	1	2	100.00%	9
31	BREAK & ENTER-BUSINESS	0	0	0	0	1	8	0	N/C	9
32	ASSAULT-W/WEAPON OR CBH	0	0	0	1	4	2	1	N/C	8
33	WEAPONS-POSSESSION	1	1	0	0	1	2	2	100.00%	7

* July-Dec 2004

FOUNDED INCIDENTS BY CCJS CATEGORY (JULY 2004 – DEC 2010)

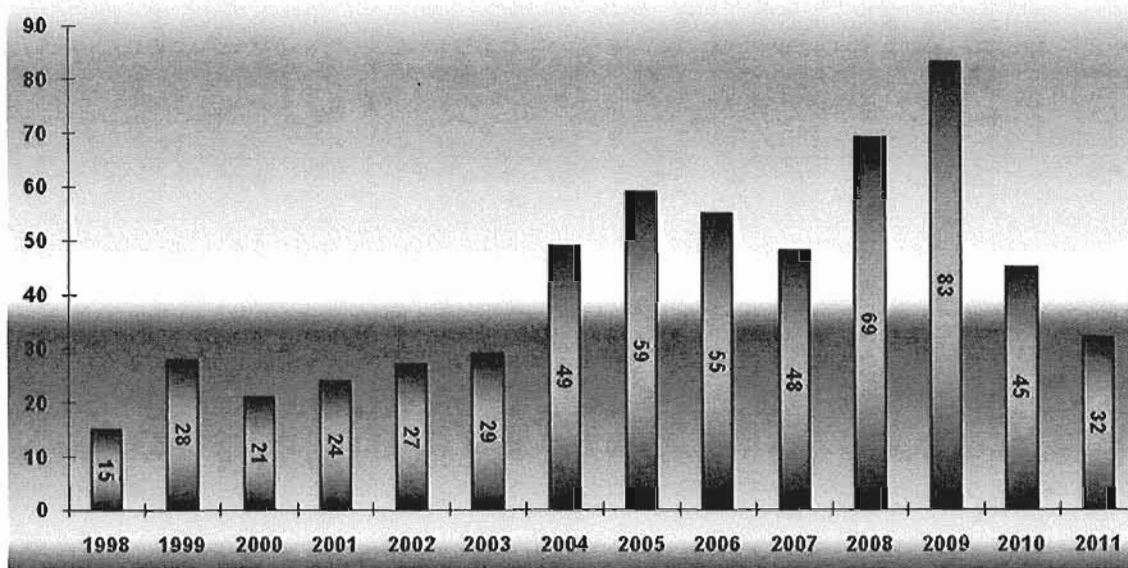
	2004*	2005	2006	2007	2008	2009	2010	Grand Total
PERSONS VIOLENT CRIME	4	14	21	11	15	11	13	89
PROPERTY CRIME	10	53	46	45	43	49	71	317
OTHER CC OFFENCES	24	59	38	24	32	31	46	254
CDSA OFFENCES	1	5	6	8	6	7	4	37
FEDERAL STATUTE OFFENCES	0	0	0	0	0	1	1	2
PROVINCIAL STATUTE OFFENCES	6	16	14	17	13	18	25	109
OTHER OCCURRENCES	21	89	84	103	115	174	84	670
TRAFFIC OFFENCES	5	29	34	10	4	7	9	98
Grand Total	71	265	243	218	228	298	253	1576

* July-Dec 2004



Appendix IV

Intake Rate into Richmond Addiction Services Gambling Counselling Program



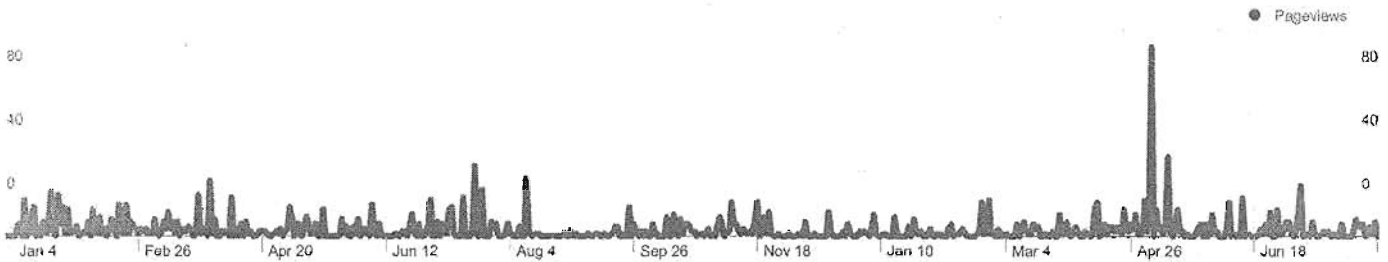
Appendix V

Web Analytics from Chinese Problem Gambling Website (see attachment)

Monthly Visitor and Pageview

Jan 1, 2010 - Aug 10, 2011

Comparing to: Site



This custom dimension resulted in 1,624 Pageviews via 20 months

Visitors

Pageviews 1,624 % of Site Total: 100.00%	Visits 655 % of Site Total: 100.00%	Pages/Visit 2.48 Site Avg: 2.48 (0.00%)	Time on Site 30:09:23 % of Site Total: 100.00%	
Month	Pageviews	Visits	Pages/Visit	Time on Site
Jan 1, 2010 - Jan 31, 2010	133	48	2.77	02:50:29
Feb 1, 2010 - Feb 28, 2010	102	42	2.43	01:02:58
Mar 1, 2010 - Mar 31, 2010	123	59	2.08	02:12:18
Apr 1, 2010 - Apr 30, 2010	55	31	1.77	01:30:54
May 1, 2010 - May 31, 2010	91	35	2.60	01:14:43
Jun 1, 2010 - Jun 30, 2010	56	23	2.43	00:56:07
Jul 1, 2010 - Jul 31, 2010	134	22	6.09	03:02:19
Aug 1, 2010 - Aug 31, 2010	42	14	3.00	01:28:15
Sep 1, 2010 - Sep 30, 2010	38	18	2.11	01:15:28
Oct 1, 2010 - Oct 31, 2010	62	39	1.59	01:18:21
Nov 1, 2010 - Nov 30, 2010	100	43	2.33	01:24:59
Dec 1, 2010 - Dec 31, 2010	29	17	1.71	00:19:53
Jan 1, 2011 - Jan 31, 2011	48	25	1.92	00:46:34
Feb 1, 2011 - Feb 28, 2011	56	30	1.87	01:10:17
Mar 1, 2011 - Mar 31, 2011	58	36	1.61	01:14:14
Apr 1, 2011 - Apr 30, 2011	99	45	2.20	02:06:21
May 1, 2011 - May 31, 2011	218	54	4.04	03:23:54
Jun 1, 2011 - Jun 30, 2011	74	28	2.64	01:42:09
Jul 1, 2011 - Jul 31, 2011	73	32	2.28	00:59:52
Aug 1, 2011 - Aug 10, 2011	33	14	2.36	00:09:18
1 - 20 of 20				

1 - 20 of 20

Appendix VI

Problem Gambling Prevention and Education 5 Years Plan in Richmond

Year	Goal	Strategy	Resources	Outcome
2012	1. To understand the prevalence and demographics including diverse populations of gambling and problem gambling in Richmond	1. To contract a research company to do the survey	1. Survey: \$35,000	1. Have statistics on the prevalence and demographics of gambling and problem gambling in Richmond
	2. To promote the awareness of the prevalence and demographics of gambling and problem gambling in Richmond	2. Media release on the survey to raise the public attention and awareness		2. News conference is organized
2013	1. To raise the awareness of the community in Richmond on gambling and problem gambling with specific attention to the prevailing cultural groups	1. To develop the materials and advertise the awareness message on multicultural TV and radio channels	1. Budget for advertisement \$17,500.00	1. Advertisement is broadcast on multicultural TV and radio channels, use of bus shelters, buses, sky train
	2. To evaluate the impact of the awareness campaign on diverse cultural communities	2. To conduct the evaluation by a research company		2. Survey report is available for the impact of the ad in comparison to the baseline study conducted in 2012
	3. To plan the media campaign for educating the targeted problem gamblers and affected family members about signs of the problem	3. To develop the materials.		3. Contents of the media campaign are developed.
2014	1. To implement the media campaign on the problem gamblers in #3 of year 2013	1. To advertise the awareness message on multicultural TV and radio channels	1. Budget for advertisement \$5,000.00	1. Advertisement is broadcast on multicultural TV and radio channels.

	2. To evaluate the impact of the media campaign on the targeted population	2. To conduct the evaluation by a research company		2. Survey report is available for the impact of the ad in comparison to the baseline study conducted in 2012 and the impact study in 2013.
2015	1. To implement the media campaign on the affected family members in #3 of year 2013	1. To advertise the awareness message on multicultural TV and radio channels	1. Budget for advertisement \$5,000.00	1. Advertisement is broadcast on multicultural TV and radio channels.
	2. To evaluate the impact of the media campaign on the targeted population	2. To conduct the evaluation by a research company	2. Evaluation \$10,000.00	2. Survey report is available for the impact of the ad in comparison to the baseline study conducted in 2012 and the impact study in 2013 & 2014.
2016	1. To evaluate the overall impact of the 5 years plan	1. To conduct the evaluation by a research company	1. \$10,000.00	1. Overall evaluation report done for the 5 years plan.
	2. To maintain the media campaign	2. To advertise the awareness message on multicultural TV and radio channels		1. Advertisement is broadcast on multicultural TV and radio channels.

Appendix VII
Proposed Budget for Proposals

Item	2012	2013	2014	2015	2016
General					
Research Project	\$35,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Marketing & Promotion Staff	\$0.00	\$17,500.00	\$5,000.00	\$5,000.00	\$5,000.00
Evaluation		\$10,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Steering Committee meeting	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Sub -Total:	\$35,500.00	\$28,000.00	\$10,500.00	\$10,500.00	\$10,500.00

Appendix VIII

Problem Gambling Activities from 2005 – 2011 (attached)

List of Gambling Prevention Activities in 2005 (January – December, 2005)

Date	Name	Target/Number
January 19, 2005	Gambling and Gaming	Adult ESL students/20
January 27, 2005	Media interview	CBC/NA
January 31, 2005	Problem Gambling Training to Casino Staff	Casino staff/15
February 1, 2005	Display at Cambie Community Centre	Public/NA
February 3, 2005	Media interview	Channel M/NA
February 5, 2005	Display at Richmond Centre	Public/NA
February 15, 2005	Gambling and Youth	Colts volunteer group/10
February 16, 2005	Problem Gambling Program	Youth workers/20
February 17, 2005	Richmond School District Convention	Teachers/8
February 19, 2005	Chinese Parents Workshop	Chinese parents/60
March 3, 2005	Regional Ethnocultural Advisory Committee Forum	Community workers/40
March 4, 2005	London Secondary CAPP Presentation	Students/60
March 7, 2005	London Secondary CAPP Presentation	Students/150
March 10, 2005	Presentation to Richmond Hospital	Hospital staff/20
March 17, 2005	Chinese Professional Meeting	Chinese workers/10
March 21 & 22, 2005	Media interview	Richmond Review/NA
March 31, 2005	Media interview	Channel M/NA
April 14, 2005	Meeting with Enoch Youth Outreach	Religious group/3
April 15, 2005	Display at Richmond Volunteers Fair	Public/NA
April 27, 2005	Integration Youth Services Society	Chinese Parents/10
April 29, 2005	Presentation to Poker Tournament at Cambie Community Centre	Young Adults/12
April 30, 2005	Integration Youth Services Society	Youth/15
May 5, 2005	Richmond High CAPP Presentation	Students/30
May 5, 2005	South Vancouver Family	Parents/10

	Place Chinese Parents Group	
May 7, 2005	Speech at Wanna Bet Video Contest Award Ceremony	Youth and parents/20
May 11, 2005	Richmond High CAPP Presentation	Students/60
May 13, 2005	Media interview	Ming Pao/NA
May 16, 2005	Media interview	Ming Pao/NA
May 17, 2005	Richmond High CAPP Presentation	Students/60
May 31, 2005	Media interview	Sing Tao/NA
June 1, 2005	Media interview	Sing Tao/NA
June 6, 2005	Rosewood Manor	Seniors/10
June 8, 2005	Education series on gambling	Adults/14
June 12, 2005	Display at Multifest	Public/NA
June 17, 2005	Display at Chinese Mental Health Open House	Public/NA
June 22, 2005	Media interview	Channel M/NA
June 23, 2005	Radio program with Enoch	Youth/NA
July 6, 2005	Radio program with Enoch	Youth/NA
July 27, 2005	Education series on gambling	Adults/12
August 3, 2005	Workshop on Gambling and Immigration	Adults/50
September 6, 2005	Presentation to Richmond City youth workers	Adults/6
September 12, 2005	Media interview	Channel M/NA
September 12 & 13, 2005	Media interview	Sing Tao/NA
September 13, 2005	Canadian Mental Health Association Pathway Clubhouse	Adults/12
September 14, 2005	Education series on gambling	Adults/12
September 15, 2005	Richmond Hospital Psychiatric Unit Student Doctor	Adults/2
September 26 & 27, 2005	Montreal Research Team	Adults/2
October 3, 2005	Media interview	Sing Tao/NA
October 5, 2005	Minoru Place Seniors Activity Centre	Seniors/2
October 6, 2005	Display at National Depression Screening Day	Public/NA
October 7, 2005	Kwantlen University College student	Adult/1

October 11, 2005	Minoru Place Seniors Activity Centre	Seniors/12
October 15, 2005	Internet Addiction Workshop	Adults/67
October 18, 2005	Excel ESL Students	Adults/35
October 20, 2005	Family Services of Greater Vancouver	Adults/12
October 27, 2005	Tait Elementary & Westwind Elementary	Students/150
November 2, 2005	Education series on gambling	Adults/8
November 4, 2005	Display at SUCCESS Volunteers Appreciation Ceremony	Public/NA
November 8, 2005	Presentation to Family Services Skill Link Program	Youth/14
December 5, 2005	Article at Evergreen News	Public/NA
December 6, 2005	Burnett Secondary and Palmer Secondary	Students/90
December 7, 2005	Steveston High	Students/30
December 7, 2005	Crossroads School	Students/6
December 8, 2005	Steveston High	Students/30
December 8, 2005	Richmond Hospital Psychiatric Unit Student Doctor	Adults/2
December 12, 2005	Steveston High	Students/30
December 13, 2005	Palmer Secondary	Students/60
December 14, 2005	Palmer Secondary	Students/60
December 14, 2005	Richmond Hospital Psychiatric Unit	Paramedicals/8
Total # of activities: 69		Total # of participants: 1370

List of Gambling Prevention Activities in 2006 (January – December, 2006)

Date	Name	Target/Number
January 4, 2006	Education series on gambling	Adults/4
January 11 & 12, 2006	P2P Training at Richmond High	Students/300
January 13, 2006	Anderson Elementary	Students/30
January 13, 2006	P2P Training at Richmond High	Teachers/5
January 18, 2006	P2P Training at Richmond High	Students/150
January 24, 2006	Turning Point Richmond Recovery House	Adults/7
January 25, 2006	P2P Training at Richmond High	Students/100
January 26, 2006	Richmond Hospital Psychiatric Unit Student Doctor	Adult/1
February 8, 2006	Blundell Elementary	Students/60
February 8, 2006	P2P Training at Richmond High	Students/60
February 10, 2006	CBC Radio with Mark Forsyth	Public
February 12, 2006	Table Display at Multicultural Festival in Richmond Centre	Public
February 13, 2006	Brighthouse Elementary	Students/30
February 16, 2006	Brighthouse Elementary	Students/60
February 21, 2006	Touchstone Parents Group	Adult/7
February 22, 2006	Education Series on Gambling	Adult/4
February 24, 2006	P2P Training at Richmond High	Students/60
March 1, 2006	P2P Training at Richmond High	Students/60
March 1, 2006	Maple Lane Elementary	Students/60
March 3, 2006	UBC Social Policy Students	Students/8
March 5, 2006	Table Display at Aberdeen Centre	Public
March 9, 2006	Richmond Hospital Psychiatric Unit Student Doctor	Adult/2

March 10, 2006	SUCCESS Women's Club	Adult/30
March 23, 2006	Interview by Talentvision	Public
March 23, 2006	Interview by CityTV	Public
March 27, 2006	Palmer Secondary	Students/150
March 28, 2006	Palmer Secondary	Students/90
March 29, 2006	Mitchell Elementary	Students/30
March 31, 2006	London Secondary	Students/210
April 3, 2006	Media interview with Richmond News, CHMB AM1320, Channel M, Fairchild TV, News 1130, AM1470 and Ming Pao	Public
April 4, 2006	Media interview with Sing Tao, CBC and Province	Public
April 5, 2006	CBC Early Edition	Public
April 5, 2006	Turning Point Recovery Home	Adult/9
April 5, 2006	Steveston Community Centre	Adult/3
April 10, 2006	St Paul's Church Parents Group	Adult/13
April 12, 2006	Education series on gambling	Adult/8
April 13, 2006	Ferris Elementary	Students/60
April 20, 2006	William Bridge Elementary	Students/30
April 20, 2006	One hour phone in program at CHMB AM1320	Public
April 25, 2006	Richmond Chinese Evangelical Free Church Pastoral Care Group	Adult/6
April 26, 2006	Media interview with Vancouver 24 hours newspaper	Public
April 27, 2006	William Bridge Elementary	Students/30
April 27, 2006	Media interview with World Journal	Public
May 8, 2006	Media interview with Vancouver Sun	Public
May 10, 2006	Media interview with CBC	Public
May 11, 2006	Anderson Elementary	Students/30
May 17, 2006	Homma Elementary	Students/30
May 18, 2006	Steveston Secondary	Students/96
May 20, 2006	Chinese Parents Workshop	Adults/120
May 23, 2006	Homma Elementary	Students/60
May 25, 2006	Regent College	Adults/28

May 31, 2006	Education Series	Adults/6
June 5, 2006	Media interview with Sing Tao News	Public
June 20, 2006	Anderson Elementary	Students/10
June 22, 2006	SUCCESS Chinese Helpline	Adults/18
June 23, 2006	DeBeck Elementary	Students/10
June 27, 2006	DeBeck Elementary	Students/10
June 27, 2006	Media interview with CKNW	Public
June 28, 2006	Media interview with CKNW	Public
June 28, 2006	Richmond School District ELSA Classes	Adults/50
July 11, 2006	SUCCESS YDP	Youth/10
July 13, 2006	Summer class at Richmond High	Students/40
July 14, 2006	Media interview with CTV	Public
July 17, 2006	Media interview with Metro Town News	Public
July 19, 2006	Education Series	Adult/7
July 20, 2006	Richmond Hospital Psychiatric Unit Student Doctor	Adult/2
July 24, 2006	Mood Disorders Association of BC	Adult/1
July 27, 2006	RICAS	Adult/4
August 3, 2006	Phone interview with Ming Pao News	Public
August 4, 2006	Office interview with Ming Pao News	Public
August 14, 2006	SUCCESS Summer Youth Development Program	Youth/9
August 15, 2006	Phone interview with 24 Hours News	Public
August 15, 2006	Phone interview with Metro Vancouver	Public
August 16, 2006	Radio program at AM1470	Public
August 20, 2006	RCEFC Sunday School	Adult/25
August 21, 2006	Richmond Youth Service Agency Skills Link Program	Youth/8
August 21, 2006	Pamphlets to Canadian Martyr Catholic Church	Public
August 25, 2006	Richmond Hilton Human	Adult/14

	Resources Management	
September 6, 2006	Education Series	Adult/13
September 11, 2006	Radio program for Calgary	Public
October 2, 2006	RYSA Skills Link	Youth/11
October 3, 2006	Australia PG Counsellor	Adult/1
October 12, 2006	National Depression Screening Day for Chinese	Public
October 19, 2006	RASCALS Training	Adult/9
October 20, 2006	PG Curriculum Teachers' Training	Adult/7
October 25, 2006	Excel Adult ELSA	Adult/35
October 25, 2006	Education Series	Adult/5
October 27, 2006	London Secondary	Youth/90
November 2, 2006	Excel Adult ELSA	Adult/13
November 3, 2006	Student Doctors	Adult/2
November 4, 2006	Disability Resource Centre	Youth/11
November 8, 2006	Burnett Secondary	Youth/30
November 14, 2006	Steveston High	Youth/75
November 17, 2006	Table Display at SUCCESS Volunteer Appreciation	Public
November 23, 2006	Chinese Cultural Workshop	Adult/40
November 29, 2006	New Immigrant Workshop	Adult/40
December 5, 2006	PG Curriculum Teachers' Training	Adult/12
December 6, 2006	PG Curriculum Teachers' Training	Adult/12
December 7, 2006	PG Curriculum Teachers' Training	Adult/12
December 8, 2006	Cambie Pro-D Teachers' Training	Adult/40
December 14, 2006	Richmond City Youth Workers' Training	Adult/20
December 15, 2006	Student Doctors Training	Adult/2
Total # of activities: 109 (up till December, 2006)		Total # of participants: 2745 (up till December 2006)

List of Gambling Prevention Activities in 2008 (January – December, 2008)

Date	Name	Target/Number	Catchment
January 9, 2008	McMath Secondary CAPP Classes	Youth/111	Gr. 10,11
January 10, 2008	McMath Secondary CAPP Class	Youth/22	Gr. 10, 11
January 15, 2008	Richmond Secondary P2P Classes	Youth/143	Gr. 10
January 16, 2008	Richmond Secondary P2P Classes	Youth/49	Gr. 10
January 17, 2008	SUCCESS ELSA Class	Adults/35	ESL
January 17, 2008	MacNeil Secondary CAPP Class	Youth/20	Gr. 10
January 18, 2008	McNair Secondary CAPP Classes	Youth/80	Gr. 10, 11
January 23, 2008	SUCCESS ELSA Class	Adult/6	ESL
January 24, 2008	Excel Adult ESLA Class	Adult/7	ESL
January 31, 2008	Richmond Secondary P2P Classes	Youth/74	Gr. 10
February 1, 2008	Richmond Secondary P2P Classes	Youth/56	Gr. 10
February 4, 2008	Richmond Secondary P2P Classes	Youth/73	Gr. 10
February 6, 2008	Richmond Secondary P2P Fair	Youth	Gr. 8,9, 10,
February 6, 2008	Media interview with Channel M, Sing Tao & CKNW	Chinese Public	Chinese
February 15, 2008	Palmer Secondary P2P Class	Youth/17	Gr. 10, 11
February 18, 2008	Palmer Secondary P2P Classes	Youth/106	Gr. 10, 11
February 19, 1008	Palmer Secondary P2P Class	Youth/25	Gr. 10, 11
February 21, 2008	Excel Adult ESL Class	Adult/57	ESL
February 26, 2007	Turning Point Recovery House	Adult/8	Community
February 27, 2008	South Arm United Church	Adult/35	Community
February 28, 2008	Richmond Chinese Cultural Society	Public	Community
February 29, 2008	McNair Secondary Teachers' Pro-D Training	Adult/32	Community
March 5, 2008	Palmer Secondary P2P	Youth	Gr. 10, 11

	students presentation		
March 6, 2008	Palmer Secondary P2P students presentation	Youth	Gr. 10, 11
March 7, 2008	McMath Secondary School	Youth/46	Gr. 10, 11
March 10, 2008	Phone interview by Sing Tao News	Chinese Public	Chinese
April 8, 2008	MacNeil Secondary P2P Class	Youth/24	Gr. 10
April 9, 2008	MacNeil Secondary P2P Classes	Youth/73	Gr. 10
April 16, 2008	CMHA Pathway Clubhouse	Adults/25	Community
April 17, 2008	McNair Secondary CAPP Classes	Youth/75	Gr. 10, 11
April 22, 2008	Steveston-London Secondary CAPP Classes	Youth/136	Gr. 10, 11
April 29, 2008	BGCA Skills Link Program	Youth/9	Community
May 9, 2008	MacNeil P2P Student Presentations	Youth/80	Gr. 8, 9, 10
May 16, 2008	MacNeil Teachers Pro-D Training	Adults/40	Community
May 22, 2008	Canadian Drug Free Project Chinese Parents Conference	Chinese Adults/50	Chinese
May 23, 2008	Richmond Youth Service Agency Open House		Community
May 26, 2008	Richmond Mental Health Consumers and Friends Society	Adults/6	Community
May 28, 2008	Touchstone Family Association Open House		Community
June 5, 2008	CCM Parents Group	Chinese Adults/14	Chinese
June 7, 2008	Chinese Parents Workshop	Chinese Adults/70	Chinese
June 8, 2008	South Vancouver Pacific Grace MB Church	Chinese Adults/25	Chinese
June 18, 2008	Richmond District Parents Association and Richmond Chinese Parents Association Year End Celebration		Community
June 25, 2008	Family Services of Greater Vancouver Open		Community

	House		
August 12, 2008	SUCCESS Summer Children Day Camp	Children/37	Community
August 15, 2008	AM1320 Radio Interview	Chinese Public	Chinese
August 21, 2008	In-service Training	Adult/11	Community
August 31, 2008	RCEFC Sunday School	Chinese Adult/38	Chinese
Sep 12, 2008	Fairchild Leisure Talk	Chinese Public	Chinese
Sep 18, 2008	BGC Skills Link Program	Adult/6	Community
Sep 20, 2008	Richmond Disability Resource Centre	Adult/15	Community
Sep 25, 2008	Science World Teacher Resources Fair Table Display for Amazing Chateau	Adult	KD
Oct 4, 2008	Know the Score Student Training	Adult/6	KTS
Oct 6-9, 2008	Know the Score at Kwantlen Richmond Campus	Adult/915	KTS
Oct 15, 2008	McNair CAPP Class	Youth/52	Gr. 10, 11
Oct 18, 2008	Singapore Breakthrough Table Display	Public	Community
Oct 24, 2008	Youth Health Team Training	Youth/33	Gr. 10, 11
Nov 6, 2008	BGC Skills Link Program	Adult/10	Community
Nov 11, 2008	City TV Program	Chinese Public	Chinese
Nov 17, 2008	Interview by Omni News	Chinese Public	Chinese
Nov 18, 2008	Steveston London Secondary CAPP Classes	Youth/56	Gr. 10
Nov 20, 2008	Touchstone Family Association Parents Group	Chinese Adult/15	Chinese
Nov 21, 2008	SUCCESS Volunteer Appreciation Table Display	Public	Community
Nov 26, 2008	Know Dice Service Provider's Training	Adult/6	Community
Dec 12, 2008	Steveston London Secondary CAPP Classes	Youth/47	Gr. 10
Total # of activities: 65 (up till Dec, 2008)		Total # of participants: 2876 (up till Dec, 2008)	

List of Gambling Prevention Activities in 2009 (January – December, 2009)

Date	Name	Target/Number
January 13, 2009	Richmond Secondary P2P Classes	Youth/54
January 14, 2009	Richmond Secondary P2P Classes	Youth/73
January 15, 2009	Fleetwood Park Secondary Grad Transition Conference	Youth/162
Feb 2, 2009	Amazing Chateau Teacher's Training in Vancouver	Adult/7
Feb 4, 2009	Richmond Secondary P2P Presentation Fair	Youth
Feb 9, 2009	Palmer Secondary P2P Class	Youth/30
Feb 10, 2009	Palmer Secondary P2P Classes	Youth/58
Feb 19, 2009	ESL Class at MacNeil	Adult/15
Feb 20 & 21, 2009	Discovery program	Adult/8
Mar 2, 2009	Palmer Secondary P2P Presentation	Youth/30
Mar 3, 2009	Palmer Secondary P2P Presentation	Youth/55
Mar 3, 2009	Amazing Chateau Teacher's Training at Thompson Elementary	Adult/3
Mar 4, 2009	Palmer Secondary P2P Presentation to elementary school	Youth/43
Mar 25, 2009	Chinese Seniors Acting Out Training	Chinese Adult/16
Apr 1, 2009	Interview with Fairchild TV	Chinese Public
Apr 9, 2009	MacNeil Secondary P2P Presentation	Youth/49
Apr 14, 2009	MacNeil Secondary P2P Presentation	Youth/113
Apr 15, 2009	Burnett Secondary Presentation	Youth/35
Apr 30, 2009	South Arm Community Centre Chinese Seniors Group	Chinese Adult/30
May 6, 2009	Steveston London Secondary Presentation	Youth/52

May 7, 2009	Steveston London Secondary Presentation	Youth/83
May 7, 2009	MacNeil Secondary P2P Presentation	Youth
May 11, 2009	BGCA Skillslink Program Presentation	Adult/8
May 26, 2009	City TV Program	Chinese Public
May 29, 2009	VanCity Community Day	Public (Staffed by Christa with distribution of over 200 PG promotion materials)
June 6, 2009	Chinese Parents Workshop	Chinese/65
June 12, 2009	Hamilton Community Festival	Public (Staffed by SUCCESS staff with distribution of over 200 PG promotion materials)
June 21, 2009	National Aboriginal Day in Richmond	Public (Staffed by Brent with distribution of 100 pamphlets and promotion materials)
July 16, 2009	SUCCESS Youth Summer Day Camp	Youth/13
July 24, 2009	SUCCESS Youth Summer Day Camp	Youth/12
Sep 8, 2009	Table display at Kwantlen University College Richmond Campus	Youth/100
Sep 17, 2009	Table display for Knowdice at Science World Teachers Orientation	Adult/Teachers/80
Sep 19, 2009	Table display at Aberdeen Mall for Seniors Drama performance	Chinese/300
Sep 21, 2009	BGC Skills Link	Youth/8
Oct 8, 2009	Table display at Depression Screening Day	Adult/80
Oct 21, 2009	Knowdice Teacher's Training at McNeely	Adult/1
Oct 23, 2009	District Pro-D Training	Adult/27
Nov 6, 2009	McNair CAPP Classes	Youth/55
Nov 7, 2009	District Students Leadership Conference	Youth/35
Nov 13, 2009	Table display at SUCCESS Volunteer's Appreciation	Adult/100
Nov 15, 2009	Westside Baptist Church	Chinese/25
Nov 16, 2009	Hugh Boyd Secondary P2P	Youth/50

Nov 16, 2009	BGC Skills Link	Youth/8
Nov 17, 2009	Knowdice Teacher's Training at McNeely	Adult/1
Nov 19, 2009	Steveston London Secondary	Youth/59
Nov 19, 2009	About Face Community Presentation	Adult/50
Nov 20, 2009	Steveston London Secondary	Youth/57
Nov 28, 2009	AM1320 radio program	Chinese
Dec 8, 2009	Media interview by Sing Tao News	Chinese
Dec 9, 2009	Burnett Secondary PAC	Adult/16
Dec 18, 2009	TV Recording at Fairchild	Chinese
Total # of activities: 51 (up till Dec, 2009)		Total # of participants: 2069 (up till Dec, 2009)

List of Gambling Prevention Activities in 2010 (January – December, 2010)

Date	Name	Target/Number
January 8, 2010	Knowdice Teacher's Training at Tomsett Elementary School	Adult/1
January 11, 2010	Richmond Secondary P2P Class	Youth/25
January 26, 2010	Addiction Focus Group	Adult/2
February 3, 2010	Richmond Secondary P2P Student Presentations	Youth/30
February 8, 2010	Richmond Christian Secondary School	Youth/33
February 9, 2010	Richmond Christian Secondary School	Youth/35
February 9, 2010	Palmer Secondary P2P	Youth/30
February 11, 2010	Richmond Christian Secondary School	Youth/26
February 12, 2010	Palmer Secondary P2P	Youth/59
February 12, 2010	Richmond Christian Secondary School	Youth/26
February 15, 2010	Richmond School District Pro-D Conference	Adult/16
February 16, 2010	Richmond Christian Secondary School	Youth/55
February 17, 2010	Richmond Christian Secondary School	Youth/24
February 18, 2010	Richmond Christian Secondary School	Youth/20
February 19, 2010	Richmond Christian Secondary School	Youth/28
March 2, 2010	Richmond Christian Secondary School PAC	Adult/10
March 3, 2010	McRoberts Secondary School	Youth/83
March 9, 2010	Palmer Secondary P2P	Youth/25
March 10, 2010	Palmer Secondary P2P	Youth/82
March 18, 2010	Lord Byng Secondary School ESL Class	Youth/25
Apr 8, 2010	Managing Employees with Substance Abuse Conference	Adult/180
Apr 12, 2010	Steveston London	Youth/135

	Secondary 5 CAPP Classes	
Apr 13, 2010	Steveston London 1 CAPP Class	Youth/20
Apr 14, 2010	Cambie Secondary 1 P2P	Youth/30
Apr 14, 2010	MacNeil Secondary 3 P2P Classes	Youth/64
Apr 15, 2010	MacNeil Secondary 3 P2P Classes	Youth/80
Apr 19, 2010	RYSA Presentation of Services	Adult/6
Apr 23, 2010	Palmer Secondary Teachers Pro-D Training	Adult/55
Apr 27, 2010	Delview Secondary School CAPP Class	Youth/26
May 1, 2010	Chinese Parents Workshop	Adult/70
May 5, 2010	RAS open house display	Adult
May 13, 2010	Cambie Secondary 1 P2P	Youth/29
May 19, 2010	BGC Skills Link	Adult/10
May 26, 2010	MacNeil Secondary 1 P2P	Youth/12
July 12, 2010	SUCCESS Youth Summer Camp	Youth/35
July 15, 2010	SUCCESS Children Summer Camp	Children/30
July 20, 2010	Turning Point	Adult/6
Aug 12, 2010	SUCCESS Children Summer Camp	Children/38
Sep 29, 2010	McNair Secondary 3 CAPP	Youth/79
Oct 1, 2010	Boyd Secondary 3 P2P	Youth/76
Oct 4, 2010	South Delta Secondary 3 CAPP	Youth/78
Oct 5, 2010	RAS Chinese Ed Series	Adult/6
Oct 8, 2010	Boyd Secondary 1 P2P	Youth/27
Oct 29, 2010	Skills Link Richmond	Adult/7
Oct 30, 2010	Gam_iQ Training	Adult/8
Nov 1, 2010	Gam_iQ at Kwantlen	Adult/104
Nov 3, 2010	Gam_iQ at Kwantlen	Adult/122
Nov 4, 2010	Gam_iQ at Kwantlen	Adult/214
Nov 5, 2010	Steveston London CAPP	Youth/137
Nov 24, 2010	Gam_iQ at BCIT Richmond	Adult/88
Nov 26, 2010	CCM Chinese Seniors	Adult/10
Dec 3, 2010	Excel Adult ESLA	Adult/43
Dec 10, 2010	RAS Ed series	Adult/5
Total # of activities: 53 (up till December, 2010)		Total # of participants: 2465 (up till December, 2010)

List of Gambling Prevention Activities in 2011 (January – December, 2011)

Date	Name	Target/Number
January 12, 2011	Richmond Sec P2P	Youth/54
January 13, 2011	Richmond Sec P2P	Youth/106
January 14, 2011	Know Dice Teacher Training	Adult/1
January 18, 2011	Richmond City Youth Development Workers	Adult/14
January 18, 2011	Turning Point Recovery	Adult/10
January 19, 2011	McMath Mini P2P	Youth/74
January 24, 2011	McMath Mini P2P	Youth/44
February 14, 2011	Palmer P2P	Youth/59
February 15, 2011	Palmer P2P	Youth/46
February 21, 2011	RAS Education Series	Adult/6
February 22, 2011	Steveston London CAPP	Youth/128
February 24, 2011	Zheng Sheng College Chinese Parents Forum	Adult/40
February 24, 2011	Business After 5	Adult/70
Mar 4, 2011	McNair Secondary CAPP	Youth/58
Mar 7, 2011	Brooke Elementary	Children/57
Mar 9, 2011	Byng Elementary PAC	Adult/14
Mar 10, 2011	Richardson Elementary	Children/70
Mar 14, 2011	Excel ESL	Adult/32
Mar 15, 2011	McRoberts Secondary Grade 12 classes	Youth/102
Mar 15, 2011	Gam iQ at Kwantlen	Adult/84
Mar 16, 2011	PG Level 1 Training	Adult/14
Mar 17, 2011	Excel ESL	Adult/30
Mar 18, 2011	Cougar Canyon Elementary Grade 6/7 Classes	Children/60
Mar 18, 2011	English Bluff Elementary Grade 6/7 Classes	Children/60
Mar 29, 2011	CMHA Pathways Clubhouse	Adult/20
Mar 31, 2011	Excel ESL	Adult/32
Apr 8, 2011	Delta Secondary School Planning 10 Classes	Youth/68
Apr 11, 2011	Delta Secondary School Planning 10 Classes	Youth/134
Apr 12, 2011	Burnett Secondary School Family Studies Class	Youth/28
May 3, 2011	Boyd P2P	Youth/15

May 5, 2011	Interview by Fairchild TV	General
May 7, 2011	Chinese Parents Workshop	Adult/108
May 10, 2011	Transitions	Adult/15
May 11, 2011	MacNeil P2P	Youth/99
May 11, 2011	Touchstone Family Association Open House	General
May 12, 2011	MacNeil P2P	Youth/73
May 17, 2011	Internet Gambling Chinese Workshop	Adult/0
June 15, 2011	Richmond Adult Probation	Adult/8
July 6, 2011	RAS Education Series at Library	Adult/10
July 12, 2011	SUCCESS Youth Summer Camp at Delta	Youth/19
Aug 4, 2011	SUCCESS Youth Summer Camp at Richmond	Youth/13
Aug 4, 2011	Booth at Kwantlen Richmond Campus	Adult/50
Aug 10, 2011	Booth at Richmond Food Bank	Adult/100
Sep 21, 2011	RMCS YES Employment Program	Adult/7
Sep 22, 2011	Booth at Richmond Food Bank	Adult/100
Sep 28, 2011	Booth at Richmond Food Bank	Adult/100
Sep 29, 2011	Knowdice at Mitchell Elementary	Youth/30
Sep 29, 2011	Kwantlen Counsellor	Adult/2
Oct 4, 2011	Hugh Boyd P2P	Youth/25
Oct 4, 2011	Booth at Richmond Hospital	Adult
Oct 5, 2011	Hugh Boyd P2P	Youth/21
Oct 5, 2011	Booth at Richmond Hospital	Adult
Oct 7, 2011	Hugh Boyd 2 P2P classes	Youth/38
Oct 14, 2011	Steveston London 4 P2P classes	Youth/106
Oct 20, 2011	Homeless Connect Day Booth	Adult/50
Oct 24, 2011	McNair 2 Planning Classes	Youth/54
Oct 25, 2011	SUCCESS Helpline Volunteers	Adult/14
Nov 2, 2011	RAS Education Series	Adult/6
Nov 12, 2011	CMHA Richmond Chinese	Adult/14

	Family Support Group	
Nov 15, 2011	Fairchild TV Leisure Talk	Adult
Nov 16, 2011	McMath 2 Leadership Classes	Youth/40
Nov 16, 2011	About Face Booth	Adult
Nov 17, 2011	Steveston Community Centre Seniors Group	Adult/25
Nov 18, 2011	SUCCESS Volunteers Appreciation Booth	Adult/50
Nov 21, 2011	Turning Point Recovery House	Adult/7
Nov 23, 2011	SUCCESS Chinese Parents Workshop	Adult/20
Nov 29, 2011	McMath 2 Planning Classes	Youth/58
Nov 30, 2011	McMath 3 Planning Classes	Youth/75
Dec 1, 2011	South Delta Secondary 2 Planning Classes	Youth/53
Dec 2, 2011	South Delta Secondary 5 Planning Classes	Youth/122
Total # of activities: 61 (up till Nov, 2011)		Total # of participants: 2737 (up till Nov 2011)

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City of Richmond

Report to Committee

TO GP - Apr. 16 2012

To: General Purposes Committee

Date: April 3, 2012

From: Jerry Chong
Director, Finance

File: 03-0925-01/2012-Vol
01

Re: 2012 Annual Property Tax Rates Bylaw No. 8885

Staff Recommendation

1. That Option 2, which redistributes \$1.8M from Business class to Major Industry, Light Industry, Seasonal/Recreation, and Residential classes be approved as outlined in the staff report dated April 3, 2012 from the Director, Finance, titled 2012 Annual Property Tax Rates Bylaw No. 8885.
2. That Annual Property Tax Rates Bylaw No. 8885 be introduced and given first, second and third readings.

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

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Economic Development Law		Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

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. In addition, Council must, under subsection 197(3.1), consider the tax distribution to each assessment class prior to adopting the tax rate bylaw.

Analysis

For the second year in a row, market values provided by BC Assessment for Richmond residential properties experienced one of the largest increases in the Province. In analyzing the 2012 Revised Roll and new growth values, it was noted that the residential class had the largest new growth and market value change in the city. Individual residential property values increased anywhere between 0% - 30% with the average increase at 13.9%.

Table 1 provides a breakdown of the 2012 assessment into valuation change (net market value) and new growth.

Table 1- Breakdown of 2012 Assessment Value

	2011 Total Assessment Value	2012 Total Assessment Value	2012 Net Market Value	2012 New Growth
Class 01 - Residential	38,773,462,536	45,026,857,841	44,164,047,039	862,810,802
Class 02 - Utilities	21,094,264	19,684,767	21,255,967	(1,571,200)
Class 04 - Major Industry	107,536,400	111,751,800	111,353,700	398,100
Class 05 - Light Industry	1,480,245,900	1,614,401,900	1,594,942,700	19,459,200
Class 06 - Business	7,753,426,413	8,046,567,614	8,115,417,614	(68,850,000)
Class 08 - Seasonal/Rec	113,148,800	111,935,100	105,401,500	6,533,600
Class 09 - Farm	26,698,852	26,572,011	26,734,234	(162,223)
Total	48,275,613,165	54,957,771,033	54,139,152,754	818,618,279

Significant Changes to Assessment

Residential assessment values between 2011 and 2012 increased by over \$5.39 billion from \$38.773B to \$44.164B. New growth in the residential class totals over \$862M. New growth is made up of new developments, properties shifting between assessment classes, and any exemptions. New developments add taxable values to the class while new exemptions reduce the value to that class.

In 2011, Council adopted the City Centre Area Transitional Tax ("CCAT") Exemption Bylaw which provides a 20% exemption to the 2012 land value for 37 qualifying properties. This exemption provides partial tax relief to 248 business tenants in the area. The total exempted value was approximately \$13M for Light Industry (class 05) and \$98M for Business (class 06) properties. Although Light Industry had approximately \$13M in CCAT exemptions, new growth totalled \$19.46M due to more properties shifting from Business to Light Industry to take

advantage of the Provincial Industrial Property Tax Credit, which provides a 60% reduction in school taxes for major and light industries.

With a CCAT exemption valued at \$98M in Class 06 – Business, actual growth in this class softened the decline to a \$68.85M reduction in new growth.

In deriving the 2012 tax rates, the following were incorporated into the calculation:

- As reported to Council at the Finance Committee of February 6, 2012, 1/3 of the resulting tax impact of the CCAT exemption is allocated to the Business and Light Industry class, 1/3 allocated to all remaining tax classes and 1/3 funded by the Appeals Provision. Total CCAT tax impact for 2012 was \$863K.
- In 2000, the Province imposed a municipal tax cap for class 2 properties at a maximum of \$40 per \$1,000 of assessment value. As a result, approximately \$14K of taxes shifted from class 2 to all other classes in order to ensure municipal tax rate (including sewer debt) for class 2 properties is less than \$40.
- Tax burden for each assessment class is impacted by the net percentage change in value for that class in relation to the total assessments for the City.

Based on the 2012 Revised Roll and the aforementioned items, the 2012 summary of assessment ratios, folio counts, tax distribution, and tax ratio is as follows:

Table 2 – Breakdown of Assessments and Tax Distribution

2012 Assessments and Tax Distribution				
	Assessment Ratio	Folio Count	Tax Distribution	Tax Ratio
Class 01 - Residential	81.93%	64,751	53.10%	1.00
Class 02 - Utilities	0.04%	110	0.46%	20.12
Class 04 - Major Industry	0.20%	18	0.84%	6.38
Class 05 - Light Industry	2.94%	605	8.19%	4.30
Class 06 - Business	14.64%	6,435	37.12%	3.91
Class 08 - Seasonal/Rec	0.20%	443	0.10%	0.74
Class 09 - Farm	0.05%	696	0.19%	6.02
Total	100.00%	73,058	100.00%	N/A

Tax Ratio

Tax ratio is often a highly discussed topic because it provides tax rate comparisons between assessment classes and between various municipalities. Tax ratio is a direct comparison of the tax rates between all classes against residential tax rates. In 2011, Richmond's business to residential tax ratio was 3.72 (Appendix 1). Per Table 2, the 2012 calculated ratio is 3.91. This increase is largely affected by Richmond's increased residential values. When assessment values increase, tax rates must be reduced in order to collect only the taxes required to meet budget.

When residential tax rates fall and tax rates in other classes are adjusted at a lesser rate, tax ratios naturally increase.

Appendix 1 shows Richmond's 2011 tax ratio ranking in all assessment classes in relation to the comparator group. Richmond's business tax ratio of 3.72 was 3rd lowest in the comparator group. Both municipalities with the highest tax ratios have announced a 1% shift in tax burden from business to residential class in 2012. The burden shift will reduce their business tax ratio and will narrow the gap in relation to Richmond's 2012 business tax ratio of 3.91.

To ensure that Richmond remains competitive in attracting businesses and to mitigate further business tax ratio increases, the following options are available in setting the 2012 tax rates:

Option 1 – Maintain tax distribution and ratios as calculated in Table 2

Highlights of this option include:

- Residential tax burden increased from 51.65% in 2011 to 53.10% in 2012, reflecting the growth in that class in relation to other properties.
- Combined tax burden of Light Industry and Business is 45.31%, a reduction of 1.37% from the 2011 level of 46.68%.
- Business to residential tax ratio increases to 3.91.

Option 2 - Redistribution of Property Taxes

In addition to the distribution of taxes as calculated in Table 2, staff recommends a further \$1.8M tax burden shift from the business class to be shared \$200K with class 04; \$750K with class 05; \$50K with class 08; and the remaining \$800K with class 01. Comparison of tax rates, tax ratios and tax burden between the two options is shown in Table 3.

Table 3 – Comparison of 2012 Rates and Ratios Between Proposed Options

Assessment Class	With No Tax Shift (Option 1)			With \$1.8M Tax Shift (Option 2)		
	Tax Rate	Tax Ratio	Tax Burden	Tax Rate	Tax Ratio	Tax Burden
Class 01 - Residential	1.98351	1.00	53.10%	2.00128	1.00	53.57%
Class 02 - Utilities	39.90000	20.12	0.46%	39.90000	19.94	0.46%
Class 04 - Major Industry	12.64572	6.38	0.84%	14.43540	7.21	0.96%
Class 05 - Light Industry	8.53423	4.30	8.19%	8.99880	4.50	8.64%
Class 06 - Business	7.75939	3.91	37.12%	7.53569	3.77	36.05%
Class 08 - Seasonal/Rec	1.46389	0.74	0.10%	1.91058	0.95	0.13%
Class 09 - Farm	11.94322	6.02	0.19%	11.94322	5.97	0.19%

The rationale for the shift is as follows:

- a) Richmond's current tax rate for class 04 – Major Industry is the 2nd lowest in comparison to other municipalities in the comparator group (Appendix 2). 2011 tax rate was \$12.97 per \$1,000 of assessment, \$36.90 less than the highest tax rate in the group. Richmond is

comparable to that of Vancouver, Delta and Burnaby in the number of properties in this assessment class. In 2011, taxes average over \$300K for major industries in these three municipalities. Richmond's average tax for similar valued properties was approximately \$78K.

Adding \$200K in tax for this assessment class will increase the tax burden from 0.84% in 2011 to 0.96%. After the shift, Richmond should easily maintain the position of having the 2nd lowest tax rate for this class in the comparator group.

- b) Richmond's tax rate for class 05 – Light Industry was also the 2nd lowest in the comparator group. In 2011, this class accounted for 8.26% of the tax burden for the City. In 2012, the calculated tax burden dropped to 8.19% even though this class has grown due to more businesses appealing to BC Assessment for a class change. With this growth, the class should bear a slightly higher tax burden than 2011. A \$750K shift will result in an additional \$0.46 per \$1,000 in assessment and a tax burden increased to 8.64%.
- c) Without the additional burden shift, class 08 – Seasonal/Recreational would have had a tax reduction of \$0.37 per \$1,000 in assessment and a tax burden reduction of 0.03% for the entire class. The tax shift of \$50K will bring the burden back to the 2011 rate of 0.13%.
- d) In 2011, Richmond's class 01- residential accounted for 51.65% of the tax burden (Table 4), the 2nd lowest in the comparator group. Although Richmond's average assessment was the 2nd highest in the group at almost \$606K, average residential tax was the 2nd lowest at \$1,309.

Table 4 – Residential Tax Between Richmond and Other Municipalities

Municipality - Residential	Folio Count	Municipal Rate	Average Assessment Value	Taxes Per Average Assessment	Total Municipal Taxes From Class	% of Tax Burden (% of Total Taxes Collected)
Surrey	130,396	2.3781	490,466.06	1,166.38	152,090,940.69	68.38%
Coquitlam	39,325	3.0486	539,091.21	1,643.47	64,629,593.57	59.55%
Delta	30,937	3.2785	534,245.27	1,751.52	54,186,871.02	53.93%
Vancouver	174,467	2.1282	877,298.83	1,867.07	325,741,642.16	53.07%
Richmond	63,994	2.1609	605,892.15	1,309.27	83,785,575.19	51.65%
Burnaby	65,950	2.3771	598,992.08	1,423.86	93,903,836.30	47.82%

Historically, Richmond's residential class has benefited from the higher burden placed onto businesses. With the recent development in residential properties in the City, an additional tax shift could be shared by more properties. An \$800K tax shift to this class will result in an additional \$0.02 per \$1,000 in assessment and will help in maintaining a competitive business to residential tax ratio.

At the February 6, 2012 Finance Committee, it was reported that the average residential property will have an estimated \$54.39 increase in taxes resulting from the 2.98% tax increase. This figure was based on assessment totals prior to property owners appealing their assessments in early January. Values often change by the time the revised roll is issued due to these appeals and corrections to the assessment. With the revised roll, the average residential property will have a \$59.63 increase in taxes. The additional \$800K shift to the residential classes will result in an additional \$12.26 in municipal taxes.

Under Provincial Legislation for the 5 Year Financial Plan, Council must review the City's property tax distribution annually before setting tax rates. Council's objective in property tax distribution has been to maintain the business to residential tax ratio in the middle in comparison to other municipalities to ensure that the City remains competitive in attracting and retaining businesses. Option 2 will meet this objective.

Financial Impact

Tax rates provided in Bylaw 8885 will provide the taxes necessary to meet Council's approved tax increase of 1.98% with an additional 1% going into the City's reserves.

Conclusion

That Council approves Option 2 which redistributes \$1.8M from Business class to Major Industry, Light Industry, Seasonal/Recreation, and Residential classes and that Council introduce and give first, second, and third readings to the 2012 Annual Property Tax Rates Bylaw 8885.



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

IW:gjn

Appendix 1

2011 Tax Ratio Comparison – Sorted by Business Class							
	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	1.00	13.12	16.36	4.04	4.85	4.75	5.30
Vancouver	1.00	17.89	14.79	4.32	4.32	0.94	0.94
Burnaby	1.00	14.54	18.39	4.22	4.22	0.65	4.22
Richmond	1.00	17.20	6.00	4.19	3.72	0.85	5.50
Delta	1.00	12.20	9.19	3.19	3.19	2.09	5.09
Surrey	1.00	13.84	4.92	2.78	3.12	0.98	1.01

Appendix 2

2011 Tax Rate Comparison - Sorted By Class 01 - Residential

	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Delta	3.2785	39.9977	30.1458	10.4617	10.4617	6.8520	16.6941
Coquitlam	3.0486	39.9897	49.8661	12.3135	14.7825	14.4708	16.1582
Surrey	2.3781	32.9050	11.6885	6.6073	7.4185	2.3338	2.4046
Burnaby	2.3771	34.5657	43.7265	10.0307	10.0307	1.5342	10.0307
Richmond	2.1609	37.1666	12.9651	9.0540	8.0384	1.8367	11.8847
Vancouver	2.1282	38.0774	31.4658	9.1988	9.1988	1.9937	1.9937

2011 Tax Rate Comparison - Sorted By Class 02 - Utility

	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Delta	3.2785	39.9977	30.1458	10.4617	10.4617	6.8520	16.6941
Coquitlam	3.0486	39.9897	49.8661	12.3135	14.7825	14.4708	16.1582
Vancouver	2.1282	38.0774	31.4658	9.1988	9.1988	1.9937	1.9937
Richmond	2.1609	37.1666	12.9651	9.0540	8.0384	1.8367	11.8847
Burnaby	2.3771	34.5657	43.7265	10.0307	10.0307	1.5342	10.0307
Surrey	2.3781	32.9050	11.6885	6.6073	7.4185	2.3338	2.4046

2011 Tax Rate Comparison - Sorted By Class 04 - Major Industry

	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.0486	39.9897	49.8661	12.3135	14.7825	14.4708	16.1582
Burnaby	2.3771	34.5657	43.7265	10.0307	10.0307	1.5342	10.0307
Vancouver	2.1282	38.0774	31.4658	9.1988	9.1988	1.9937	1.9937
Delta	3.2785	39.9977	30.1458	10.4617	10.4617	6.8520	16.6941
Richmond	2.1609	37.1666	12.9651	9.0540	8.0384	1.8367	11.8847
Surrey	2.3781	32.9050	11.6885	6.6073	7.4185	2.3338	2.4046

2011 Tax Rate Comparison - Sorted By Class 05 - Light Industry

	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.0486	39.9897	49.8661	12.3135	14.7825	14.4708	16.1582
Delta	3.2785	39.9977	30.1458	10.4617	10.4617	6.8520	16.6941
Burnaby	2.3771	34.5657	43.7265	10.0307	10.0307	1.5342	10.0307
Vancouver	2.1282	38.0774	31.4658	9.1988	9.1988	1.9937	1.9937
Richmond	2.1609	37.1666	12.9651	9.0540	8.0384	1.8367	11.8847
Surrey	2.3781	32.9050	11.6885	6.6073	7.4185	2.3338	2.4046

Appendix 2 (Cont'd)

2011 Tax Rate Comparison - Sorted By Class 06 - Business/Other

	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.0486	39.9897	49.8661	12.3135	14.7825	14.4708	16.1582
Delta	3.2785	39.9977	30.1458	10.4617	10.4617	6.8520	16.6941
Burnaby	2.3771	34.5657	43.7265	10.0307	10.0307	1.5342	10.0307
Vancouver	2.1282	38.0774	31.4658	9.1988	9.1988	1.9937	1.9937
Richmond	2.1609	37.1666	12.9651	9.0540	8.0384	1.8367	11.8847
Surrey	2.3781	32.9050	11.6885	6.6073	7.4185	2.3338	2.4046

2011 Tax Rate Comparison - Sorted By Class 08 - Seasonal/Rec

	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Coquitlam	3.0486	39.9897	49.8661	12.3135	14.7825	14.4708	16.1582
Delta	3.2785	39.9977	30.1458	10.4617	10.4617	6.8520	16.6941
Surrey	2.3781	32.9050	11.6885	6.6073	7.4185	2.3338	2.4046
Vancouver	2.1282	38.0774	31.4658	9.1988	9.1988	1.9937	1.9937
Richmond	2.1609	37.1666	12.9651	9.0540	8.0384	1.8367	11.8847
Burnaby	2.3771	34.5657	43.7265	10.0307	10.0307	1.5342	10.0307

2011 Tax Rate Comparison - Sorted By Class 09 - Farm

	Class 01 - Residential	Class 02 - Utility	Class 04 - Major Industry	Class 05 - Light Industry	Class 06 - Business/ Other	Class 08 - Seasonal/ Rec	Class 09 - Farm
Delta	3.2785	39.9977	30.1458	10.4617	10.4617	6.8520	16.6941
Coquitlam	3.0486	39.9897	49.8661	12.3135	14.7825	14.4708	16.1582
Richmond	2.1609	37.1666	12.9651	9.0540	8.0384	1.8367	11.8847
Burnaby	2.3771	34.5657	43.7265	10.0307	10.0307	1.5342	10.0307
Surrey	2.3781	32.9050	11.6885	6.6073	7.4185	2.3338	2.4046
Vancouver	2.1282	38.0774	31.4658	9.1988	9.1988	1.9937	1.9937



Annual Property Tax Rates Bylaw No. 8885

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.

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 3, 2012.

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 Bylaw No. 8744 (2011) is repealed.

PART SEVEN: BYLAW CITATION

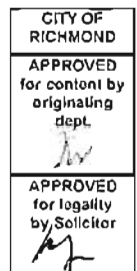
7.1 This bylaw is cited as “Annual Property Tax Rates Bylaw No. 8885”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 8885

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	<i>1.14802</i>	0.44006	0.36656	0.04664	<i>2.00128</i>
2. Utilities	<i>22.88831</i>	8.77350	7.30823	0.92996	<i>39.9000</i>
4. Major Industry	<i>8.28075</i>	3.17416	2.64404	0.33645	<i>14.43540</i>
5. Light Industry	<i>5.16209</i>	1.97872	1.64825	0.20974	<i>8.99880</i>
6. Business / other	<i>4.32279</i>	1.65700	1.38026	0.17564	<i>7.53569</i>
8. Recreation / non profit	<i>1.09599</i>	0.42011	0.34995	0.04453	<i>1.91058</i>
9. Farm	<i>6.85113</i>	2.62616	2.18757	0.27836	<i>11.94322</i>

SCHEDULE B to BYLAW NO. 8885

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05766
2. Utilities	0.20180
4. Major Industry	0.19603
5. Light Industry	0.19603
6. Business/other	0.14126
8. Rec/non profit	0.05766
9. Farm	0.05766

SCHEDULE C to BYLAW NO. 8885

AREA		RATES
A, B, & C	Sewer Debt Levy (land only)	0.04923



City of Richmond

Report to Committee Community Services Department

To: Planning Comm. April 17, 2012

To: Planning Committee

Date: March 26, 2012

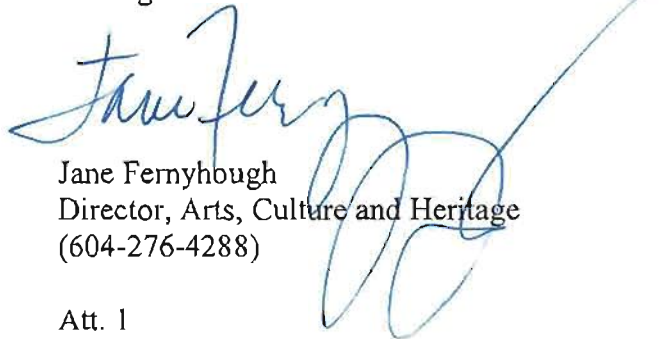
From: Jane Fernyhough
Director, Arts, Culture and Heritage

File: 11-7000-09-20-088

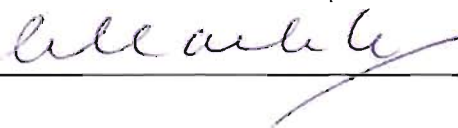
Re: Amendments to Section 2.10 of the Official Community Plan Bylaw 7100 (City Centre Area Plan), to include the City Centre Public Art Plan

Staff Recommendation

That Bylaw No. 8889 proposing amendments to Section 2.10 of the Official Community Plan (Bylaw 7100), to include the endorsed City Centre Public Art Plan, be introduced and given first reading.


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

Att. 1

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On October 11, 2011, Council endorsed the City Centre Public Art Plan and made the following referral:

That staff bring forward amendments to the Richmond Official Community Plan Schedule 2 of Bylaw 7100 to update Public Art Section 2.4.1(c) of the City Centre Area Plan to incorporate the proposed Public Art Plan strategy;

This report introduces Amendment Bylaw 8889 (**Attachment 1**) to update the Public Art section of the City Centre Area Plan to include the endorsed City Centre Public Art Plan.

Consultation

School District consultation

This report was not referred to School District No. 38 (Richmond) because it involves no residential units, and therefore does not have the potential to generate 50 or more school aged children, the threshold criteria for an OCP amendment referral. Nevertheless, as a courtesy, this report will be forwarded to the School District for information only.

Analysis

The proposed amendments to the Richmond Official Community Plan Schedule 2 of Bylaw 7100 to update the Public Art Section 2.4.1(c) of the City Centre Area Plan incorporate the City Centre Public Art Plan purpose, map and implementation strategy.

Financial Impact

There is no financial impact associated with this report.

Conclusion

The update to the City Centre Area Plan to include the City Centre Public Art Plan provides a framework to enrich Richmond's urban identity by incorporating inspirational and meaningful art in the public realm. This will enable Richmond's Public Art Program to be more strategic in commissioning and locating a complement of permanent and temporary small and large scale public artworks in the City Centre.



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

EF:ef



City of
Richmond

Bylaw 8889

**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8889
City Centre Area Public Art Plan**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
 - 1.1. On page 2-47, in the table entitled Policies, replacing “(lead by PRCS) “ with (lead by CS) and replacing the text in Policy 2.4.1.c) with the following:

“Public Art
Build on the strengths of the Public Art Program through the City Centre Area Public Art Plan (endorsed by Council October 11, 2011) to maximize the effectiveness of public art and ensure that it is a key element in shaping, animating and enriching the public realm and strengthening civic pride and community identity.”
 - 1.2. On page 2-51, deleting the photos and captions associated with photos and inserting the “Public Art Opportunities Map” as shown in Schedule A attached to and forming part of Bylaw No. 8889.
 - 1.3. On Page 2-52, deleting the text, photos and captions and inserting the text, photo and caption as shown in Schedule B attached to and forming part of Bylaw No. 8889.
2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8889**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

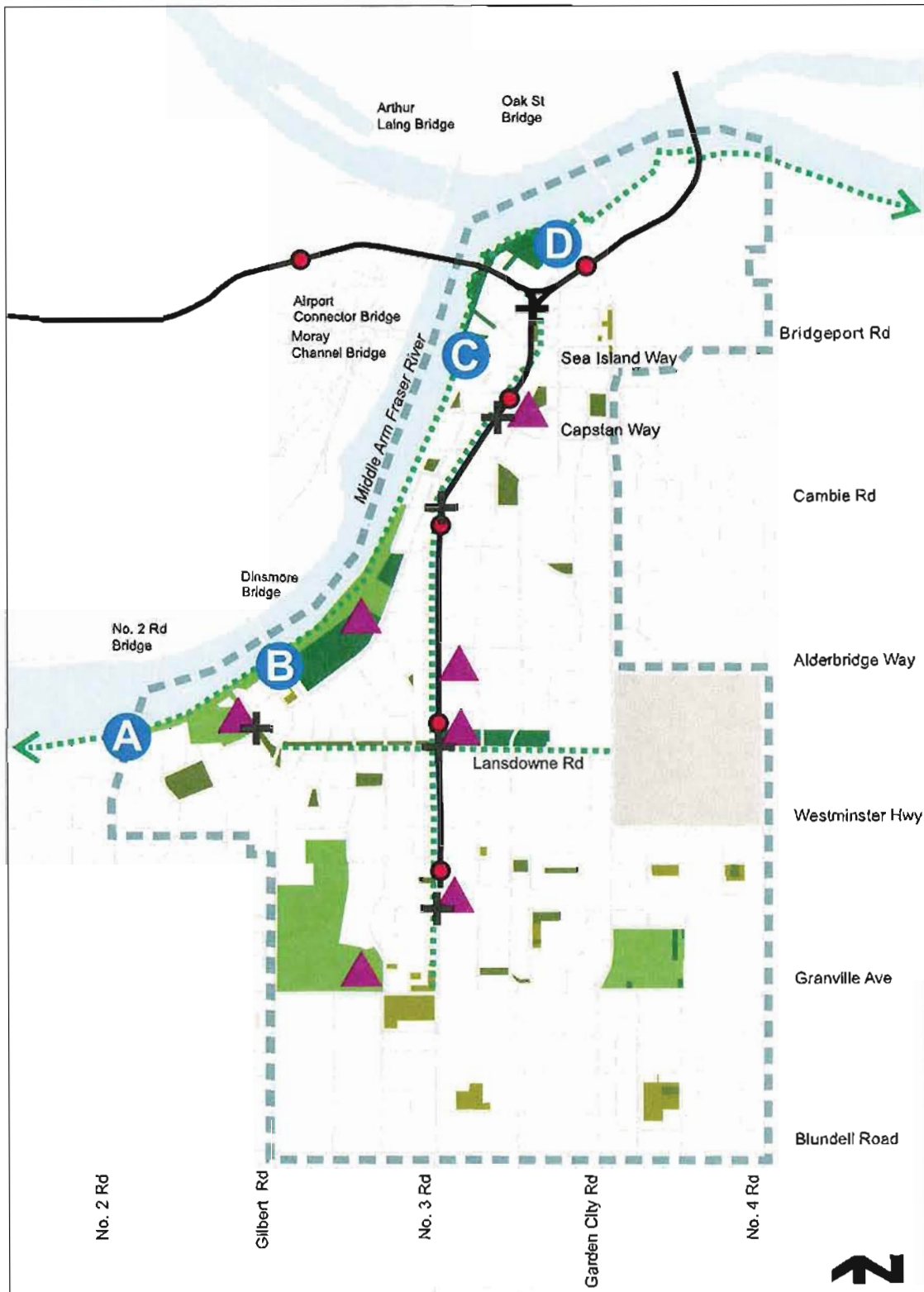
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


Public Art Opportunities Map

"Schedule A attached to and forming part of Bylaw No. 8889"



- | | | |
|--|--|--|
| <ul style="list-style-type: none"> --- City Centre Boundary ● Canada Line Station + Village Centre Garden City Lands
(Further Study Required) | Enhanced Gateways <ul style="list-style-type: none"> A No. 2 Road Bridge B Dinsmore Bridge C Connector Bridges D Bridgeport Canada Line Station | <ul style="list-style-type: none"> Major Park (Future) Major Park (Existing) Neighbourhood Park (Future to 2031) Neighbourhood Park (Existing) |
| Art Opportunities <ul style="list-style-type: none"> ▲ CNCL - 204 Plaza and Squares --- Art/Cultural Stroll | | |

City Centre Public Art Plan

The City Centre Public Art Plan identifies guiding principles that will create continuity throughout the City Centre and its individual villages. Public art will animate this revitalized urban core.

Guided by the City Centre Public Art Plan, the vision is to enrich Richmond's urban identity through inspirational and purposeful art in the public realm. A thematic framework has been identified for the artists' work, "Honouring Yesterday, Celebrating Today and Building Tomorrow."

Priority will be given to the development of large-scale signature artworks that serve as landmarks and meeting places while also providing opportunities for intimate and "discovered" works. Opportunities and locations identified in the Plan include:

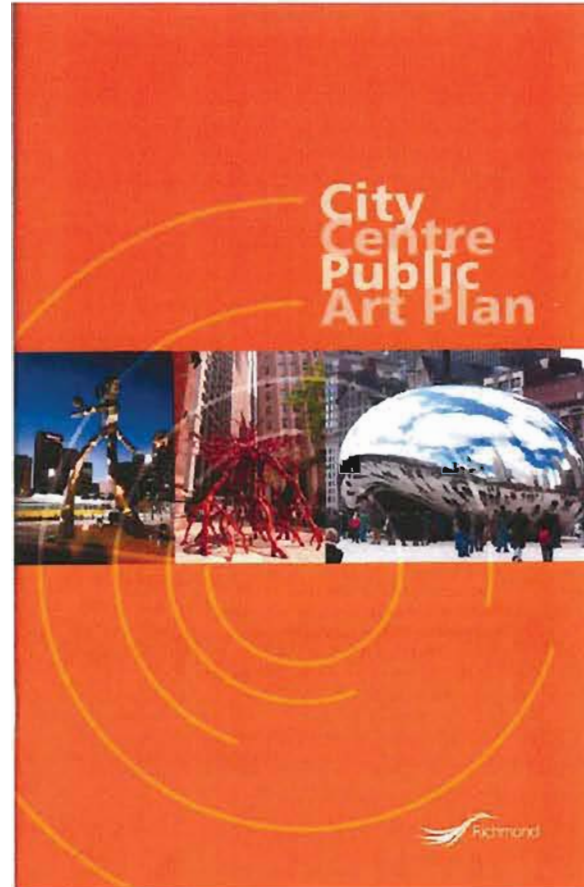
- The Canada Line
- Parks and Plazas
- Art Walks/Trails
- Enhanced Gateways
- Street Furnishings
- Temporary Work

Proposed Strategy

To bring parts of this plan and the more ambitious projects to fruition, resources need to be shared and partnerships need to be forged. To achieve this, the City of Richmond's Public Art Program needs to:

- work with developers to pool public art contributions for major public art installations.
- work with transit authorities (InTransit and TransLink) to fund art programs to enhance Richmond's transit routes.
- encourage local businesses to make contributions to the City Public Art Reserve, which can be used for community and major public installations.

The creation of vibrant and inspirational urban spaces in the City Centre can only be achieved by collaborating in our efforts.



*City Centre Public Art Plan
Endorsed by Council October 11, 2011*



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8889
City Centre Area Public Art Plan**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
 - 1.1. On page 2-47, in the table entitled Policies, replacing “(lead by PRCS) “ with (lead by CS) and replacing the text in Policy 2.4.1.c) with the following:

“Public Art
Build on the strengths of the Public Art Program through the City Centre Area Public Art Plan (endorsed by Council October 11, 2011) to maximize the effectiveness of public art and ensure that it is a key element in shaping, animating and enriching the public realm and strengthening civic pride and community identity.”
 - 1.2. On page 2-51, deleting the photos and captions associated with photos and inserting the “Public Art Opportunities Map” as shown in Schedule A attached to and forming part of Bylaw No. 8889.
 - 1.3. On Page 2-52, deleting the text, photos and captions and inserting the text, photo and caption as shown in Schedule B attached to and forming part of Bylaw No. 8889.
2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8889**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

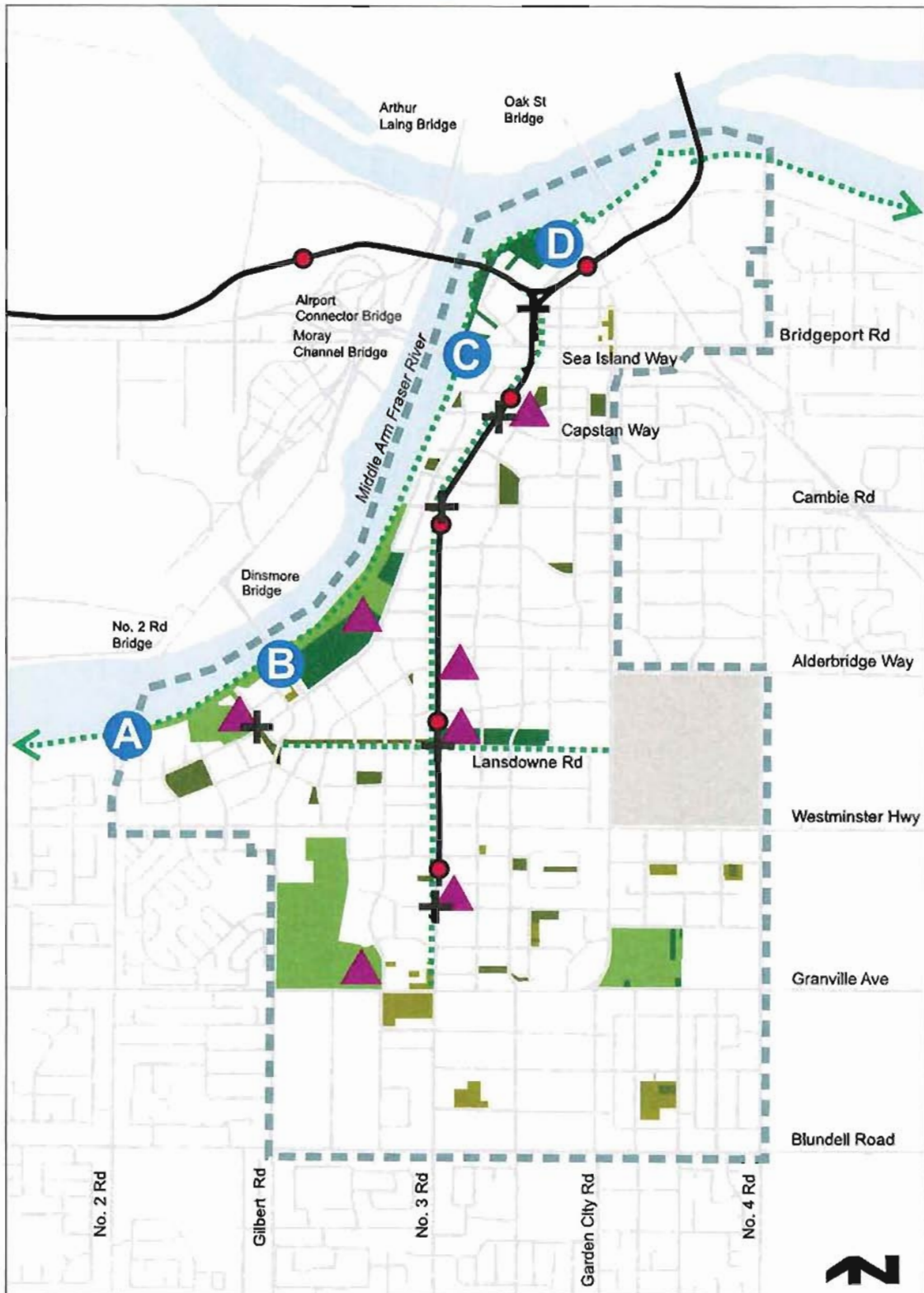
MAYOR

CORPORATE OFFICER



Public Art Opportunities Map

Schedule A attached to and forming part of Bylaw No. 8889



- City Centre Boundary
- Canada Line Station
- Village Centre
- Garden City Lands (Further Study Required)

Enhanced Gateways

- A No. 2 Road Bridge
- B Dinsmore Bridge
- C Connector Bridges
- D Bridgeport Canada Line Station

- Major Park (Future)
- Major Park (Existing)
- Neighbourhood Park (Future to 2031)
- Neighbourhood Park (Existing)

Art Opportunities

- ONCL 207
- Art/Cultural Stroll

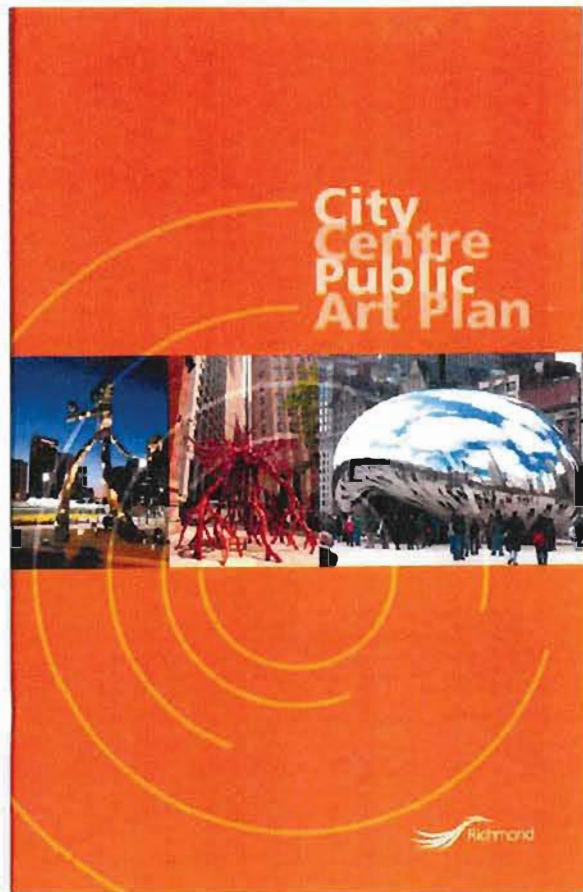
City Centre Public Art Plan

The City Centre Public Art Plan identifies guiding principles that will create continuity throughout the City Centre and its individual villages. Public art will animate this revitalized urban core.

Guided by the City Centre Public Art Plan, the vision is to enrich Richmond's urban identity through inspirational and purposeful art in the public realm. A thematic framework has been identified for the artists' work, "Honouring Yesterday, Celebrating Today and Building Tomorrow."

Priority will be given to the development of large-scale signature artworks that serve as landmarks and meeting places while also providing opportunities for intimate and "discovered" works. Opportunities and locations identified in the Plan include:

- The Canada Line
- Parks and Plazas
- Art Walks/Trails
- Enhanced Gateways
- Street Furnishings
- Temporary Work



*City Centre Public Art Plan
Endorsed by Council October 11, 2011*

Proposed Strategy

To bring parts of this plan and the more ambitious projects to fruition, resources need to be shared and partnerships need to be forged. To achieve this, the City of Richmond's Public Art Program needs to:

- work with developers to pool public art contributions for major public art installations.
- work with transit authorities (InTransit and TransLink) to fund art programs to enhance Richmond's transit routes.
- encourage local businesses to make contributions to the City Public Art Reserve, which can be used for community and major public installations.

The creation of vibrant and inspirational urban spaces in the City Centre can only be achieved by collaborating in our efforts.



City of Richmond

Report to Committee

To: Planning Comm. April 17, 2012

To: Planning Committee

Date: March 28, 2012

From: Brian J. Jackson, MCIP
Director of Development

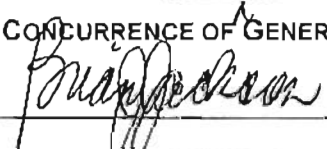
File: RZ 12-596719

Re: Parkland Developments Ltd. has applied to the City of Richmond for permission to rezone 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14)-South McLennan (City Centre)" in order to create 8 new single family lots.

Staff Recommendation

That Bylaw 8886, for the rezoning of 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Parkland Developments Ltd has applied to rezone 7091 and 7111 Bridge Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit an eight (8) lot single-family subdivision. Each lot will front onto Sills Avenue which will require the dedication of the southern portion of the subject site in order to facilitate the completion of this section of Sills Avenue as envisioned in the McLennan South Sub-Area Plan, connecting Bridge Street to the new street called Armstrong Street (**Attachment 2**).

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: At 7071 Bridge Street, a 17 unit, two (2) storey townhouse complex zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".

To the East: Across Bridge Street, a 45 unit, two (2) storey townhouse complex at 9699 Bridge Street, zoned "Low Density Townhouses (RTL3)".

To the South: Across Sills Avenue, six (6) Single Family lots zoned "Single Detached (ZS15) – South McLennan (City Centre)".

To the West: Two (2) Single Family lots zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan

Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D.

McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, 2 ½ storeys typical (3 storeys maximum), predominately Triplex, Duplex, Single-Family 0.55 base F.A.R.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption of the rezoning Bylaw.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is not located within the ANSD policy area and is not subject to noise mitigation measures and the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date. Should this application receive first reading, a public hearing will be held.

Staff CommentsTransportation and Site Access

The Circulation Map contained within the Neighbourhood Plan identifies an east-west road that will ultimately connect Bridge Street to Ash Street to the west (**Attachment 4**). With half of the road already complete with the development of the six (6) lot single family subdivision to the south, this application will complete this portion of Sills Avenue to its full width.

The proposal includes land dedication of the southern portion of the subject site to facilitate the road network in accordance with the area plan. The land requirement to complete the ultimate urban standard of Sills Avenue is eight (8) meters along the entire southern portion of the subject site (**Attachment 2**).

Vehicular access to the individual lots is proposed to be from Sills Avenue. Confirmation on the exact location of the driveways will be done as part of the Servicing Agreement, but should allow for maximization of street parking by clustering the separate access points to Sills Avenue as close as possible.

A credit toward the Development Cost Charges is applicable to the Sills Avenue portion of this application, as it applies to the east-west ring road in accordance with policy. The credit may not refund the entire actual cost of both land and construction of this portion of Sills Avenue.

Trees

An Arborist report and tree survey map (**Attachment 5**) have been submitted and reviewed by City staff for the purpose of assessing the existing trees on the subject property for their removal or retention. It should be noted that trees located within the future road extension of Sills Avenue were not assessed, as the construction of the road will necessitate their removal. Compensation for trees within this road right-of-way is not being sought as Sills Avenue is identified in the Area Plan.

City staff conducted a site visit and recommend that of the 43 existing trees on site, four (4) are good candidates for retention as they are in good condition and are located away from potential development. The remaining 39 trees are either in poor condition, located within the development footprint of the subdivision, located within the lands dedicated for Sills Avenue, or affected by the flood protection bylaw and will need to be removed. Because three (3) of these trees are located within the eight (8) meter wide land dedication for the development of Sills Avenue, they are not to be considered in the 2:1 replacement count. As summarized in the following table, this brings the total number of trees that will need replacing to 36.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	43	-	-	-
Trees To be Retained	4	-	-	To be protected during construction.
Within the dedicated lands for Sills Avenue	3	N/A	None, as the road is required by the Area Plan	Located within excavation and construction zones for roadworks. These trees to be further assessed as part of the SA process.
Overall poor condition, within Single-Family building envelope or grade elevation requirements	36	2:1	72	To be removed, due to conflicts with proposed building locations, poor health, or structure of the trees.

In accordance with City policy, a 2:1 tree replacement ratio is required. Of the 36 trees that are to be removed, 72 will need to be planted in replacement. This results in an average of nine (9) replacement trees per lot. The planting of nine (9) trees per lot would take up substantial space and limit the allowable developable area. Because of this, staff is recommending the optimum number of five (5) trees be planted on each proposed lot to help ensure the survival of the trees in the younger years. The trees that are to be retained will not be included in this count.

Number of New Trees to be Planted per Lot

Proposed Lot Numbers	Number of new trees	
1,2,3,5,6 and 7	5 per lot = 30 trees	36 new trees plus 4 retained = 40 total trees
4	1 retained tree plus 4 new trees = 5 trees	
8	3 retained trees plus 2 new trees = 5 trees	
Summary	72 trees required 36 new trees to be planted on the proposed lots 36 tree shortfall	

The 36 remaining trees can be provided through a voluntary payment towards the City's Tree Compensation Fund which the applicant has agreed to provide. Therefore, based on a payment of \$500 per tree, the total contribution to the Tree Compensation Fund is \$18,000.00.

There is one off-site tree that is located on City property that has an impact on this site. This Holly tree is listed in fair condition in the Arborist Report, but is located within the future road right-of-way as part of the Neighbourhood Plan. City staff have reviewed this tree and

recommend its removal. As compensation for this tree, a voluntary cash-in-lieu payment of \$1,300.00 is payable to the City's Tree Compensation Fund.

To ensure the 36 new trees to be planted will survive for a minimum of one year, a security in the form of cash or a letter of credit in the amount of \$18,000.00 (\$500.00 per tree) is to be submitted prior to the adoption of rezoning.

Analysis

Proposed Zoning to Single Detached (ZS14) – South McLennan (City Centre)

The proposal to develop single-family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). The policy permits the 11.3 m wide lots which front an east-west road, and a minimum 13 m wide for corner lots. The proposal also meets the minimum lot area requirements of the ZS14 zone.

Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant has opted to provide a voluntary contribution of \$1 per buildable square foot of density for all new lots in relation to the proposed zone. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$12,510.00.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that:

- Upgrades to the existing storm system along both Bridge Street and Sills Avenue frontages is required;
- A water analysis is not required. Fire flow calculations are to be submitted at the Building Permit stage; and
- Sanitary analysis and upgrades are not required.

The applicant has agreed to undertake the storm system upgrades. Detailed information on the required work has been provided to the applicant's team and will be outlined as part of the Servicing Agreement.

Servicing Agreement and Subdivision

The applicant is to make a separate application for a Servicing Agreement. Some of the notable improvements include:

- Road construction for Sills Avenue to meet with the works done to the development to the south;
- Frontage improvements to include curb and gutter, boulevard and sidewalk in accordance with City standards along Bridge Street and Sills Avenue fronting the subject properties;
- Offsite upgrades to the existing storm system to accommodate the additional lots; and
- Provide water, storm and sanitary services to all the proposed lots, in addition to hydro, telephone and cable.

The applicant has made their Subdivision application and is currently under review.

Financial Impact

None expected.

Conclusion

The proposed rezoning for the eight (8) lot subdivision meets the requirements of the OCP (McLennan South neighbourhood plan) as well as the zoning requirements set out in the "Single Detached (ZS14) – South McLennan (City Centre)". The proposed road configuration is consistent with the neighbourhood plan and staff is confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 12-596719 proceed to first reading.



David Johnson
Planner 2
(604-276-4193)

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Survey proposal of the subdivision
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Tree Survey Map
- Attachment 6: Conditional Rezoning Requirements



RZ 12-596719

CNCL - 216

Original Date: 01/12/12

Amended Date:

Note: Dimensions are in METRES





City of Richmond

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

Development Application Data Sheet

RZ 12-596719

Address: 7091 and 7111 Bridge Street

Applicant: Parkland Developments Ltd.

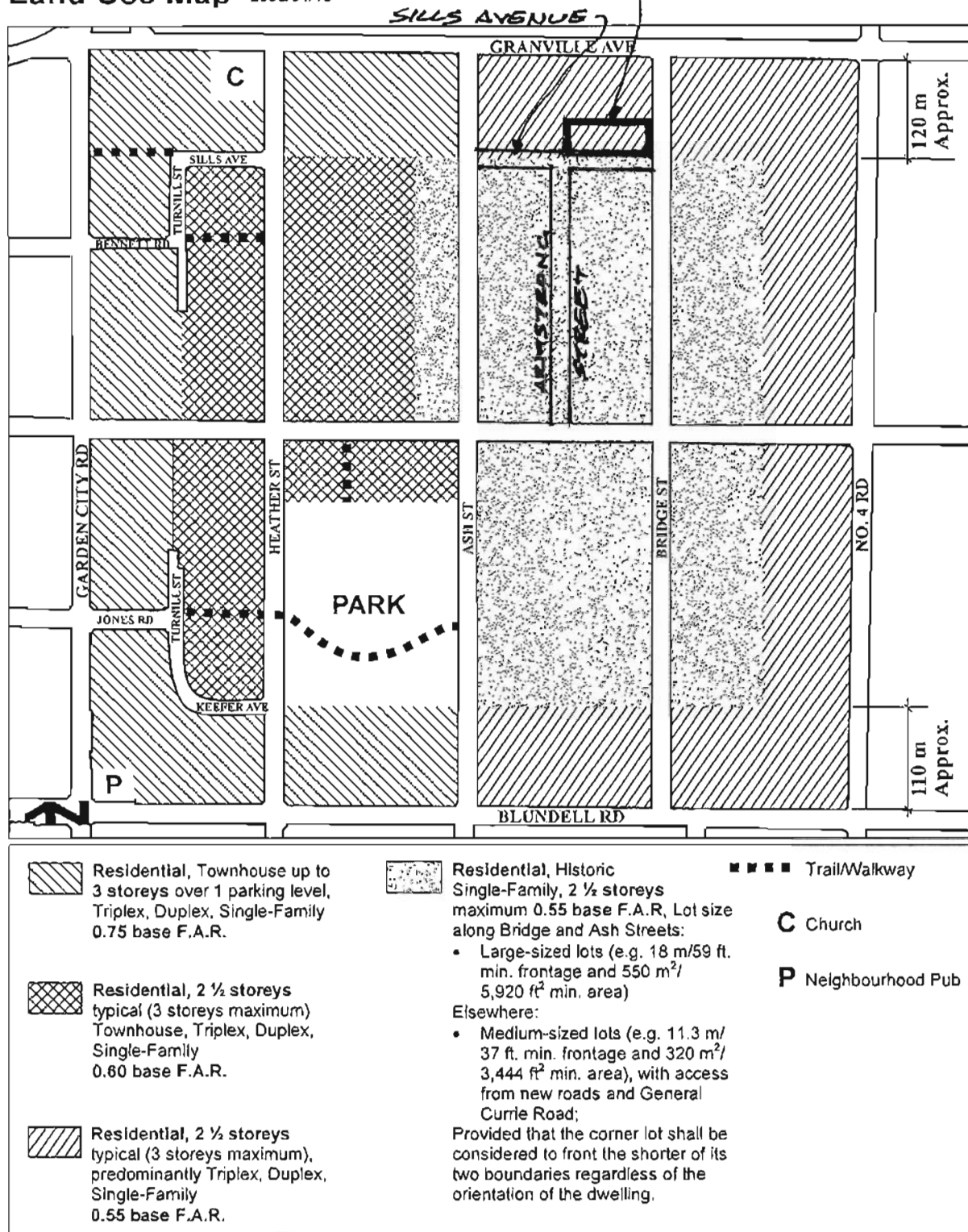
Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Parkland Developments Ltd.	Parkland Developments Ltd.
Site Size (m ²):	3,530.0 m ²	2,803.0 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 8.0 m wide dedicated right-of-way (Sills Avenue) along the site's south edge for road, complete with 4m x 4m corner cut at Bridge Street.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	2 single-family dwellings	8 single-family dwellings

On Future Subdivided Lots	Bylaw Requirement (ZS14)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR for the first 464.5m ² of lot size, then 0.30 FAR for the remainder. Plus additional areas for covered areas, off-street parking, and floor area above garage.	0.55 FAR as no proposed lots exceed 464.5m ²	none permitted
Lot Size (area)	Min. 320.0 m ²	Min. 345.0 m ²	none
Lot Size (width)	11.3 m 13.0 m at corner lot	7 lots at 11.34 m 1 corner lot at 13.03 m	none

City of Richmond

Land Use Map

Bylaw 7892
2005/04/18SUBJECT SITE
7091 & 7111 BRIDGE ST.

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnmill Street are commonly referred to as the "ring road".

INDICATED

ALL TREES NOTED TO BE REMOVED

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

POSTS 2.4m O.C.
TYP. (2.5m)

204 (min) WOOD POST

PLASTIC SNOW FENCE FINALLY APPROVED TO WOOD FENCE

PROTECT 3M X 3M
SET~BACK. TREE
WELL REQUIRED.

STRATA PLAN BCS2131

257412

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

107

157

"CULTURE N 76' OF
"VISION: LOT 3 BLK

DLING
TO ~~RE~~
ED BY
CT
ST.

ROAD DEDICATION

SILLS AVENUE

OFF-SITE TREE
TO BE REMOVED

IN CONFLICT
WITH SERVICE
AND
RE-GRADING
REFER TO
DEPARTMENT
FOR REMOVAL

BRIDGE STREET

06

Conditional Rezoning Requirements

7091 and 7111 Bridge Street RZ 12-596719

Prior to final adoption of Zoning Amendment Bylaw 8886, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 8.0 meter road dedication along the entire south property line for the provision of constructing Sills Avenue, including an additional 4.0 meter x 4.0 meter corner cut for Sills Avenue and Bridge Street.
3. City acceptance of the developer's offer to voluntarily contribute \$18,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. This contribution is based on the shortfall of trees to be planted in accordance with the City's 2:1 replacement policy.
4. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. This contribution is based on the replacement of the tree located on City property that affects the development of the subject lands.
5. Submission of a Tree Survival Security to the City in the amount of \$18,000.00 for the 36 replacement trees to be planted on the proposed lots.
6. 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.
7. Registration of a flood indemnity covenant on title.
8. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$12,510.00) to the City's Affordable Housing Reserve Fund.

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 proposal to build a secondary suite on three (3) of the eight (8) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

9. Enter into a Servicing Agreement* for the design and construction of frontage improvements to Bridge Street and Sills Avenue, along with site servicing and upgrades to the City's storm sewer system. Works include, but may not be limited to:
 - a) Design & construction of half road construction along the entire frontage on Sills Avenue, and half road upgrading along the entire frontage on Bridge Street.
 - b) Works on Sills Avenue to include, but not limited to: road widening (based on 8.5m pavement width), curb & gutter, 1.5m conc. sidewalk, grass & treed blvd., and "Zed" street lighting.
 - c) Works on Bridge Street to include, but not limited to: road widening, curb & gutter, a 3.85m grass & treed boulevard complete with hydro/telephone preducting, a 1.5m sidewalk (0.31m off the P.L.), and "Zed" street lighting to match existing improvements immediately north of the subject site.
 - d) Design to include water, storm and sanitary service connections for each lot. Each lot to be serviced with Underground Hydro, Tel. & Cable. Design should also include any upgrading as required via the Capacity Analysis.

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

[Original signature on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8886 (RZ 12-596719)
7091 AND 7111 BRIDGE STREET**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**.

P.I.D. 001-179-853

The North Half of Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-106-881

South Half Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8886**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Comm - April 17, 2012

To: Planning Committee

Date: March 27, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 11-586782

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 6471, 6491 and 6511 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Bylaw No. 8890, for the rezoning of 6471, 6491 and 6511 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY <i>ACTING</i>		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 6471, 6491 and 6511 No. 2 Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of 15 townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North: A large, newer, single-family home on a lot zoned Single Detached (RS1/E);

To the East: Across No. 2 Road, existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Christina Road and Camsell Crescent;

To the South: Older single-family homes on lots zoned Single Detached (RS1/E); and

To the West: Existing single-family dwellings on lots zoned Single Detached (RS1/B) fronting Garrison Court.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along major arterial roads. While the subject block (east side of the 6400 Block of No. 2 Road) is not identified for Multiple-Family Residential Development on the map contained in the Policy, the subject application is being brought forward for consideration based on its own merits. A discussion is being provided under the "Analysis" section of this report.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures as part of the Development Permit process.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$37,010.00.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$13,879.00.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. The owners/residents of the neighbouring property to the north at 6451 No. 2 Road expressed their concerns over the proposed access to the townhouse development being located adjacent to their south property line. The applicant has subsequently revised the site design to propose a driveway access away from the common property line. Transportation staff have no concerns with the proposed location of the entry driveway; the existing boulevard median will limit access and egress to right in/right out turns only.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. A site inspection conducted by the City's Tree Preservation Coordinator revealed that five (5) bylaw-sized trees located on-site are in good condition and are good candidates for retention. However, to successfully retain a 78 cm calliper Pine tree and a 37 cm calliper Colorado Blue Spruce tree in the proposed outdoor amenity area, two (2) townhouse units would need to be deleted from the proposal. Therefore, staff recommend retention of only three (3) of the five (5) bylaw-sized trees on-site which are in good condition (see Tree Protection Plan in **Attachment 4**).

To compensate for the loss of two (2) large conifers on-site, the City's Tree Preservation Coordinator recommends that two (2) new larger calliper conifer replacement trees be provided along the No. 2 Road frontage. These "specimen" replacement trees should be specified at a minimum of 6 m high. Staff will work with the landscape architect to ensure the provision of the larger specimen trees on-site at the Development Permit stage.

In order to ensure that the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to Development Permit issuance. Furthermore, the applicant is required to submit a \$7,500.00 Tree Survival Security for the three (3) protected trees on-site prior to Development Permit issuance.

The City's Tree Preservation Coordinator has also concurred with the Arborist's recommendations to remove an additional 11 bylaw-sized trees on-site that are in poor condition due to significant structural defects (previously topped, cavities and significant inclusions). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 26 replacement trees are required for the removal of 13 bylaw-sized trees on-site. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 31 trees on-site.

Site Servicing

An independent review of servicing requirements (sanitary) has concluded no upgrades are required to support the proposed development.

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel.

Frontage Improvements

Prior to issuance of Building Permit, the developer is to enter into a standard Servicing Agreement to provide the required beautification treatment to the road frontage. Beautification works include relocating the sidewalk to the new property line (a 1.5 m concrete sidewalk) and installing a 1.38 m grassed and treed boulevard behind the existing curb. All works at developers sole cost.

Vehicle Access

One (1) driveway off No. 2 Road is proposed. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties if they ultimately apply to redevelop. A Public Right of Passage (PROP) will be secured as a condition of rezoning to facilitate this.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

Arterial Road Redevelopment Policy

The City's Arterial Road Redevelopment Policy guides residential infill development for properties located along arterial roads and also establishes a set of location criteria and development guidelines to which multiple-family residential development proposals must comply. The subject development site generally complies with all of the location criteria except that it is not on a bus route. Response to the location criteria is provided below in *italics*:

- i. Along a major arterial road and those portions of a local arterial road identified in the OCP.

The subject site is along a major arterial road, which is No. 2 Road.

- ii. On a land assembly with at least 50 m frontage.

The site frontage is 61.9 m, which is greater than 50 m.

- iii. Where the application is not the first one in the block to introduce a new form of development.

This application is the first one in the block, between Walton Road and Garrison Road, to introduce townhouse development. However, considering the entire block between Westminster Highway and Granville Avenue, this application is not the first townhouse development; there are several townhouse developments at the corner of No. 2 Road and Granville Avenue.

Staff recommended consultation with the adjacent property owners to the north, south, and west on the proposed land use and density. The applicant confirmed that they have talked to the owners of 6451 and 6531 No. 2 Road (which are the immediate neighbouring properties to the north and south) in October, 2011 and that these two (2) property owners seemed not to have comments regarding the proposal. The applicant advised staff that they did not approach the property owners to the west.

- iv. At least 50% of the lots along that section of the major arterial road have redevelopment potential (i.e. a frontage of over 18 m and/or a house over 10 years old).

Out of the eight (8) lots along No. 2 Road on this block, seven (7) of them have a frontage over 18 m (except 6397 No. 2 Road with a frontage of 13.72 m). Therefore, more than 50% of the lots along No. 2 Road on this block have redevelopment potential.

- v. Public transit is available.

Currently, there is no public transit servicing this block of No. 2 Road. However, the #410 bus on Granville Avenue is approximately 300 m away and #401 and C94 buses on Westminster Highway are approximately 500 m away, which all are within walking distance.

- vi. The development is within walking distance of commercial services or City community centre.

The development is within walking distance of city community centre. The Thompson Community Centre is about 660 m away from the development.

The proposal is also generally in compliance with the development guidelines for multiple-family residential developments under the Arterial Road Redevelopment Policy. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. All rear units immediately adjacent to the neighbouring single-family dwellings to the west have been reduced in height to two (2) storeys. The front buildings along No. 2 Road have been stepped down from three (3) storeys to 2½ storeys along the side yards and the entry driveway. The building height and massing will be controlled through the Development Permit process.

Although the proposed development does not comply with all of the location criteria, staff support the proposed rezoning application based on the following:

- The proposal is generally in compliance with five (5) of the six (6) location criteria; while the site is not on a bus route, public transit is available within walking distance (under 300 m);
- The proposal is generally in compliance with all of the development guidelines under the Arterial Road Redevelopment Policy;
- Preservation of three (3) of the five (5) healthy bylaw-sized trees on-site which are in good condition;
- Proposing a tree replacement ratio over and above the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) (i.e. 31 replacement trees for 13 trees to be removed);
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and
- Providing a voluntary contribution to the City's Public Art fund.

Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, a variance to allow for a total of 18 tandem parking spaces in nine (9) townhouse units (all fronting No. 2 Road) is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 6471, 6491 and 6511 No. 2 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character; opportunities to reduce the massing of the end units;
- Review of the location and design of the convertible unit and other accessibility/aging-in-place features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Ensure there is adequate private outdoor space in each unit; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 15-unit townhouse development is generally consistent with the Official Community Plan (OCP) regarding developments along major arterial roads and meets the zoning requirements set out in the Low Density Townhouses (RTL4) zone. Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file).

On this basis, staff recommends support for the rezoning application.



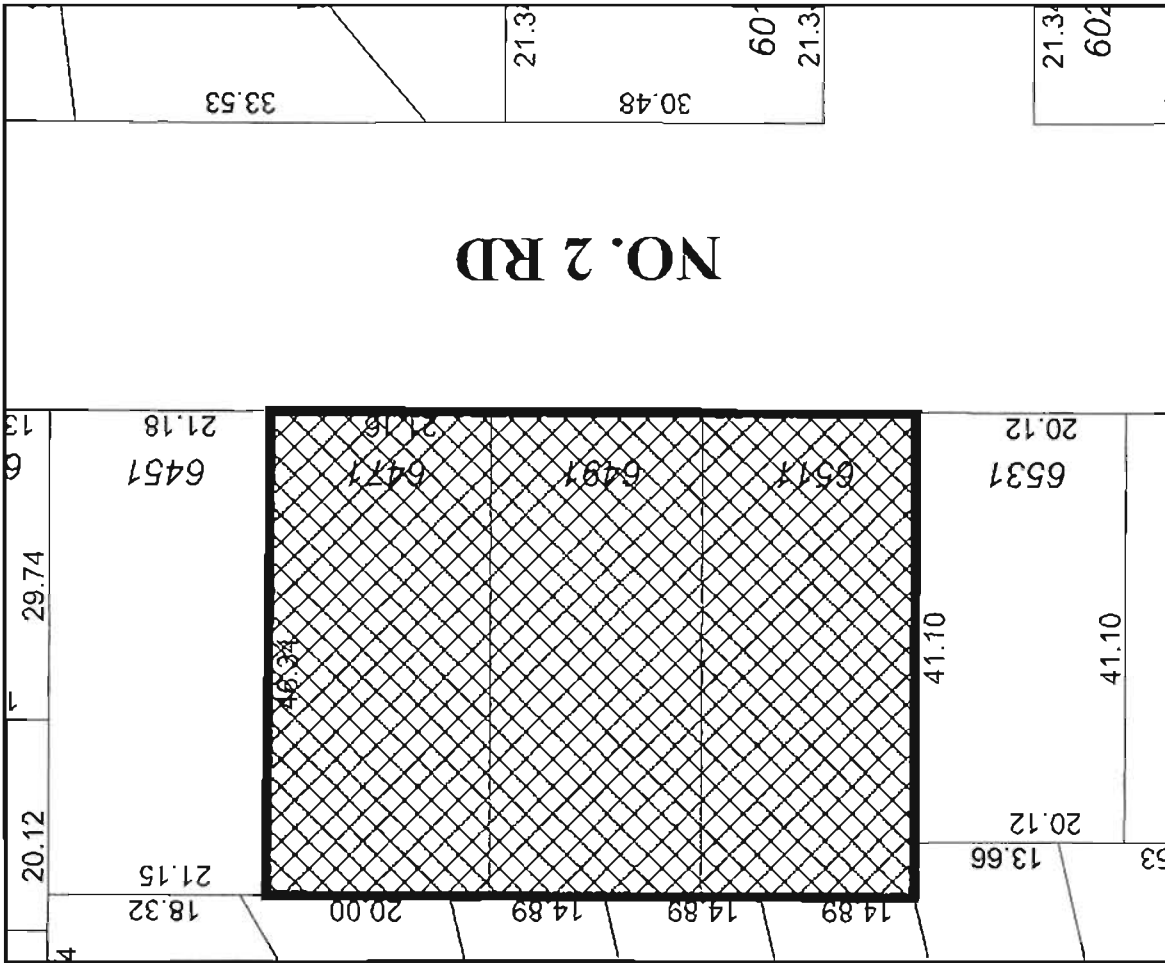
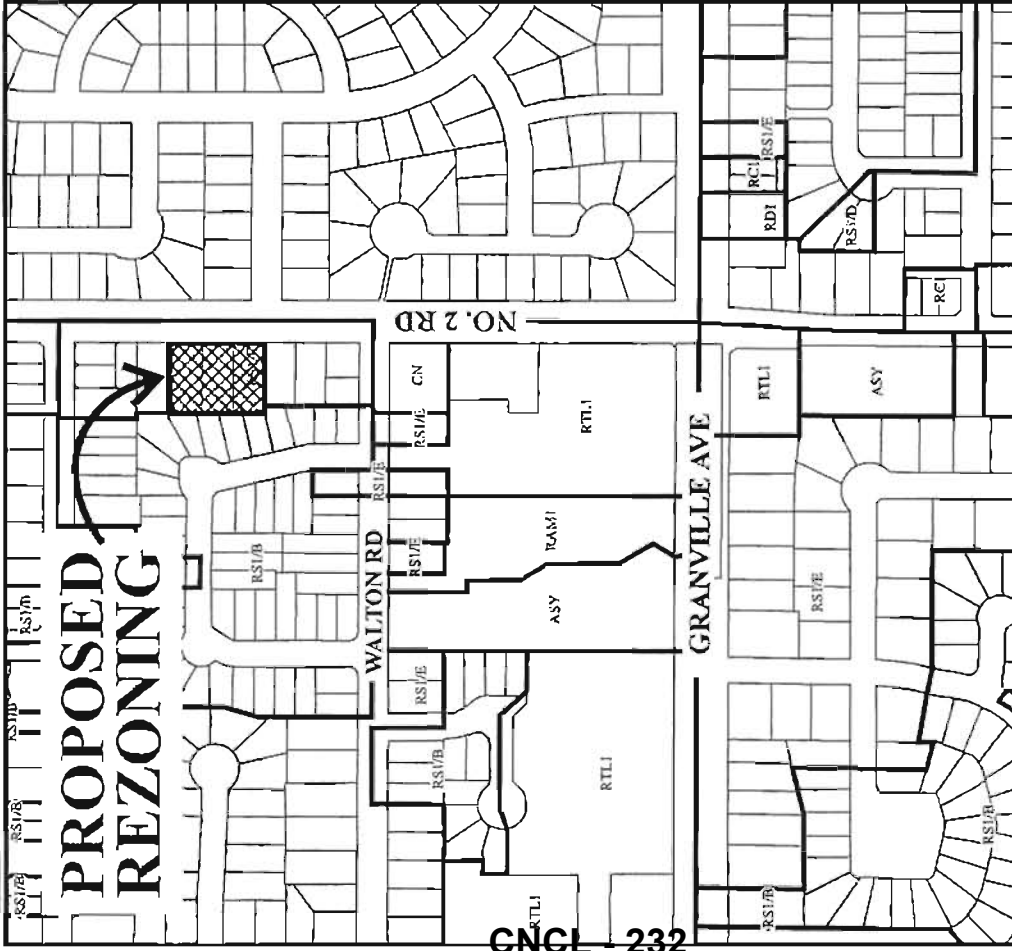
Edwin Lee
Planner I
(604-276-4121)

EL:blg
Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Preservation Plan
Attachment 5: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING

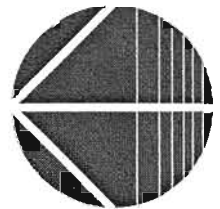


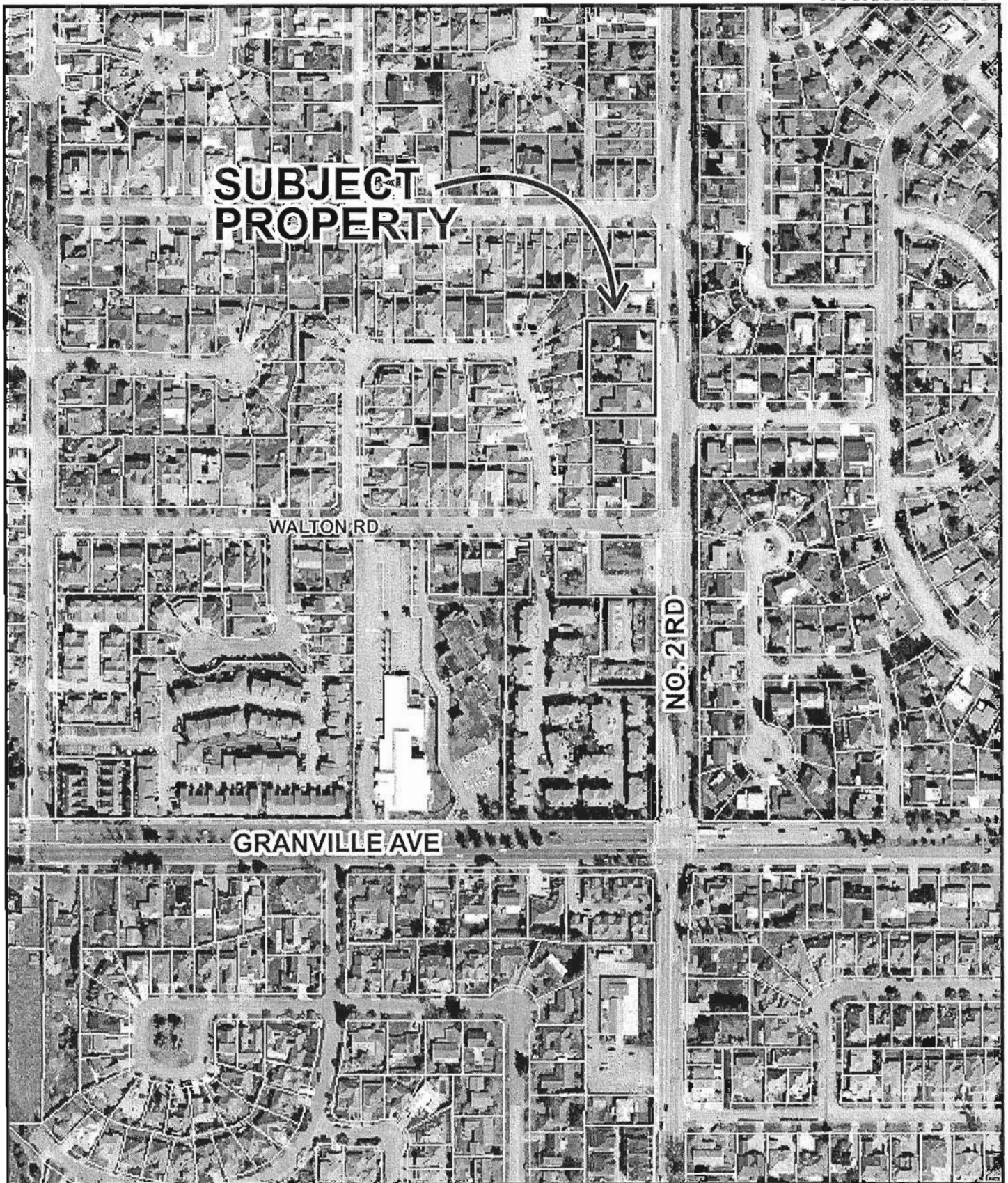
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Revision Date:

Note: Dimensions are in METRES

RZ 11-586782





RZ 11-586782

CNCL - 233

Original Date: 08/17/11

Amended Date:

Note: Dimensions are in METRES



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ARCHITECT INC.**

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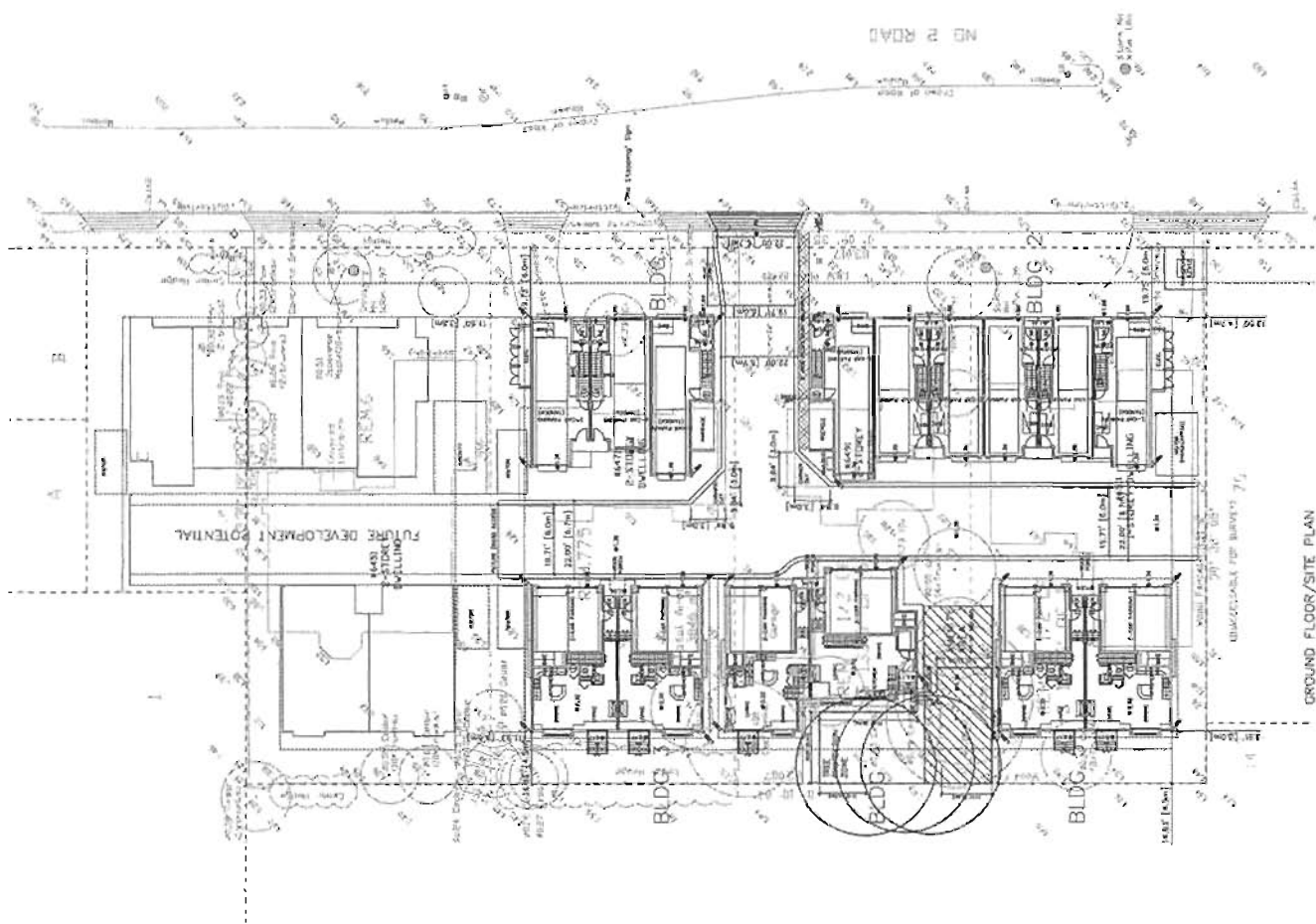
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Project Name: 15-UNIT TOWNHOUSE DEVELOPMENT
Project Location: 6451/6491/6511 NO.2 ROAD, RICHMOND, BC
Project Date: 2012.03.01
Project Status: IN PROGRESS

Comments:

Project Title:
15-UNIT TOWNHOUSE
DEVELOPMENT
6451/6491/6511
NO.2 ROAD
RICHMOND, BC

Sheet Title:
SITE PLAN

Scale:
1/4" = 1'-0"
1/8" = 1'-0"
1/2" = 1'-0"
1" = 1'-0"
Project Number:
A01

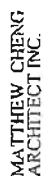


GROUND FLOOR/SITE PLAN

FUTURE DEVELOPMENT: 6451/6597 NO.2 ROAD

FLOOR AREA RATIO:	REQUIRED/ALLOWED:	PROPOSED:
LOT COVERAGE:	0.600 (8965.28SF) 0.400 (5976.86SF)	0.58 (8635.67SF) 0.37 (5457.03SF)
SETBACK-FRONT YARD:	MIN. 6m	19.73' (6.001m)
SETBACK-SIDE YARD (NORTH):	MIN. 3m	12.00' (3.66m)
SETBACK-SIDE YARD (SOUTH):	MIN. 3m	10.14' (3.09m)
SETBACK-REAR YARD:	MIN. 3m	14.83' (4.520m)
HEIGHT: (m)	12.0m	39.47' (12.00m)
LOT SIZE:	14942.14SF (1,368.17SM)	

SITE AREA:	EXISTING:	PROPOSED:
LAND USES:	30841.80SF (2865.30SM) SINGLE DETACHED TOWNHOUSE	30841.80SF (2865.30SM) TOWNHOUSE
DCP DESIGNATION:	LOW-DENSITY RESI	LOW-DENSITY RESI
ZONING:	R51/E	R11.3
NUMBER OF UNITS:	3	15
FLOOR AREA RATIO:	REQUIRED/ALLOWED:	PROPOSED:
LOT COVERAGE:	0.600 (18505.08SF) 0.400 (12336.72SF)	0.600 (18505.08SF) 0.398 (12260.11SF)
SETBACK-FRONT YARD:	MIN. 6m	19.73' (6.001m)
SETBACK-SIDE YARD (NORTH):	MIN. 3m	11.60' (3.536m)
SETBACK-SIDE YARD (SOUTH):	MIN. 3m	9.91' (3.021m)
SETBACK-REAR YARD (WEST):	MIN. 3m	14.83' (4.520m)
HEIGHT: (m)	12.0m	39.47' (12.00m)
LOT SIZE:	30841.80SF (2865.30SM)	
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	30 AND 3	30 AND 3
OFF-STREET PARKING ACCESSIBLE:	1	1
OFF-STREET PARKING TOTAL:	33	33
TANDEM PARKING SPACES:	NOT PERMITTED	38
INDOOR AMENITY SPACE:	MIN. 60SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 90SM (968.75SF)	9715F (90.25M)

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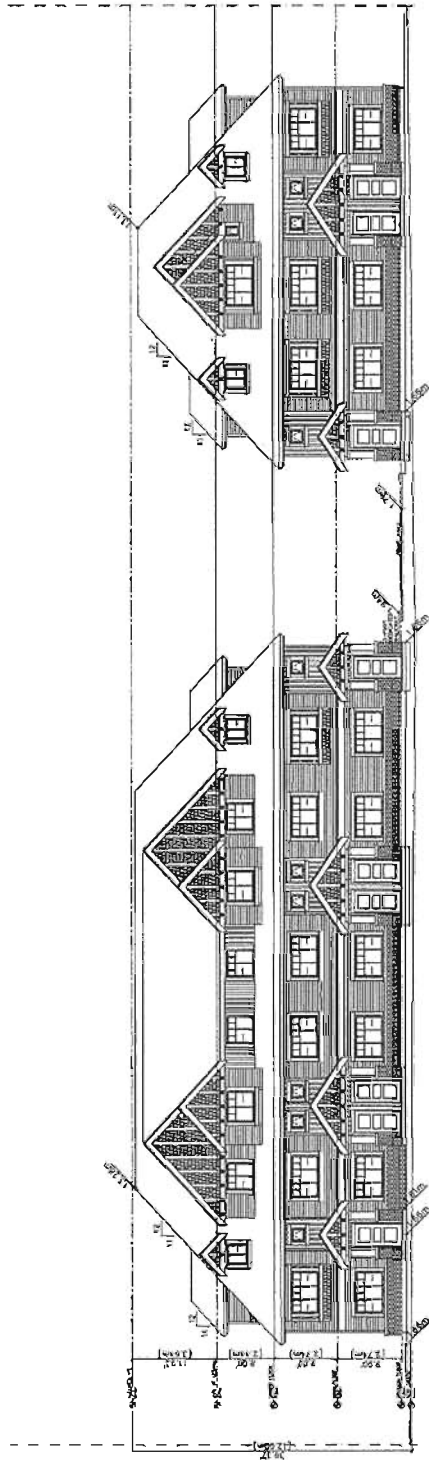
5-UNIT TOWNHOUSE
DEVELOPMENT
5471/6491/6511
NO.2 ROAD
RICHMOND, BC

MAIN FLOOR PLAN &
UPPER FLOOR PLAN

NAME	
HC/SG	
Project #	
MC	
Grade	
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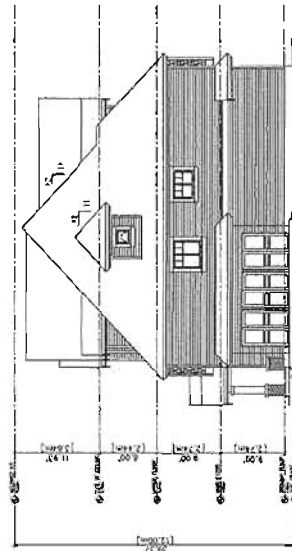
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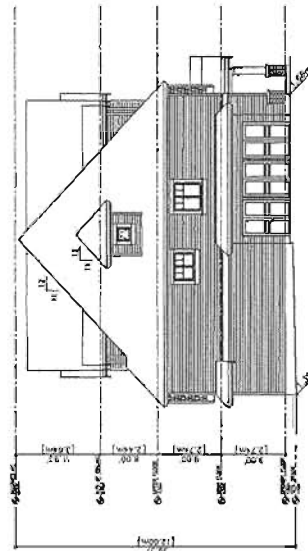


BUILDING 1

BUILDING 2
ELEVATION (FRONTING NO.2 ROAD)



BUILDING 1 NORTH ELEVATION



BUILDING 2 SOUTH ELEVATION
SIDE ELEVATIONS

محل اقامه
ELEVATIONS

**15-UNIT TOWNHOUSE
DEVELOPMENT**
6471/6491/6511
NO.2 ROAD
RICHMOND, BC

Design:	MS/DC
Checked:	MC
Drawing:	1/8"
Project:	
Revision:	
DATE:	
DATE:	

MAR 20 2012	A03
<i>Robert D. Clark</i>	
MAR 20 2012	

[illegible]PROJECT
15-UNIT TOWNHOUSE
DEVELOPMENT

6471-6511 No 2 Road
RICHMOND, BC
With Matthew Chong

1101 DE ANVERS

LANDSCAPE
PLAN

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W. J. G. M. van den Brink	2000

2006-06-01 2006-06-01

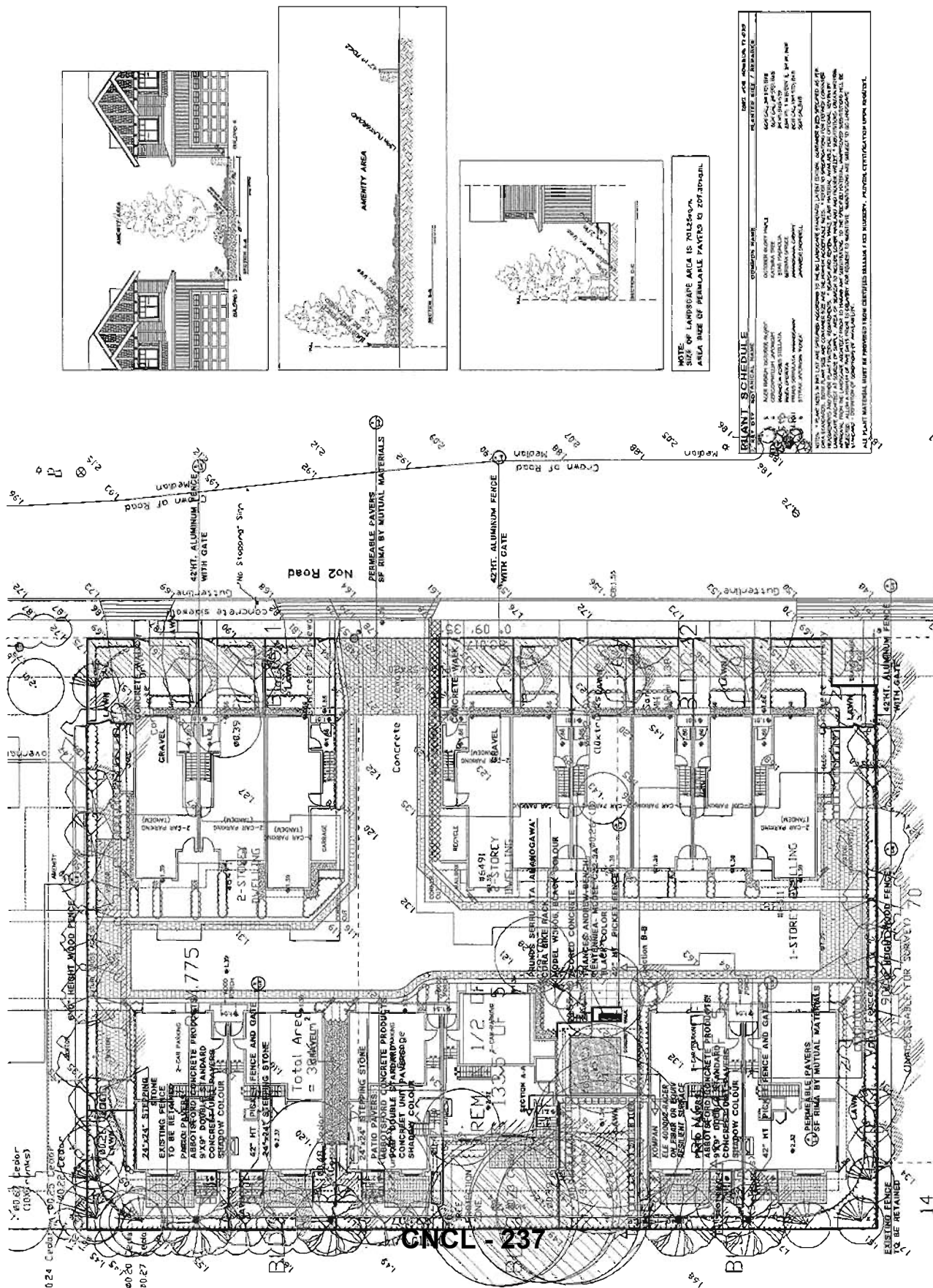
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1400 S. 10TH AVE. SUITE 100
RICHMOND, VA 23262
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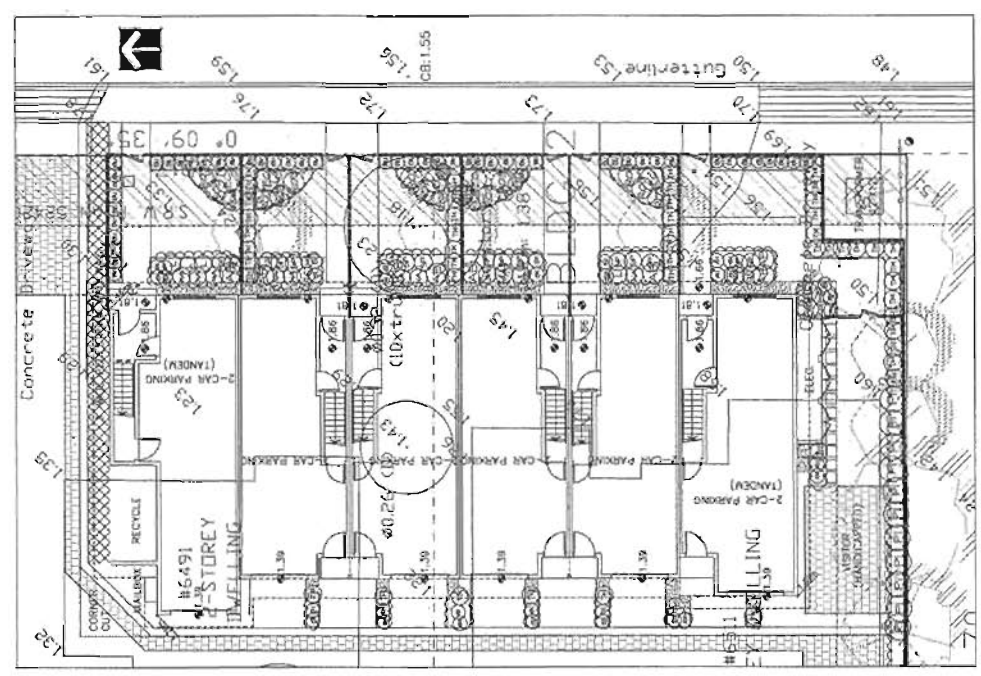
REVISION

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8	01/15/13	ISSUED FOR PERMIT	MM	MM
9	01/15/13	ISSUED FOR PERMIT	MM	MM
10	01/15/13	ISSUED FOR PERMIT	MM	MM

PROJECT
15-UNIT TOWNHOUSE DEVELOPMENT
6471-6511 RD 2 ROAD
RICHMOND, VA
With Matthew Chong Architects Inc.
DATE: 01/15/13
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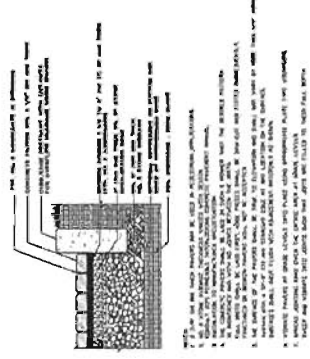
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PROJECT NAME: 15-UNIT TOWNHOUSE DEVELOPMENT
SHEET NO.: 12 OF 12

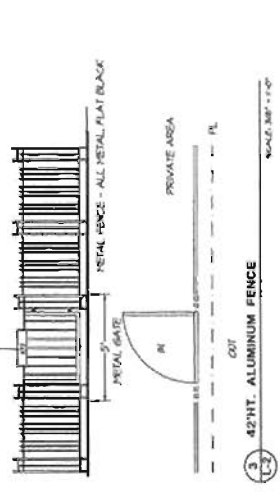
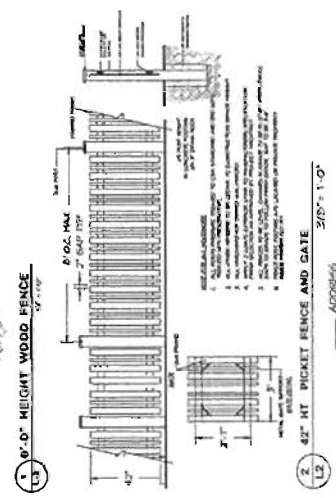


LANDSCAPE ENLARGEMENT

SCALE 1/8" = 1'-0"



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- SHRUB PLANT LIST
- AB ABELIA EDWARD GOUCHER
 - BW BUXUS MICROPHYLLA 'WINTER GEM'
 - CO CHOISTA TERNATA 'SANDANCE'
 - NA NANNIA DOMESTICA 'FIREPOWER'
 - PI PERIS JAPONICA 'MOUNTAIN FIRE'
 - SP SPIRAEA JAPONICA 'LITTLE PRINCESS'
 - TH THUJA OCCIDENTALIS 'SHARBOUR'
 - VD VIBURNUM DAVIDII
 - KF GALANAGROSTIS A. KARL FORSTER
 - SI PENNSETUM ALPICOLOIDES 'HAMELIN'
 - U ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'
 - CV CALLUNA VULGARIS 'DARK BEAUTY'
 - L LONGICORA PILEATA
 - VD VIBURNUM DAVIDII



City of Richmond

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

Development Application Data Sheet

RZ 11-577561

Attachment 3

Address: 6471, 6491 and 6511 No. 2 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Thompson

	Existing	Proposed
Owner:	Jagroop S. Bhullar, Nirinder K. Bhullar, and Salindran K. Bhullar	To be determined
Site Size (m ²):	2,865.3 m ² (30,841.8 ft ²)	2,865.3 m ² (30,841.8 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low-Density Townhouses (RTL4)
Number of Units:	3	15
Other Designations:	N/A	No Change

On Future Development	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (North) (m):	Min. 3 m	3.0 m min.	none
Setback – Side Yard (South) (m):	Min. 3 m	3.0 m min.	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Development	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 50 m wide x 35 m deep	Approx. 61.9 m wide x 46.3 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33	33	none
Tandem Parking Spaces:	not permitted	18	variance requested
Handicap Parking Spaces:	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	19 (Class 1) and 3 (Class 2) min.	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$15,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 15 units = 90 m ²	90 m ² min.	none

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



	MS. DATE	DESCRIPTION	END.
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2	CASH ON HAND	NEW STATE PLAN	END
3	RECEIVABLES	NEW STATE PLAN	END
4	PAYABLES	NEW STATE PLAN	END
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91	EQUITY	NEW STATE PLAN	END
92	LIABILITIES	NEW STATE PLAN	END
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100	LIABILITIES	NEW STATE PLAN	END

**15-UNIT TOWNHOUSE
DEVELOPMENT**
66471-65111 No 2 Road
RICHMOND, BC

**With Matthew Oring
Architects Inc.**

Abstract

**TREE MANAGEMENT
PLAN**

1000

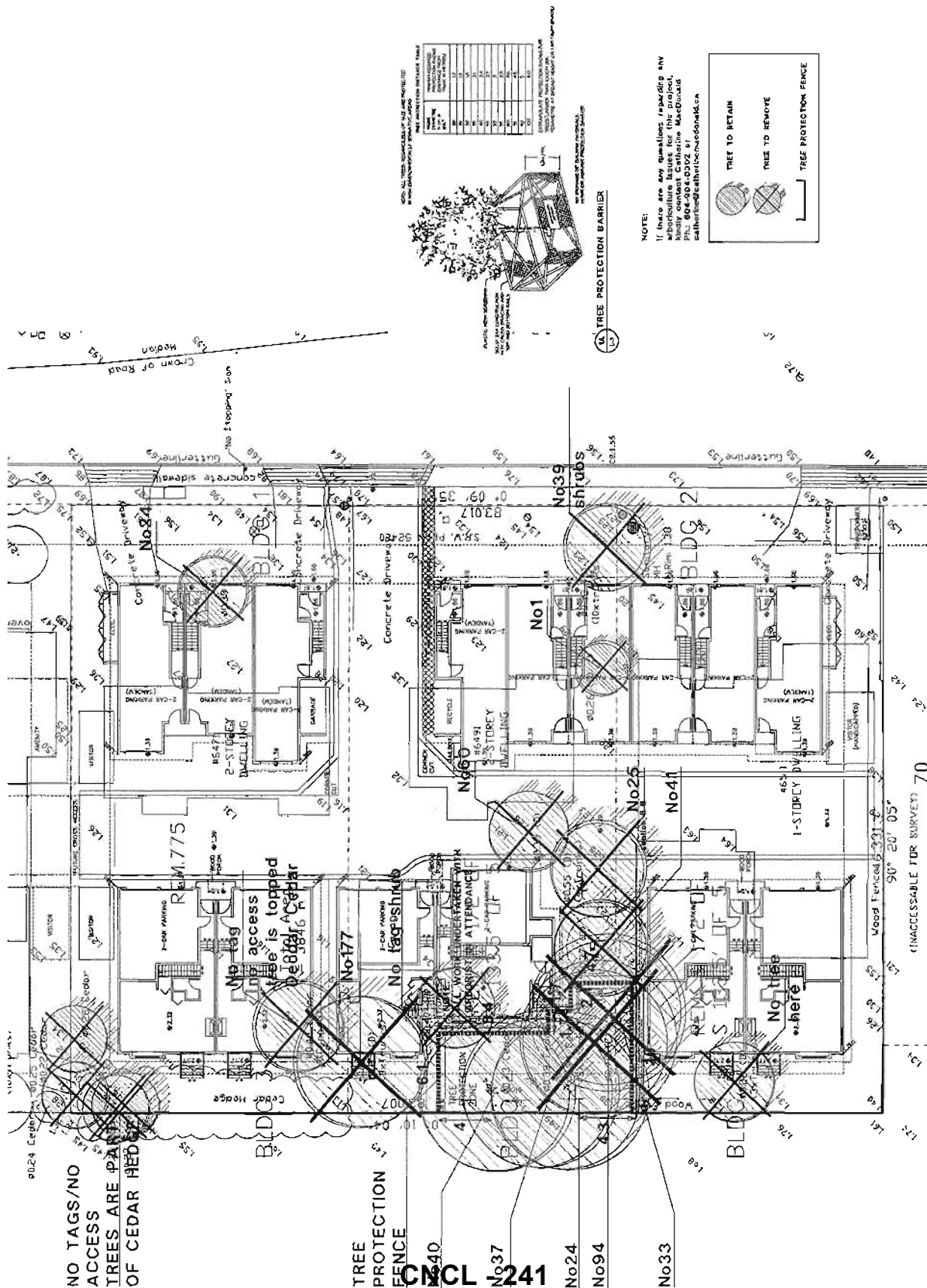
73

OF INVENTION

Page 3 of 3

124025

ATTACHMENT 4





City of Richmond

Rezoning Considerations

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

Address: 6471, 6491, and 6511 No. 2 Road

File No.: RZ 11-586782

Prior to final adoption of Zoning Amendment Bylaw 8890, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of an aircraft noise sensitive use covenant on title.
3. Registration of a flood indemnity covenant on title.
4. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future townhouse developments to the north and south.
5. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$13,879.00) to the City's public art fund.
6. Contribution of \$1,000 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$37,010.00) to the City's affordable housing fund.
9. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
10. 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 developer is required to:

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

1. 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.
2. Submission of a Tree Survival Security to the City in the amount of \$7,500.00 for the three (3) trees to be retained. 50% of the security will be released at Final Inspection of the Building Permits of the affected site and the remaining 50% of the security will be released two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.

Prior to Demolition Permit Issuance, 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.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$13,000) to ensure the replacement planting will be provided.

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

1. Enter into a Servicing Agreement* for the design and construction of a new 1.5m concrete sidewalk installed along the entire frontage, on the west property line of No 2 Road, including a 1.38m wide grass and treed boulevard (existing sidewalk to be removed). Design to include water, storm & sanitary connections as required.
2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8890 (RZ 11-586782)
6471, 6491, AND 6511 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. 003-301-222

Lot 775 Except: Part Subdivided by Plan 65414 Section 12 Block 4 North Range 7 West
New Westminster District Plan 63264

P.I.D. 004-248-287

North half of the south 133.5 feet Lot 5 Except: Part Subdivided by Plan 65414 Section
12 Block 4 North Range 7 West New Westminster District Plan 1506

P.I.D. 002-684-535

South half of the south 133.5 feet Lot 5 Except: Firstly: Part Subdivided by Plan 63005
and Secondly: Part Subdivided by Plan 70767; Section 12 Block 4 North Range 7 West
New Westminster District Plan 1506

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8890**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



City of Richmond

Report to Committee Planning and Development Department

To: Planning Comm. April 17, 2012

To: Planning Committee

Date: April 2, 2012

From: Brian J. Jackson
Acting General Manager, Planning and
Development

File: ZT 11-593771

Re: Application by Townline Gardens Inc. for a Zoning Text Amendment to the
Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) Zoning District at
10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (The
Gardens Development Lands)

Staff Recommendation

That Bylaw No. 8891, to amend the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” zoning district, be introduced and given first reading.

Brian Jackson

Brian J. Jackson
Acting General Manager, Planning and Development

BJ:ke

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>Brian Jackson</i>
Community Social Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Project Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

This report:

1. Proposes minor text amendments to the existing Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district to introduce commercial use floor area maximums and increase the number of storeys from 4 to 5 still within the 20m overall height allowed by the existing zoning bylaw for one building.
2. Formalizes the relocation of the proposed future child care facility from the Gardens development lands to the City-owned site at 10640 No. 5 Road previously agreed to by City Council and brings forward modifications and revisions to the existing legal agreement registered on title of 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (the Gardens development lands) as a result of the relocation.

For reference, a site plan of the Gardens development lands is contained in **Attachment 1**.

Findings of Fact

The Gardens development lands received final rezoning adoption on July 25, 2011 (RZ 08-450659). A Development Permit (DP 10-544504) for Phase 1 of the project at 10880 No. 5 Road (Lot 1) was issued by Council on July 25, 2011. Staff are currently reviewing a Development Permit application (DP 12-599057) at 10820 No. 5 Road.

The area of land contained in the Agricultural Land Reserve (ALR) was subdivided and transferred to the City as part of the fulfillment of rezoning considerations for the development land (RZ 08-450659). On March 14, 2011, a rezoning approval was granted for 10640 No. 5 Road to rezone the front portion of the site to an Assembly (ASY) zoning district (RZ 10-546755). The rezoning application facilitated development of a residential sales centre and relocation of the Coeverden Castle on the City-owned land by the developer.

Currently, neither the Gardens development lands nor the City-owned site at 10640 No. 5 Road has an existing child care facility in operation. This report formalizes the location of the future child care facility on the City-owned site directly to the north of the Gardens development lands, which is being provided by the developer to fulfill obligations associated with the rezoning of the development lands.

1. Proposed Text Amendments to Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) Zoning District

Proposed Amendments to ZMU18

Minor amendments to the existing ZMU18 zoning district, which is the zoning in place for all lots forming part of the Gardens development lands, are summarized in the following table:

	Existing Zoning Regulations	Proposed Amendments
Permitted Density	<ul style="list-style-type: none"> Identifies a maximum floor area allocated for residential use development (53,511 sq.m). Identifies a maximum floor area ratio (1.43 FAR) applicable to the entire development lands. 	<ul style="list-style-type: none"> Maintain existing maximum floor areas for residential use at 53,511 sq.m. Maintain existing Floor Area Ratio of 1.43 FAR over the entire development lands based on net site area. Add a provision to establish maximum floor areas for commercial use at 9,000 sq.m.
Permitted Heights	<ul style="list-style-type: none"> Identifies a maximum height for buildings of 20m and not more than 4 storeys over a parking structure for buildings located within 90m of No. 5 Road. 	<ul style="list-style-type: none"> Maintain the existing 20m maximum height limitation for buildings located within 90m of No. 5 Road. Revise height provisions to allow for an increase of 4 to 5 storey building on 10820 No. 5 Road (Lot C).

Rationale and Analysis

Inclusion of Density Provisions

The existing ZMU18 zoning district has existing provisions that place a maximum floor area that can be allocated to residential use over the entire development lands (bounded by the ALR boundary, Highway 99, Steveston Highway and No. 5 Road). This provision will remain and will not be changed as part of the proposed text amendment.

The current zoning district does not include provisions of establishing maximum floor area for commercial uses throughout the development lands. Based on the issued Development Permit for 10880 No. 5 Road (DP 10-544504) and the Development Permit application at 10820 No. 5 Road (DP 12-599057), approximately 7,000 sq.m of commercial space floor area will be developed as part of the initial phases of project build-out. Townline Gardens Inc. has requested that the maximum floor area that is to be allocated to commercial use over the entire development lands be 9,000 sq.m, which would encompass all commercial floor areas proposed on the development lands. The proposed zoning provision identifying a maximum floor area for commercial use supports the mixed-use residential and commercial development model associated with the Gardens development.

Placing a maximum floor area for commercial use over the entire development lands assists in accurately assessing land for taxation purposes by the BC Assessment Authority (BCAA). Without a commercial floor area maximum contained within the zone, the developer has indicated that the BCAA approach is to tax the remaining development lands as though they are being developed strictly for commercial and business use. This approach does not recognize the mixed residential and commercial development model for the project. Inclusion of specific maximum floor areas for commercial use in the zoning will assist in the accurate taxation of the site to be reflective of a mixed residential and commercial development.

Height (Building Storey) Amendment

Staff are currently reviewing the Development Permit application for 10820 No. 5 Road (DP 12-599057 - Lot C; Building D) involving a mixed-use development with commercial floor area at grade and low-rise residential building over-top of structured parking. The proposed amendment does not impact existing 20 m maximum height limitations contained in the zone that will remain unchanged. The proposed amendment increases the number of storeys from 4 to 5 for the building. The additional fifth storey is able to be accommodated as a result of the developer switching from wood frame (originally envisioned at rezoning) to concrete construction, which reduces clearance distances between floors and enables space to accommodate an additional storey within the existing 20m building height limitation.

Currently, the Development Permit drawings identify a building height of approximately 17.7 m to the roof parapet of the fifth storey of the building and an approximate height of 19.4 m to the top of the elevator roof enclosure. City staff are satisfied that the additional fifth storey massing of the building is designed and set back appropriately. Further review of the form, massing, urban design and architectural detailing of this project will be fully assessed through the Development Permit application process.

Preliminary building elevation drawings of Building “D” associated with the Development Permit at 10820 No. 5 Road (DP 12-599057) with fifth storey building elements highlighted for reference purposes is shown in **Attachment 2**.

2. Relocation of the Child Care Facility from the Gardens Development Lands to City-owned Land at 10640 No. 5 Road and Related Modifications to the Existing Legal Agreement on the Gardens Development Lands

Background

Through the rezoning of the Gardens development lands, provisions for the developer to provide a 37-space child care facility prior to 67% of the maximum build-out was secured as a rezoning consideration. The general developer obligations at the time of rezoning were as follows:

- Developer to provide and build a 37-space child care facility (including all indoor, outdoor and parking areas) at its sole cost.
- Adherence to the “Child Care Facility Terms of Reference – Developer Requirements” (**Attachment 3**) to identify project parameters agreed to by the City and developer.
- Agreements to ensure that once the child care facility and all accessory uses (i.e., parking and outdoor spaces) are completed, ownership of the facility will be transferred to the City.

Existing Legal Agreement Registered on the Gardens Development Lands

To secure a developer-provided child care facility, a legal agreement was registered on the Gardens development lands that limited build out of the site to 67% of the maximum permitted buildable floor area until such time that construction and transfer of ownership to the City of the child care facility is completed. When the developer obligations of providing the child care facility are met, the City would discharge the legal agreement, enabling full build-out of the project.

The above referenced legal agreement was secured and registered on title of the Gardens development lands through the prior rezoning approval process.

Relocation of Future Child Care Facility from the Development Lands to City-owned Land

City staff and the developer have reviewed options for the required child care facility and determined a viable option to provide a child care facility on the neighbouring adjoining City-owned lands at 10640 No. 5 Road that also is able to meet existing developer obligations.

The proposal to change the location of the future child care facility from the Gardens development lands to the neighbouring City-owned lands to the north is summarized as follows:

- Utilize the existing residential sales centre building and Coeverden Castle (relocated onto the City-owned lands by the developer) as the future child care facility.
- Once use of the existing building (constructed by the developer) as a residential sales centre office is complete, undertake conversion of the former sales centre building and castle to a child care facility (including outdoor spaces).
- Develop the child care facility and all required outdoor spaces, interior finishing and parking spaces in accordance with the existing obligations secured for the child care facility at rezoning.
- All costs associated with the conversion and repurposing the existing sales centre and castle building to a child care facility will be at the developer's sole cost.

Previous ALR Land Use and Rezoning Approvals

In 2011, Richmond City Council and the Agricultural Land Commission (ALC) approved a non-farm use application (AG 11-558240) for the parking lot and landscaped area located to the immediate north of the residential sales centre and castle building, which are located in the ALR. ALR non-farm use approval of the portion of the site containing the buildings was not required as this land is exempt from the ALC Act.

Council approved a rezoning application (RZ 10-546755) on March 14, 2011 to rezone the front portion of the ALR portion of land associated with the Gardens site (that was transferred to the City as part of the rezoning) to an Assembly (ASY) zoning district. The rezoning facilitated interim use of the site for a residential sales centre. The ASY zoning district also allows child care as a permitted use. As a result, the relocation of a child care facility to the City-owned property at 10640 No. 5 Road complies with existing zoning provisions.

Proposed Revisions to the Existing Legal Agreement

To facilitate the relocation of the developer-provided child care facility, modifications to the existing legal agreement registered on the Gardens Development lands is required and generally involves the following revisions:

- A revised legal agreement would continue to be registered on title of the Gardens development lands.
- Removal of clauses and relevant subdivision plans (showing the Gardens development lands) that reference the provisions of the child care facility to be provided on the Gardens Development lands.
- Inclusion of appropriate wording in the legal agreement to indicate that the child care facility to be provided at the sole cost of the developer is to be located on the Assembly (ASY) zoned portion of City land at 10640 No. 5 Road.
- Inclusion of the appropriate subdivision plan to identify the City-owned land (10640 No. 5 Road).
- Maintain existing clauses, provisions and subdivision plans securing the legal agreement that restricts build-out of the Gardens development lands to 67% until such time that a

child care facility is provided on City-owned land at 10640 No. 5 Road by the developer (at their sole cost).

- Conversion of the existing buildings located at 10640 No. 5 Road (the City-owned site) to a child care facility to the standards and guidelines established in the “Child Care Facility Terms of Reference – Developer Requirements”.
- The general provisions contained in the attached schedule to the legal agreement identifying the “Child Care Facility Terms of Reference – Developer Requirements” be maintained with revisions to reflect the location of the facility on city lands and other changes as deemed necessary.

Revisions to the existing legal agreement will be secured as a rezoning consideration to the zoning text amendment proposed to ZMU18 in this staff report. Registration of this revised legal agreement on title of the Gardens development lands is required to be completed prior to Council adoption of the proposed zoning text amendments (**Attachment 4 – Rezoning Considerations**).

Future Conversion of the Sales Centre and Existing Castle Building to a Child Care Facility

Conversion of the existing residential sales centre and castle building to a child care facility, based on the parameters established in the “Child Care Facility Terms of Reference – Developer Requirements”, will be undertaken by the developer in coordination with City staff. As noted, the existing zoning district for the City-owned site (Assembly – ASY) allows child care as a permitted use. ALR approval of land uses for applicable components of the project was addressed in the previous ALR non-farm use application (AG 11-558240) approved by the ALC on March 10, 2011.

In addition to compliance with the terms of reference established for the child care facility, specific conversion plans also need to be developed in consultation with a future operator for the facility as well as Vancouver Coastal Health (VCH) child care licensing staff. Currently, the developer is working on compiling survey data so that working drawings of the existing residential sales centre and castle building can be generated to assist in the development of future conversion plans.

Timing for the conversion of the current buildings at 10640 No. 5 Road to a City-owned child care facility is dependent on the following factors:

- Identification of an operator for the future child care facility (lease of the facility by a child care operator is subject to review and approval by Richmond City Council).
- Development of conversion plans to the satisfaction of City staff, with consultation from the future operator and VCH licensing staff.
- Market activity and sales on approved phases for the Gardens development lands, which impacts project build-out and timing of forthcoming Development Permit submissions for latter phases.
- Anticipated duration of use of the existing building as a residential sales centre by the developer. An existing License Agreement is in place between the City and developer that covers use of the building as a residential sales centre and includes provisions for extension of the term.



Consultation with Vancouver Coastal Health Staff

Consultation with VCH child care licensing staff has been undertaken about locating a child care facility on City land upon conversion of the sales centre and castle by the developer. VCH staff are supportive of this proposal and will work with the project team through the conversion and child care licensing process to ensure compliance with appropriate regulations.

Conclusion

Staff recommend support of the minor amendments to Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district to include provisions for maximum floor area allocations for commercial uses and increase the maximum height regulations to allow for a 5-storey building to be constructed on 10820 No. 5 Road (Lot C) within the permitted 20m height restriction.

Amendments are also proposed to the existing legal agreement registered on title of the Gardens development lands to reflect the relocation of the 37 space child care facility (required to be provided by the developer) from the development lands to City-owned land at 10640 No. 5 Road.



Kevin Eng
Planner 1

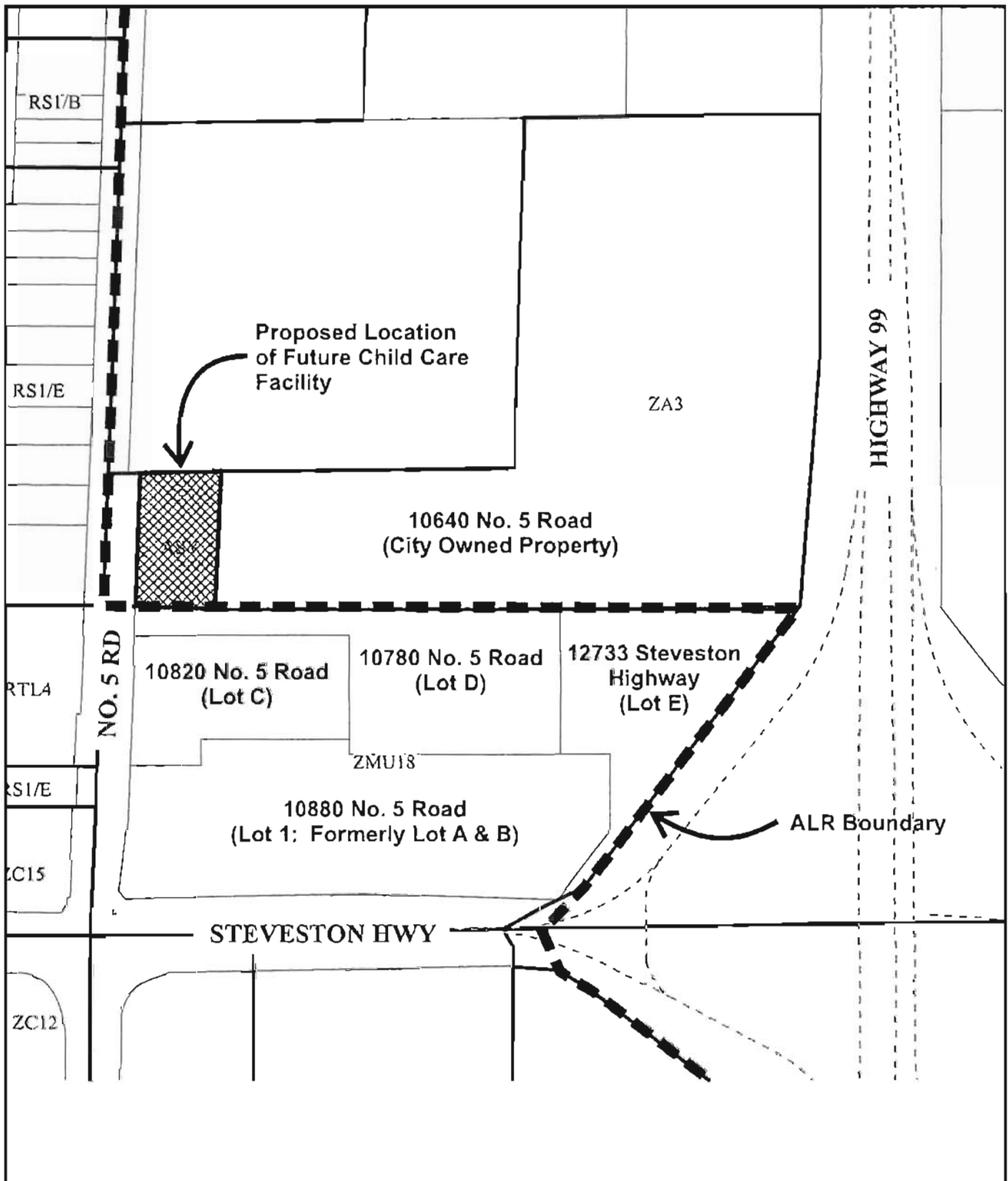
KE:rg

Attachment 1: Reference Site Plan – The Gardens Development Lands

Attachment 2: Preliminary Building Plans – Building ‘D’ (10820 No. 5 Road – Lot C)

Attachment 3: Child Care Facility Terms of Reference – Developer Requirements

Attachment 4: Rezoning Considerations

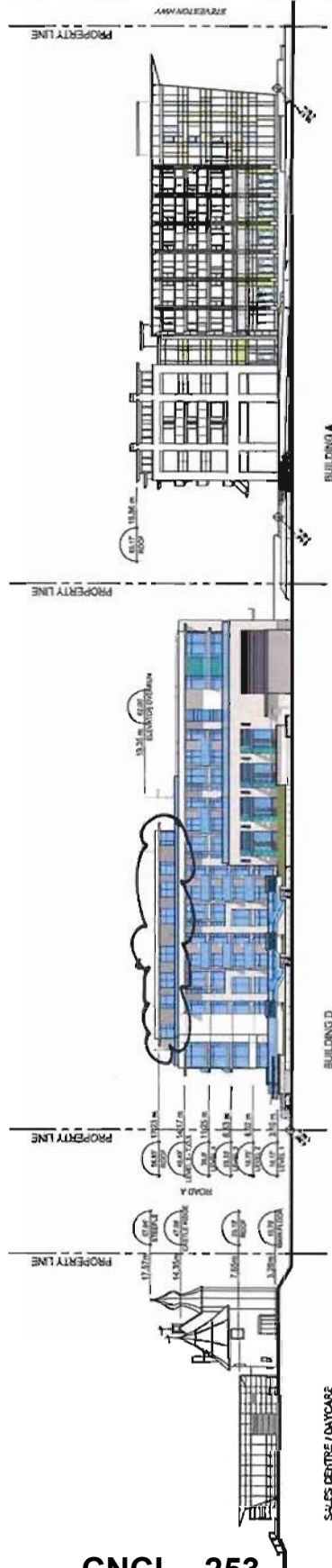


The Gardens Development Lands

Original Date: 03/28/12

Revision Date: 03/29/12

Note: Dimensions are in METRES



CNCL - 253

ATTACHMENT 2 Preliminary For Discussion Purposes Only

No.	Description	Unit	Area
1	PRE-APPLICATION FEE	\$100	
2	PLANNING DEPARTMENT FEE	\$100	
3	PLANNING DEPARTMENT FEE	\$100	
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FO W N I N G



City of Abbotsford
1604 685 6312
10000 100th Street, Surrey, BC V3V 5K7

THE GARDENS
BUILDING D

STREET ELEVATION
NO. 5 ROAD

Sheet No.	1115-0000
Scale	1/8" = 1'-0"
Drawn By	AK
Checked By	AK
Project No.	A4.01
Revision	
Author	
Checker	
Reviewer	
Approver	

1115-0000-0000.dwg

~~CNCL-254~~



No.	Description	Date	Dr.
1	RECEIVED FROM DEVELOPER FUND	10/23/2012	
2	PRE-APPLICATION FEE	10/23/2012	



- FOR**

CA
A Division of Pearson
100 • 1000 Main Street, Westwood
London, Ontario M6H 3B5
1-800-685-6312

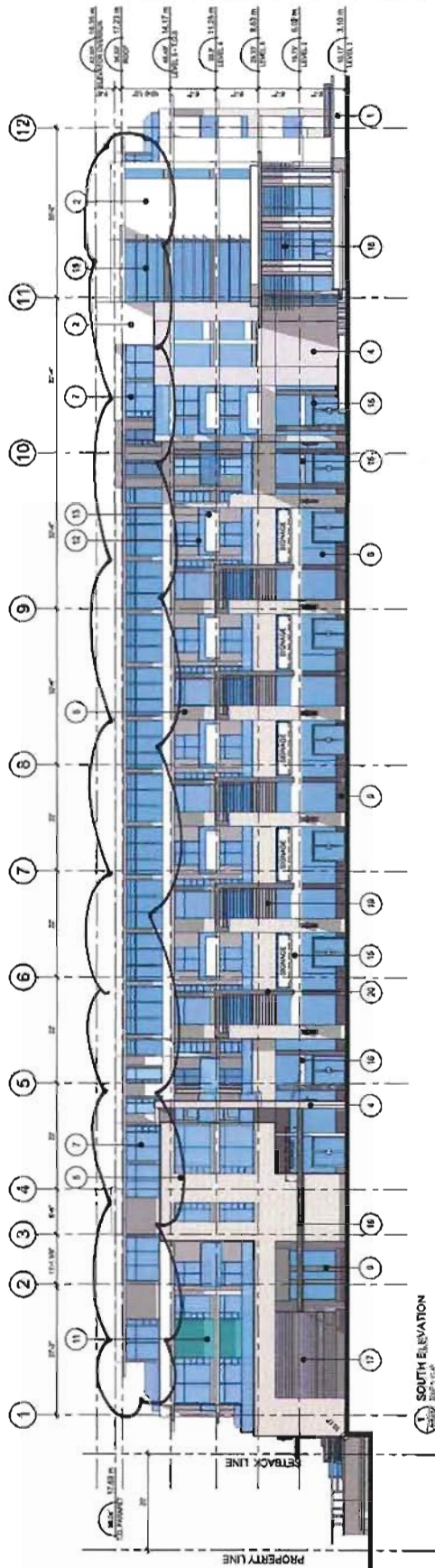
THE GARDENS
BUILDING D

LEVATIONS

No.	1113-000	Sheet No.
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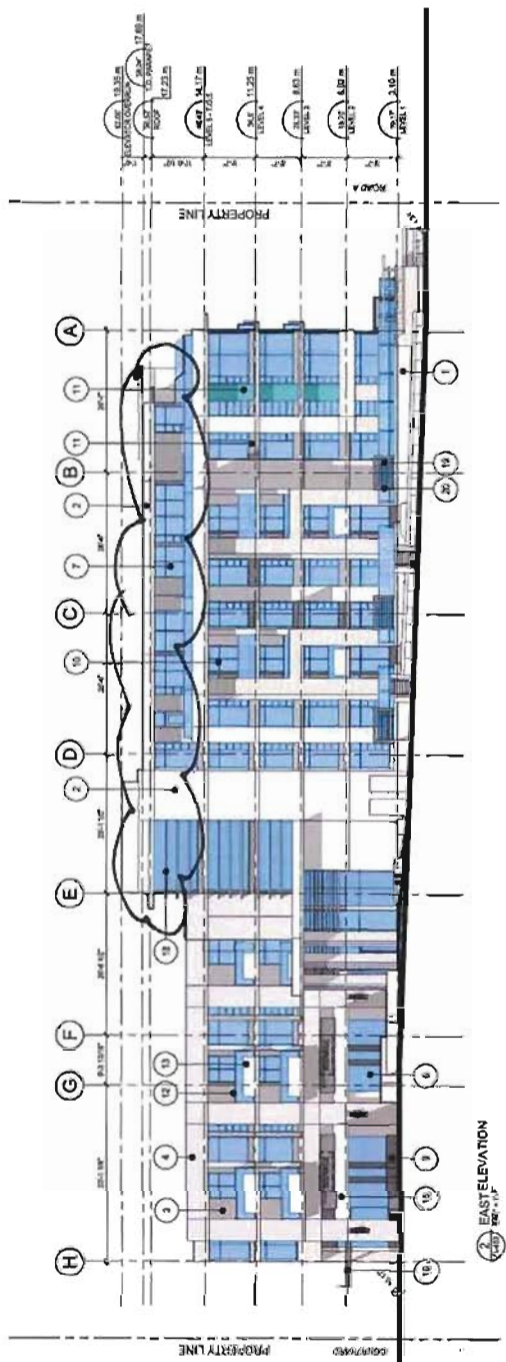
Key message 100 years

KEY PLAN



CNCL - 255

- MATERIALS LEGEND**
- 1 ARCHITECTURAL CONCRETE EXPOSED
 - 2 ARCHITECTURAL CONCRETE PAINTED COLOR
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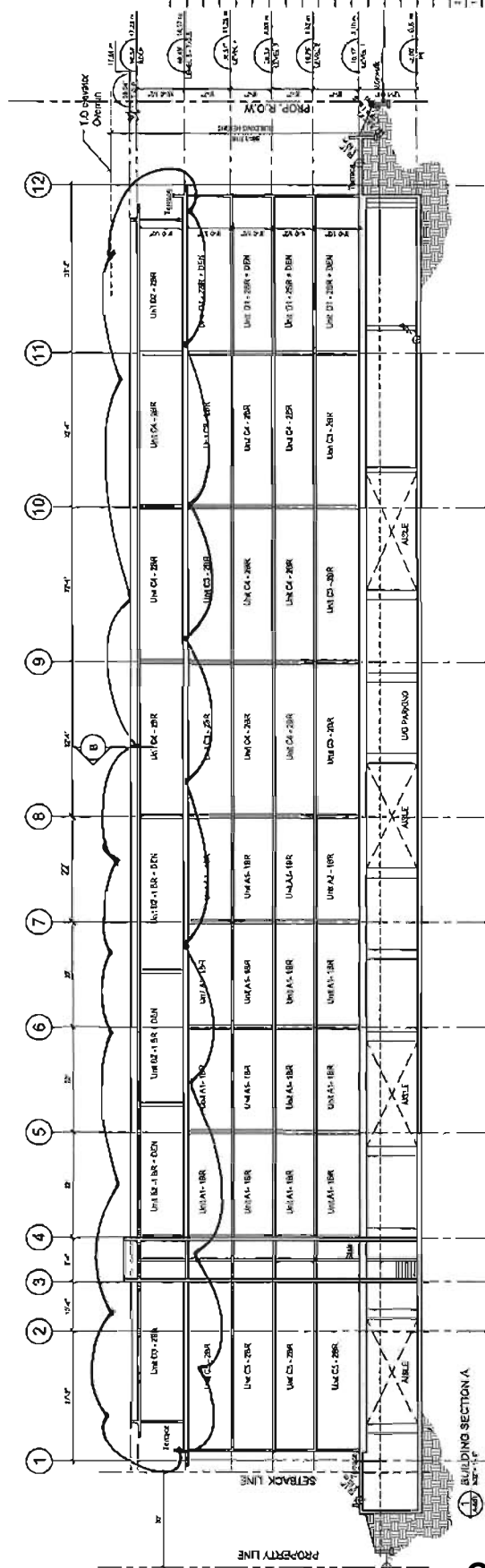
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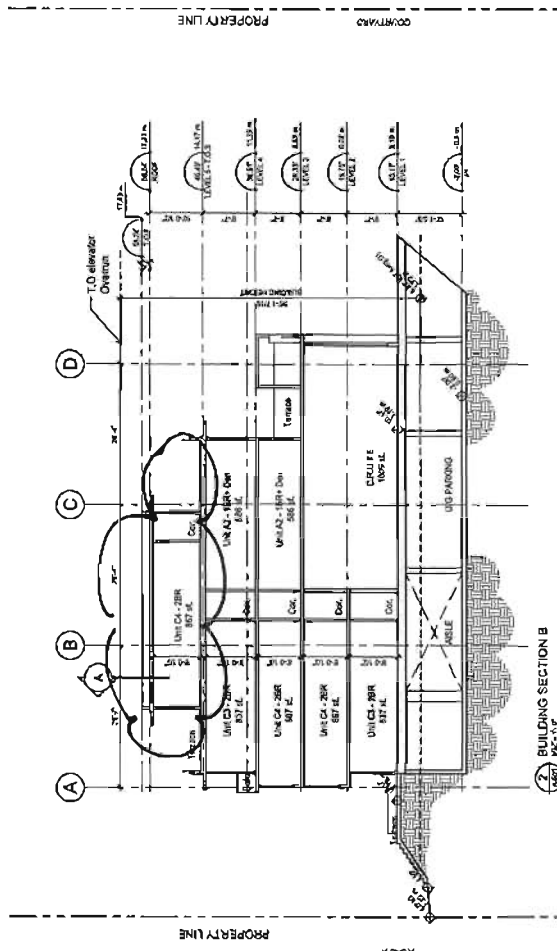
**THE GARDENS
BUILDING D**

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KEY PLAN



No.	Description	Date	Dr.
2	ISSUED FOR DEVEL. OF PROGRAM	Jan 25 2002	
1	PRE-APPLICATION SET	Jan 18 2002	

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115-45-01 Section 8.00g

**THE GARDENS:
Child Care Facility Terms of Reference – Developer Requirements
RZ 08-450659**

Prior to final adoption of Official Community Plan (OCP) Amendment Bylaw No. 8531 and Zoning Amendment Bylaw No. 8532, the developer must complete Rezoning Amendment Considerations, including those regarding the developer's voluntarily contribution of a City-owned, 37-space child care facility to the satisfaction of the City as per this Terms of Reference.

Intent

The child care facility must:

1. Be capable of accommodating a minimum of 37 children between the ages of birth and 6 years (Note that the age range may be narrowed as determined through consultation with the City and operator through the development design and review processes.);
2. Have a total minimum indoor floor area of 372 m² (4,000 ft²) or as required to satisfy licensing requirements and adopted City policy, whichever is greater, together with required outdoor spaces;
3. Satisfy Richmond Childcare Design Guidelines (or the applicable City policy in effect at the time the facility is to be developed);
4. Be capable of being licensed by Vancouver Coastal Health Authority's Community Care Facilities Licensing Staff and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial Childcare Regulations;
5. On an ongoing basis, be functioning, affordable, and fully operational, to the satisfaction of the City (see "Performance" under Development Processes/Considerations);
6. Be run by a non-profit operator and be designed, developed, priced, and operated within the spirit of the City's Childcare Development Policy (#4017); and
7. Embody best practices in sustainable design and construction practices. (LEED silver or better standards for construction and interior finishes will be encouraged.)

Development Processes/Considerations

1. Operator Involvement –
 - The indoor floor plan and the outside play area for the childcare facility should be developed in collaboration with the operator or its representative, as determined by the City.
 - An operator should be secured prior to the start of the childcare facility design process.
 - To ensure the facility is satisfactory for childcare programming and related purposes and will be a viable operation, the operator should have input into:
 - space needs and design;
 - operation and functioning of the facility;
 - maintenance;
 - fittings and finishes;
 - equipment; and
 - related considerations.
2. Childcare Licensing Officer Involvement – The application of the Provincial Childcare Regulations can vary based on the local Childcare Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.

3. Performance – As a condition of Development Permit (DP), to ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance).

Facility Description

1. General Considerations - As noted above, the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of development.

In addition, the facility's indoor and outdoor spaces must not be situated:

- Near the project's affordable housing component if that housing is to be "subsidized housing", unless such a location is specifically approved in advance by the City; and
- Within 15 m of Highway 99, Steveston Highway, or No. 5 Road.

2. Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. Where determined necessary via the Development Permit (DP) review/approval process, the City may require that the facility is equipped with special features designed to address the challenges of locating a child care facility in a medium-density development. This may include, but is not limited to, the following:

- private/secured entry from the fronting publicly-accessible street or driveway;
- drop-off/pick-up parking spaces and bike parking (as per City bylaw) situated immediately adjacent to the primary child care entry and designated for the exclusive use of the child care;
- over-sized walkways, sidewalks, ramps, gates, and doorways designed to provide convenient and attractive public access to the facility, including accommodation for 3-child strollers, handicapped access, and large groups of people; and
- pedestrian weather protection at the facility entry, outdoor areas for waiting and congregating, and drop-off/pick-up areas.

3. Outdoor Space - The outdoor play space must be:

- immediately adjacent to and directly accessible from (visually and physically) the indoor child care space;
- generally at the same elevation as the indoor child care space, and any change in grade between the indoor and outdoor spaces or within the outdoor space must be handicapped-accessible;
- designed to minimize conflict between the child care and adjacent uses (e.g., noise impacts on residents);
- designed to enhance the relationship between the child care and adjacent open spaces and activities;
- protected from noise pollution (e.g., highway traffic, vehicle idling) and air pollution (e.g., vehicle exhaust, restaurant ventilation exhausts, garbage and recycling, noxious fumes);
- safe and secure from interference by strangers and others;
- sited and designed to provide for adequate sun exposure and weather protection in order to ensure the space is attractive and can accommodate heavy use and a broad range of activities throughout the year (e.g., quick drying surfaces, winter "sun trap", garden plots, covered play areas);
- tailored to meet the various developmental needs of the ages of children being served;

- landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access, to provide for a wide variety of passive and active recreation and social activities including, but not limited to, the use of wheeled toys, ball play, and gardening; and
 - fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and the City of Richmond.
4. Noise Mitigation – Special measures should be incorporated to minimize traffic noise levels, both indoors and outdoors.
 5. Height Above Grade – The facility’s indoor and outdoor spaces (excluding parking) are to be located:
 - at a minimum elevation of 2.9 m geodetic or in conformance with the City of Richmond Flood Construction Level Bylaw or other relevant requirements at the time of the facility’s construction, whichever is greater;
 - at or above the finished grade of the outdoor publicly-accessible areas upon which the child care facility fronts (e.g., sidewalk, street, open space); and
 - on the lowest habitable floor of the building.
 6. Parking (including Bicycles) & Loading - As per applicable zoning and related bylaws, unless determined otherwise to the satisfaction of the City.
 7. Natural Light & Ventilation – The facility’s indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond’s standard Development Permit (DP) review/approval processes.

Level of Finish

1. Developer Responsibility - The child care facility must be turnkey and ready for immediate occupancy upon completion, with the exception of loose furnishings and related items. This includes, but is not limited to, the following:
 - Indoor Areas -
 - Finished floors installed (e.g., resilient flooring);
 - Walls and ceiling painted;
 - Window coverings installed (e.g., horizontal blinds);
 - Kitchen fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
 - Washrooms fully fitted out, including sink, toilet, and cabinets;
 - Wired for cablevision, internet, phone, and security;
 - Non-movable indoor cabinets installed, including cubbies; and
 - Operable, exterior windows.
 - Outdoor Areas –
 - All outdoor landscaping (e.g., hard and soft landscaping, fencing, lighting, water and electrical services) installed;
 - All permanently mounted play equipment, furnishings, and weather protection, together with safe play surfaces and related features, installed;
 - Accommodation made for the future installation by others (e.g., operator) of additional equipment and furnishings (i.e. in addition to that provided by the developer); and
 - Features installed outside the bounds of the childcare space that are required to ensure a safe and attractive interface between the childcare and adjacent park or non-park uses (e.g., additional fencing, screening, lighting, signage, grading, planting).

2. Operator Responsibility - The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares).

Tenure

Preference: Air Space Parcel or Strata Lot

Ownership: Developer transfers ownership to the City.

Legal

As a condition of completing the pending rezoning (RZ 08-450659), legal documents will be required to secure the child care facility contribution, including a "no-development" covenant, an option to purchase, a Letter of Credit, and/or other measures, as determined to the satisfaction of the City.

Signed copy on file (Received September 16, 2009)

Signed (Applicant)

Date



City of
Richmond

Rezoning Considerations

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

Address: 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (The Gardens Development Lands) **File No.:** ZT 11-593771

Prior to final adoption of Zoning Amendment Bylaw 8891, the developer is required to complete the following:

1. Undertake all necessary modifications and revisions to the existing Legal Agreement registered on title of 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway (reference legal documents CA2088652 to CA2088656) to the satisfaction of the Director of Development in order to achieve the following:
 - a) A revised legal agreement would continue to be registered on title of the Gardens development lands.
 - b) Removal of clauses and relevant subdivision plans (showing the Gardens development lands) that reference the provisions of the child care facility to be provided on the Gardens Development lands.
 - c) Inclusion of appropriate wording in the legal agreement to indicate that the child care facility to be provided at the sole cost of the developer is to be located on the Assembly (ASY) zoned portion of City land at 10640 No. 5 Road.
 - d) Inclusion of the appropriate subdivision plan to identify the City-owned land (10640 No. 5 Road).
 - e) Maintain existing clauses, provisions and subdivision plans securing the legal agreement that restricts build-out of the Gardens development lands to 67% until such time that a child care facility is provided on City-owned land at 10640 No. 5 Road by the developer (at their sole cost).
 - f) Conversion of the existing buildings located at 10640 No. 5 Road (the City-owned site) to a child care facility to the standards and guidelines established in the "Child Care Facility Terms of Reference – Developer Requirements".
 - g) The general provisions contained in the attached schedule to the legal agreement identifying the "Child Care Facility Terms of Reference – Developer Requirements" be maintained with revisions to reflect the location of the facility on city lands and other changes as deemed necessary.
 - h) That this revised and amended legal agreement be registered on title of the Gardens development lands (10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway) in conjunction with any required discharges and/or release of existing legal agreements on title that are to be replaced.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8891 (ZT 11-593771)
10880, 10820 AND 10780 NO. 5 ROAD AND 12733 STEVESTON
HIGHWAY**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Repealing section 20.18.4.4 and 20.18.4.5 (Permitted Density) and replacing it with:

“20.18.4 Permitted Density

 4. The total **floor area** used for:
 - a) **Commercial use** within the area bounded by Highway 99, Steveston Highway, No. 5 Road and the **Agricultural Land Reserve** shall not exceed 9,000.0 m²;
 - b) **Residential use** within the area bounded by Highway 99, Steveston Highway, No. 5 Road and the **Agricultural Land Reserve** shall not exceed 53,511.0 m².
 5. For the purpose of Section 20.18.4, **floor area ratio** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road and the **Agricultural Land Reserve**, regardless of **subdivision**.”
 - ii. Repealing section 20.18.7.1 (Permitted Heights) and replacing it with:

“20.18.7 Permitted Heights

 1. The maximum **height** is:
 - a) For **buildings**: 20.0 m, but containing not more than 5 **storeys** over a **parking structure**, except that:
 - i) For **buildings** located more than 90.0 m from No. 5 Road: 25.0 m, but not containing more than 6 **storeys** over a **parking structure**.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8891**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Department

To: Planning Comm. April 17, 2012

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development

Date: April 10, 2012
File: RZ 11-585209

Re: Application by Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp. for the Rezoning of 7731 and 7771 Alderbridge Way from Industrial Retail (IR1) to High Density Low Rise Apartments (RAH2)

Staff Recommendation

That Bylaw No. 8884, which makes minor amendments to the RAH2 zone specific to 7731 and 7771 Alderbridge Way and rezones these subject properties from "Industrial Retail (IR1)" to the amended "High Density Low Rise Apartments (RAH2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:mm
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ^{ACTING} GENERAL MANAGER
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp. have applied to rezone 7731 and 7771 Alderbridge Way (see **Attachment 1**) from “Industrial Retail (IR1)” to “High Density Low Rise Apartments (RAH2)” in order to develop a 660-unit project in four (4), six-storey wood frame buildings over two (2) concrete parking structures. A minor text amendment to the RAH2 zone is also required to facilitate the proposed development.

Findings of Fact

Background

The subject site is situated in the City Centre’s Lansdowne Village, an emerging high density, mixed-use community located between Gilbert Road, Alderbridge Way and Westminster Highway (**Attachment 3**). The two (2) subject lots, comprising 2.87 ha. (7.09 acres) were created in 1969 as part of the Brighthouse Industrial Estate subdivision along Alderbridge Way (see **Attachment 1**). Of note, the western lot was the site of the long-standing Stacey’s Furniture World and the eastern lot now includes a Tim Hortons amongst numerous other smaller commercial and light industrial tenants.

Existing surrounding development includes:

North: Immediately to the north of the site is the former CPR line property which is now owned by the City and will form part of New River Road. Further to the north, one large light industrial building is located on a site zoned as “Industrial Business (IB1).” This site is designated within the CCAP as part of a large future Riverfront Park.

South: Immediately to south of the subject site is Alderbridge Way with the former Grimm’s sausage factory site on the south side of the street. This site is now zoned “Industrial Retail (IR1)” and is the subject of a current rezoning application to rezone the site to a “Residential Limited Commercial (RCL)” zone allow for a higher density, mixed-use development.

East: A site zoned “Industrial Retail (IR1)” lies to the east of an adjacent lane. The site includes two light industrial/ retail buildings.

West: The Gilbert Road approach to the Dinsmore Bridge forms the north-west boundary of the subject site. The remainder of the site is bounded by the former “V-Tech” building site and is now zoned “Industrial Retail (IR1).”

Related Policies and Studies

The proposed development site is designated as “Mixed Use” within the City’s Official Community Plan (OCP). The site is also within the City Centre Area Plan’s (CCAP) “Urban Centre T5 (25 m) Specific Land Use” Map designation which provides for residential land use with a floor area ratio (FAR) of 1.2, which can be increased to a maximum 2.0 FAR with the provision an affordable housing density bonus (see **Attachment 3** for context).

Other major policy documents of note include:

Aircraft Noise Sensitive Development Policy (ANSND) Area 2: All aircraft noise sensitive land uses (except new single family) may be considered subject to the necessary reports to be submitted and covenants being registered on title as required by the policy.

Affordable Housing Policy: The proposed development is subject to the policy which requires that five (5) percent of the total residential building floor area be devoted to affordable housing units following the policy's requirements regarding unit type and target income.

These above policies and other policies, as applied to the proposed development, are discussed below in the staff report.

Applicant's Proposal

In early 2011, the Onni Group of Companies purchased the two (2) lots comprising the site. The proposal involves these lots being re-subdivided with Cedarbridge Way being extended from Alderbridge Way to the New River Road to create two (2) new, slightly smaller lots. A total of four (4) buildings will be constructed. Two (2) buildings will be located on top of one (1) large single storey parkade on each lot on either side of the new Cedarbridge Way.

Of the 660 units proposed, Building 1 contains 140 units, Building 2 contains 200 units, and Buildings 3 and 4 both contain 160 units. The Development Application Data Sheet (**Attachment 4**) includes a full summary of the development statistics and the cover sheet of the preliminary architectural plans (**Attachment 7**) include a breakdown of the number of units in each building as well as the number different unit types.

Public Consultation

As the proposed development is consistent with the City's OCP and CCAP, no formal agency consultation associated with OCP amendment bylaws is required.

Signage is posted on-site to notify the public of the subject application. At the time of writing this Report, no public comment had been received.

The statutory Public Hearing concerning the zoning amendment bylaw will provide neighbours and other interested parties with an opportunity to provide comment.

The proposed development was also forwarded to the City's Advisory Design Panel (ADP) on January 4, 2012 which generally provided favourable comments with suggestions to be investigated and incorporated into the more detailed building design for review by the ADP and Development Permit Panel during the Development Permit process (excerpt of ADP minutes in **Attachment 2**).

Staff Comments

Transportation

The proposed project involves widening of Alderbridge Way and Gilbert Road, and constructing New River Road fronting the development (with removal of the old CPR tracks). These are all major roads on the DCC Road Program. The project will also include construction of two (2) major pedestrian/bicycle routes, a north-south Pedestrian Link that will connect to the major Gilbert Road Greenway and be the start of major east-west Green Link that commences from the

north-south pedestrian link and continues eastward for several blocks. (refer to **Attachment 5** for the Functional Transportation Plan and **Attachment 10** for the Rezoning Considerations Letter for a detailed description of transportation-related improvements).

Public Roads & Frontage Improvements:

To secure the road widening and greenways/pedestrian linkages adjacent and through the site in a sufficient manner, the following dedications and SROWs are required of the developer as considerations of rezoning.

Cedarbridge Way: The development will involve re-subdivision of the site into a proposed Lot 1 (Western Lot) and a Lot 2 (Eastern Lot) and the dedication of Cedarbridge Way through the development site from Alderbridge Way to New River Road. Works will include full traffic light signalization at the intersection of Cedarbridge Way at Alderbridge Way. This applicant will also include the pre-ducting and bases for the signal standard and controllers boxes for a future pedestrian crosswalk signal to be constructed at Cedarbridge Way and New River Road by the City in the future.

River Road: Generally, the developer will construct the entire road cross-section which includes two (2) east and two (2) west bound travel lanes with grass and tree lined boulevards on either side of an eastbound bike path located between the eastbound vehicle lanes and 3.0 m (9.8 ft.) wide sidewalk. There will also be registration of a 3.0 m (9.8 ft.) wide SROW for public rights of passage for the sidewalk adjacent to River Road.

Alderbridge Way: There will also be widening of the Alderbridge Way vehicle lanes and construction of a 2.0 m (6.6 ft.) sidewalk with a treed boulevard required of the applicant. There will be registration of a 2.0 m (6.6 ft.) wide SROW for the sidewalk inside of the south property lines of the proposed Lots 1 and 2.

Gilbert Road: Generally, the applicant is required to construct the full curb to curb widening of Gilbert Road for approximately 50 m (164 ft.). The road cross-section generally consists of two northbound traffic lanes, two southbound traffic lanes, a northbound left turn lane (at the New River Road intersection), northbound and southbound bike lanes and a raised median with landscaping.

At the southeast corner of the New River Road/Gilbert Road intersection, other frontage improvements (such as a greenway, plaza and public art discussed further below in the report) are required as this is a prominent location for traffic entering Richmond via the Gilbert Road gateway corridor.

The signalization of the New River Road/Gilbert Road intersection will be constructed by a separate development in the vicinity, but the applicant will also need to make some modifications to the signal.

East Lane: There will be reconstruction of the southern part of the current lane along with registration of SROW for public rights of passage for a 2.0 m (6.6 ft.) sidewalk being constructed inside of the east property line as generally shown on **Attachment 5**.

Green Links

East-West Green Link: The CCAP's envisioned east-west Green Link connects the Oval Village local commercial and major recreational destinations to the Aberdeen Village Commercial and Arts District. The applicant has addressed these components to the satisfaction of planning, transportation and parks staff (see **Attachments 3, 8**).

There will be a 10.0 m (33 ft.) wide SROW for pedestrian, bicycle and related uses and features, providing all necessary access by public and emergency services, City and other public utility service providers. The SROW is located above the below grade parking structures.

The separation between the buildings is approximately 20m (66 ft.) along the Green Link, leaving sufficient area for ground floor patios and common strata property on each side. The greenway will include a 3.0 m (9.8 ft.) wide hard surfaced public path that extends from the east to the west boundaries of the development (not including the crossing of Cedarbridge Way. The Green Link also includes landscaping and community garden plots.

North-South Green Link: There will be a 5.0 m (16.5 ft.) wide SROW along the west boundary for pedestrian, bicycle and related uses and features, providing all necessary access by public and emergency services, City and other public utility service providers. This Green Link will include a 3.0 m (9.8 ft.) hard surfaced public path extending from north to south on the west side of the proposed Lot 1.

An interim retaining wall that responds to the higher elevation of the development site is required along the west boundary and may be located within the SROW, provided that it does not compromise the intended public use and enjoyment of the spaces as determined by the City.

Design, security for construction, owner maintenance, liability and other terms of the Green Link and sidewalk SROWs are to be determined to the satisfaction of the City as a condition of bylaw adoption.

Gilbert Road Boulevard and Greenway

The development of the Greenway on the east side of the very wide unused Gilbert Road allowance, a prominent gateway location into the City Centre, remains to be finalized. Given that there will be up to 20 m (66 ft.) of open space between the project property line and the road edge in this high visibility area, a plaza, pedestrian and cycling paths, lighting, significant tree planting and a major \$350,000 Landmark Public Art piece, (shown in concept on **Attachment 9**) is envisioned (Also, see Public Art section below).

The landscape plan needs to be finalized for this section of the Gilbert Road Greenway and will be designed and constructed by the City in the future.

Parking and Transportation Demand Management (TDM)

On-Site Vehicle Parking: The proposed project includes a total of 849 parking spaces with 450 spaces in the parkade on Lot 1 for Buildings 1 and 2, and 399 spaces within the parkade on Lot 2 for Buildings 3 and 4 (See **Attachments 4 and 7** for full parking statistics). The applicant requests an overall parking reduction of 7.5% below the parking requirements set out in Bylaw 8500. In lieu of this reduction, the City accepts the Developer's offer to voluntarily:

- Contribute \$100,000 to the City for the construction of a 3.0 m (9.8 ft.) bike/pedestrian pathway along the east side of Gilbert Road from the southern end of

the applicant's required frontage improvements to Lansdowne Road. (Not eligible for DCC credits.)

- Contribute \$25,000 to the City for a City Centre-type bus shelter. (Not eligible for DCC credits.)
- Enter into an agreement with the City to ensure that the electrical vehicle and bicycle plug-ins be provided as a condition of issuance of the City building permits for each building with confirmation that such have been provided as a condition of issuance of an occupancy permit for each building:
 - Provision of 20% of the total resident parking spaces in each parkade with 120 or 240 volt (voltage as determined by Onni) electric service for vehicle plug-ins with conduits, circuits breakers and wiring in a form acceptable to the Director of Transportation (actual outlets to be provided later by strata owners).
 - Provision of one (1) standard 120 volt electric plug-in for every forty (40) resident bicycle parking spaces in a form acceptable to the Director of Transportation.

There are no variances required to the automobile and bicycle parking provisions of Zoning Bylaw 8500. It should be noted that staff and the applicant will work together at the Development Permit stage to maximize the achievable parking stalls.

It should be noted that there will be also on-street parking provided on Cedarbridge Way throughout the day and off-peak on-street parking on Alderbridge Way and River Road over the short to intermediate term.

Bicycle Parking: The proposed project includes a total of 860 resident bicycle parking spaces with 434 resident spaces in the parkade and sixty-eight (68) surface visitor spaces for Buildings 1 and 2; and 426 resident spaces within the parkade and sixty-four (64) surface visitor spaces for Buildings 3 and 4. The resident bicycle parking provided is above the minimum requirements of Zoning Bylaw 8500 (See cover page of **Attachments 4 and 7** for full parking statistics).

Loading Space Requirements:

Section 7.13 of Zoning Bylaw 8500 requires that one (1) SU9 (medium 9 m trucks) off-street loading space be provided for each building and one (1) off-street WB 17 (large 17 m trucks) loading space be provided for every two (2) buildings. The applicant has accommodated the four (4) required SU9 loading spaces on either side of the greenway junction with Cedarbridge Way. However, the turning movements for potential 17 m (55 ft.) length of WB 17 trucks preclude placement of such spaces on-site or on Cedarbridge Way. Given the low frequency of use of such large trucks in a purely residential project, staff agrees to support a relaxation of this requirement at time of Development Permit consideration.

If, after occupancy of the project, the absence of WB17 loading spaces proves to be a problem on occasion, Transportation staff may consider temporary closures of several parking spaces to allow for large truck parking on a fee per-request-basis for the future residents within the development.

Servicing Capacity Analysis

City Engineering staff have reviewed the application at a preliminary level and require the following:

Storm Sewer Upgrade Requirements:

From CP Railway frontage (i.e. New River Road) to the outfall of the Hollybridge Canal (at corner of Hollybridge Way and existing River Road).

- Upgrade the existing ditch to a 1200mm diameter storm main from manhole D8 to 185 meters northeast along the former CPR line frontage (i.e. New River Road).
- Upgrade the existing ditch to a 1200mm diameter storm main from manhole D5 to 222 meters northeast along proposed New River Road (manhole D8 at junction of Gilbert Road).
- Upgrade the existing ditch to 1500mm diameter storm main from junction of Hollybridge Way and former CPR line property (manhole D4) to 80 meters northeast along proposed New River Road (manhole D5).
- Upgrade the existing 375 and 450mm diameter to a 1500mm diameter storm main from junction of existing River Road and Hollybridge Way (manhole D1 in the analysis) to 205 meters southeast along Hollybridge Way (manhole D4).
- Upgrade the existing 750mm diameter to a 1500mm diameter storm main from manhole D1 (in the analysis) to its outfall with an approximate length of 8m.

Gilbert Road Frontage: Upgrade the existing ditch to a 600 mm diameter storm sewer from the proposed site's entire Gilbert Road frontage up to the existing box culvert at Lansdowne Road. The proposed storm sewer at Gilbert Road must be interconnected to the proposed storm sewers at the CPR frontage.

Future Cedarbridge Way Frontage: Provide the greater of a) 600 mm or b) OCP size by the developer, as per City requirements. The proposed storm sewer in future Cedarbridge must be interconnected to the proposed storm sewers at the CPR and Alderbridge Way frontages.

Alderbridge Way Frontage: Works include:

- Upgrade the existing 250mm and 300mm diameter storm sewers from east to west property line of the proposed site to a 600 mm diameter sewer.
- Upgrade the existing 300mm to 750mm and existing 375mm to 900mm diameter storm sewers from the west property line of the proposed site to the existing box culvert at Lansdowne Road.

Sanitary Sewer Upgrade Requirements: Works include:

- Upgrade the existing 200 mm diameter to 450 mm diameter from SMH 4738 (manhole S70) to 90 meters northeast along old CPR right of way to SMH 4737 (manhole S60).

- Upgrade the existing 200 mm diameter to 375 mm diameter from SMH 4699 (manhole S50) to 80 meters southwest along old CPR right of way to SMH 4737 (manhole S60).
- Provide a 525mm diameter sanitary main in the future Cedarbridge Way from SMH 4737 (manhole S60) to a new manhole located 220 meters south going to Alderbridge Way.
- Upgrade the existing 150 mm diameter to 525mm diameter from the new manhole at the corner of future Cedarbridge Way and Alderbridge Way to 80 meters east to SMH 4690 (manhole S20).
- Upgrade the existing 200 mm diameter to 525mm diameter from SMH 4690 (manhole S20) to 94 meters southeast to existing lane between 7740 Alderbridge Way to 5003 Minoru Boulevard at SMH 4688 (manhole S10).
- Upgrade the existing 300 mm diameter to 600 mm diameter from SMH 4688 (manhole S10) to 69 meters southwest to existing Minoru Pump station.
- Through the Servicing Agreement, the sanitary sewer alignments will need to be coordinated to suit the future Minoru Sanitary Pump Station upgrade.
- Both current sanitary mains located within the Subject Lands will need to be removed by the Developer and the SROWs in which they are located are to be discharged from title.

Water Works Review:

Review and works include:

- Water System: Using the OCP 2021 maximum day model, there is 346 L/s available at 20 psi residual. Based on the proposed application, the development requires a minimum fire flow of 275 L/s. Water analysis is not required. However, once the applicant has confirmed the building design at the building permit stage, the developer will need to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
- Provide watermain (minimum 200mm diameter, per City's requirements) at the proposed site's CPR and future Cedarbridge Way frontages.

The applicant is also responsible for undergrounding the existing private utility line located within the New River Road alignment.

Latecomer Agreements will be available for sanitary and storm upgrades that are not frontage improvements as only provided by the Local Government Act. Development Cost Charge (DCC) credits will be applicable to eligible storm and sanitary works detailed in the Rezoning Considerations Letter (**Attachment 10**).

Analysis

Proposed Zoning Amendment:

Bylaw No. 8884 proposes to rezone the subject site from “Industrial Retail (IR1)” to “High Density Low Rise Apartments (RAH2)” and make a minor amendment to the zone concerning the calculation of density under the CCAP.

With regard to the calculation of density for a site, the CCAP identifies certain new parks and roads to be secured as voluntary developer contributions via the City’s development processes. In cases where the contributors of new parks or road are not eligible for financial compensation via the DCC program (e.g. “minor streets”), the CCAP allows for them to be secured by means that do not reduce the contributing development’s buildable floor area. This approach of allowing “gross floor area” (i.e. calculated on site area including road/park) on the “net site” (i.e. site area excluding road) lessens the cost to the contributing developer and helps ensure that developments which include non-DCC road and park features is not discouraged. Statutory right-of-ways have typically been used for securing such features.

Dedication can be also used provided that site-specific provisions are included within the zoning bylaw to facilitate “gross floor area” calculated on the “net site”. Dedication is preferable to statutory right-of-ways (SROW) for roads such as the Cedarbridge Way on the subject site (**Attachment 5**). In light of this, staff recommend that the RAH2 be amended so that the maximum permitted density (FAR) on the subject site be calculated based on the “gross site” (i.e. calculated on site area including the dedicated road) and be applied to the “net site” (i.e. new Lots 1 and 2 outside of the dedicated road).

Based on the above approach, the proposed development will include a maximum “gross density” of 2.0 Floor Area Ratio (FAR) over the entire development site. If same physical area of Cedarbridge Way is dedicated instead of being secured by a SROW, there will be a FAR of 2.28 for the net site area excluding the road dedication. Thus, the proposed Zoning Amendment Bylaw 8884 includes an overall FAR of 2.28 for the net site area (comprised of the proposed Lots 1 and 2) to allow for the preferred method of dedication instead of obtaining a SROW to secure Cedarbridge Way.

Other Zoning Requirements Including Basic Universal Housing Requirements:

The preliminary plans indicate that the proposed development meets the minimum setback, maximum height and lot coverage requirements within the RAH2 zone. Of note, the applicant has elected to provide 502 of the total 660 units meeting twenty-two (22) of twenty-three (23) of the Basic Universal Accessible Housing provisions of Section 4.16 of Zoning Bylaw 8500. Meeting these accessibility provisions is optional, but when all of the provisions are met, a 1.86 m² (20 ft.²) floor area exemption per each accessible unit is provided. As the applicant is proposing to provide entry doors to be prewired to allow future owners to install accessible strike pads for opening the entry door in lieu of providing 600 mm (2.0 ft.) of manoeuvring space beside the suite entry doors as per section 4.16.11, a variance would be required for relaxation of this one provision through a Development Variance Permit. This alternative wiring approach may be included within the Development Permit and Building Permit plans if a Development Variance Permit (DVP) is issued by Council to vary section 4.16.11.

Form & Character of Development:

The Development Permit application plans will be brought forward to Development Permit Panel for consideration with the above-noted DVP application. The following provides a general overview of building and site design considerations based on the plans included in **Attachments 6 to 8**.

Development Site Plan:

The project involves construction of two (2) large parkades (with two (2) buildings on each parkade) on either side of the extension of Cedarbridge Way. The current Alderbridge Way elevation is lower at 1.5 m (4.9ft.) compared to the New River Road which is located at 2.6 m (8.6 ft.). This elevation difference results in a 2.5 m (8.2 ft.) grade difference between Alderbridge Way and the first floor of the adjoining units. The grade difference of approximately 1.5 m (4.9 ft.) on New River Road presents far less of a challenge. The “Design Approach Perspective Drawings” in **Attachment 6** illustrate this elevation difference as well as the road layout, change of elevation, building massing and typical elevation treatments for two (2) of the buildings.

Key Street Wall Feature Views:

It is critical that this development contribute to consistent, urban street walls on Alderbridge Way and New River Road which are two (2) of the major curvilinear streets in the City Centre.

To address the above situation, the applicant has responded to staff’s request to orientate the units facing streets with stairs and entrance doors and the use of building design techniques to have the units look like townhouses from the street. As well, the use of stepped patio and landscaped terraces reduce the appearance of the grade difference.

Building Height and Rooflines: Each of the four (4) buildings rises to six (6) storeys in height. Each building includes terraces downward to as low as four (4) storeys to provide for a variety of building form and more useable patio space for some of the units on the top two (2) floors of each building. The use of inverse gable or butterfly roofs and higher ceilings for the sixth floor in each building provides continuity within the family of buildings in the proposed development.

To provide variation within this family of buildings, tower elements are included on the southeast corner of Building 1 and northwest corner of Building 2. Furthermore, the northwest wing of Building 1 facing towards Gilbert Road has significant broad terraces stepping downwards to the west (See page 4 of **Attachment 6**).

View Corridors: View corridors are particularly important due to the proposed riverfront park being developed immediately to the north, and the distant mountain views to the north and east. The spacing between the buildings on Cedarbridge Way allows for good view corridors north-south and sunlight penetration. The low-rise form of the proposed development will allow for the adjacent in-stream development to the east and south to be afforded views of the Fraser River and North Shore Mountains.

Building Orientations: The four (4) buildings have a similar U-shaped building form with each building rising between four (4) to six (6) storeys above street grade. Differentiation amongst the buildings has been achieved by mainly varying the orientation of the buildings and differentiating the materials and small-scale articulation between Buildings 1 and 4 facing Alderbridge Way and Buildings 2 and 3 facing the New River Road.

Building Materials and Articulation: While the buildings have a similar typology, varied materials and small-scale articulation have been applied to provide for differentiation. In particular, Buildings 1 and 4 facing Alderbridge Way have darker colours, more detailing and metal panelling evoking an early 20th Century industrial building. Conversely, Buildings 2 and 3 are designed in a mid-20th modernist building style with bolder articulation and use of lighter coloured metal panelling.

Further development of the architectural and landscape plans will be undertaken in lead up to review of the Development Permit by the Development Permit Panel and for its consideration of approval by Council.

On-Site Landscape:

As noted above, the “U” shape buildings provide for large semi-private courtyards while maintaining highly visible smaller water features as shown on **Attachment 9**. The typical width of the courtyards from building face to building face is approximately 35 m (115 ft.) which provides ample room for on-site outdoor amenities and patios for each ground floor unit.

The applicant has responded to staff’s concern about having enlarged play areas included within the courtyards of Buildings 1, 2 and 4 on either side of Cedarbridge Way. Multi-purpose amenity / BBQ areas are provided for the Buildings 1 and 2 courtyards while community garden plots are provided adjacent to Building 2, 3 and 4.

The OCP includes on-site open space guidelines for active uses including socializing, children’s play and related use. The development includes 3,430 m² (36,812 ft.²) of such on-site socializing areas. The additional CCAP guidelines provide for on-site walkways, planting, garden plots, etc. The development also includes 742 m² (7,987 ft.²) of on-site walks and garden plots are provided in the landscape plans.

Of note, while there are no trees on the subject site, staff have requested and reviewed an arborist’s report confirming that the proposed buildings and north-south Green Link with retaining wall (discussed earlier in the report) will not adversely affect several significant trees on the adjacent property to the west.

Summary of Building and Landscape Design:

In summary, staff feels that the applicant has gone a long way to developing a wood-frame project that has the modern, urban character desired for the City Centre and which responds to the CCAP’s design guidelines. Particularly, staff and the ADP have identified the need for the applicant to apply high quality, durable materials and undertake minor modifications to the detailed design of the buildings.

Other Major Planning Aspects of Development to Address at Rezoning:

Aside from the servicing, transportation, zoning and design elements of the development, the following planning elements are of note.

Affordable Housing Agreement:

Following the City’s Affordable Housing Policy, the applicant will be providing 38 affordable housing (low-end market rental) to the satisfaction of the City with combined habitable floor area

comprising at least 5% of the subject development's total residential building area (including common areas, such as hallways and lobbies). The terms of a Housing Agreement entered into between the applicant and City will apply in perpetuity. The terms specify the following regarding types and sizes of units, rent levels, and tenant household incomes:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Annual Household Income*
1-Bedroom	8**	50 m2 (535 ft2)	\$925	\$37,000 or less
2-Bedroom	30**	80 m2 (860 ft2)	\$1,137	\$45,500 or less

* May be increased periodically as provided for under adopted City policy.

** All affordable housing units must satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing.

The affordable housing units are located on first three (3) floors of Buildings 1, 3 and 4. The location and size of these units within the development is included within the preliminary architectural plans included on page A1.1 of **Attachment 7** is to the satisfaction City Housing staff.

There will also be registration of a legal agreement requiring each of the four (4) buildings to be constructed as set out in **Attachment 7** and preventing issuance of a final Building Permit inspection granting occupancy for each of the four (4) buildings until confirmation is provided that the required number of affordable housing units have been provided to the satisfaction of the City.

The agreement will also ensure that occupants of the affordable housing units subject to the Housing Agreements shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.

Indoor Shared Amenity Space:

The applicant proposes to include 951 m² (10,235 ft²) of shared indoor amenity within Building 1 as shown in **Attachment 9** which includes an indoor swimming pool. They will also have a small amenity space of approximately 21m² (230 ft²) in each of Buildings 3 and 4.

There will be registration of a reciprocal access easement and other legal agreements required on the proposed Lots 1 and 2 to ensure that the proposed indoor recreation space is constructed within Building 1 prior to construction of the other buildings. The agreements will also ensure there are appropriate mechanisms to allow for shared access, use and management and require sharing costs for operations and maintenance for such shared amenity space that is provided to all units within all of the buildings.

Public Art: The City has accepted the applicant's offer to voluntarily provide \$440,411 to Richmond's public program with a cash contribution of \$139,700 provided to the public art reserve fund for a Landmark Art piece, providing a security in a form acceptable to the City for \$300,711 for other Public Art (as shown on **Figure 9**) and a detailed Public Art Program prior to adoption of rezoning. The calculations are based on \$0.75/ft² of eligible building floor area of 618,120 ft² (excluding basic universal accessible housing and affordable housing).

It should be noted in addition to \$139,700, the previous Onni contribution of \$210,300 for the ORA development on Hollybridge Way will be used for the Landmark Art piece at Gilbert and New River Road to reach the City's budgetary goal for larger sculptural works of \$350,000 as outlined in the City's *City Centre Public Art Plan*.

Other Elements to be provided at Development Permit:

The submission of the Development Permit (DP) to Development Permit Panel is anticipated to be undertaken prior to adoption of the rezoning. Aside from building and landscape design elements, the following are being addressed as part of consideration of the DP.

Basic Universal Accessible Housing:

The applicant's proposal to construct 502 Basic Universal Accessible Housing units will be ensured during the Development Permit and Building Permits processes. The architect of record will provide a letter of assurance confirming adherence to the Zoning Bylaw 8500 requirements (except as may be varied by Council as noted in the discussion above in this report). A notation on the architectural plans will also be required as a condition of Development Permit and Building Permit.

Airport and Industrial Noise:

The City's OCP aircraft noise and industrial noise policies apply. Submission of a report that addresses aircraft noise following the provisions will be required to recommend that buildings are designed in a manner that mitigates potential aircraft and industrial noise within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

- CMHC guidelines for interior noise levels as indicated in the chart below:

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

- The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces or most recent ASHRAE standards.

The developer will be required to enter into and register the City's standard noise-related covenant(s) on title for Aircraft Noise Sensitive Use Development (ANSUD) and industrial noise.

LEED Silver: The applicant has committed to meet the Canadian Green Building Council LEED Silver 2009 criteria and submission of follow-up letter confirming that building has been constructed to meet such LEED criteria. The "architect of record" or LEED consultant is also to provide a letter of assurance confirming how each building meets LEED Silver criteria prior to issuance of an occupancy permit for each building. The LEED criteria to be met must include *Heat Island Effect*, *Roof Credit* and *Storm Water Management Credit*.

Other Development Considerations:

The applicant has also agreed to undertake the following as required by the City:

- *District Energy Utility (DEU):* The applicant has agreed to commit to connecting to the proposed City Centre DEU. The DEU terms will be finalized prior to issuance of the Development Permit and will include:
 - Design and construction of the development's buildings to facilitate hook-up to a DEU system (e.g., hydronic water-based heating system); and
 - Entering into a Service Provision Agreement(s) and statutory right-of-way(s) and/or alternative legal agreements, to the satisfaction of the City.

- *Flood Construction Level:* Registration of the City's standard flood indemnity covenant on title.
- *Community Planning Program:* The City has accepted the Developer's offer to voluntarily contribute \$149,543 towards Richmond's community planning program fund (based on \$0.25/ft² of total building area, excluding affordable housing units) with \$37,386 (25% of the total) provided to the City prior to rezoning adoption. A legal agreement will be registered that requires contribution of \$112,157 (75% of the total) to the City prior to issuance of a building permit for the second of four (4) buildings within the development.

Future Development Permit Review:

The applicant will continue working with staff on the Development Permit application being completed to a level deemed acceptable by the Director of Development for review by the ADP and Development Permit Panel before being brought to Council for consideration of issuance. This will include finalizing of the architectural and landscape plans in more detail.

Also, at that time, the two proposed variances discussed above in this report concerning relaxing the requirement for two (2) WB 17 (large) loading spaces and Universal Basic Accessible Housing front entrance door clearance provisions will be formally considered.

Financial Impact

None.

Conclusion

The proposed application is consistent with the OCP and CCAP land-use and density policies for the site and other major City policies that apply to this 660-unit development. Staff recommends that the proposed development should proceed through the rezoning process and development permit review processes where the project's design will be completed. In addition to the site-specific land-use and design aspects, the proposed development will:

- Form a distinctive, high-quality, high-density yet low-rise part of the Lansdowne Village neighbourhood;
- Complete important sections of the major road network in the CCAP including New River Road east of Gilbert Road and the extension of Cedarbridge Way to New River Road;
- Provide 38 affordable housing units;
- Provide significant contributions to the City's Public Art Program; and
- Include the start of major east-west and north-south Green Links and Greenways that will connect Lansdowne Village to the rest of the City Centre.

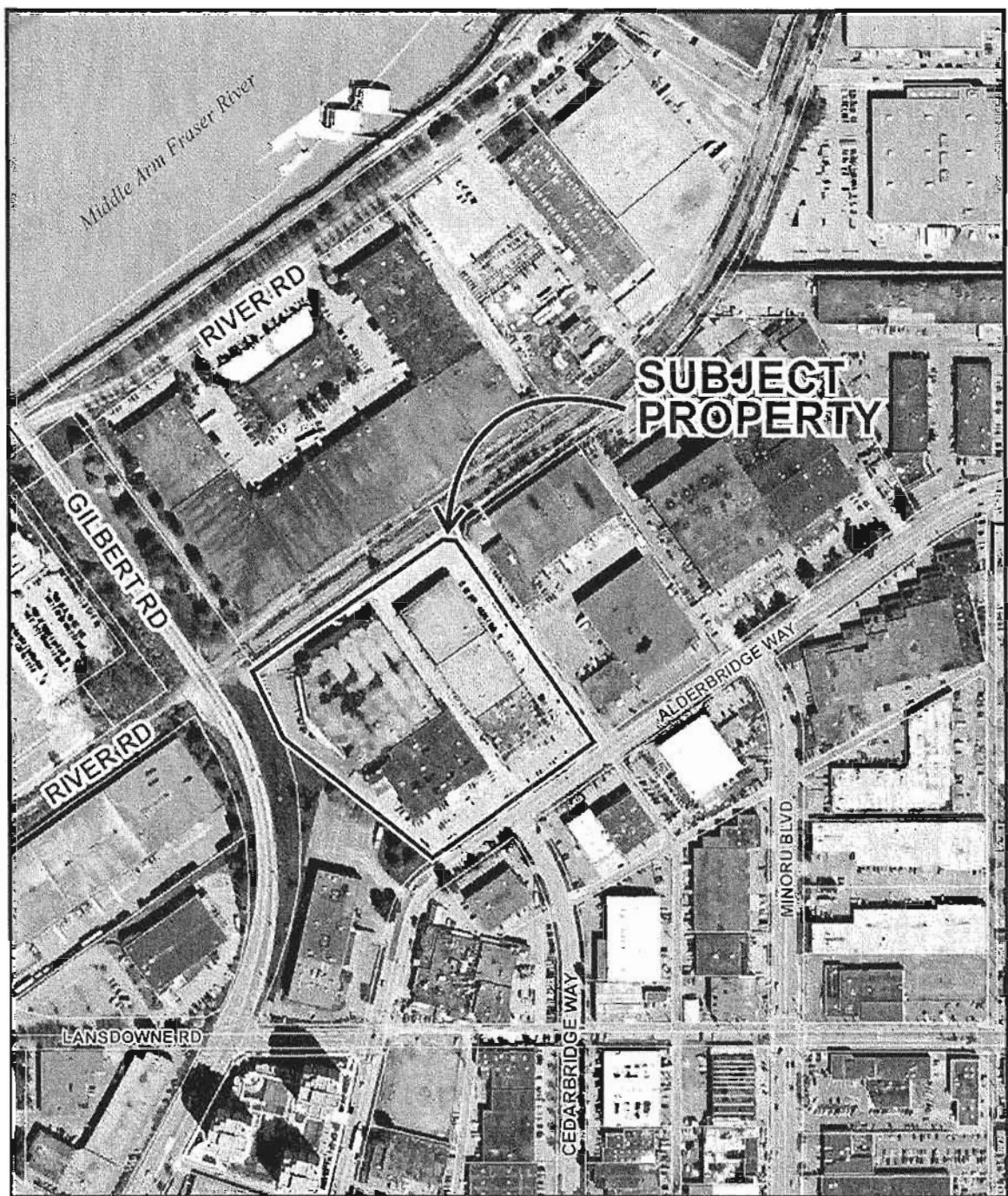
Based on the forgoing, it is recommended that Bylaw No. 8884 be forwarded to Council for consideration of first reading.

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

Mark McMullen
Senior Coordinator – Major Projects
MM:rg

- Attachment 1: Location Map and Aerial Photograph
- Attachment 2: Excerpt of Minutes from January 4, 2012 Meeting of the Advisory Design Panel
- Attachment 3: CCAP Lansdowne Village Specific Land Use Map
- Attachment 4: Development Application Data Sheet
- Attachment 5: Functional Road Layout Plan
- Attachment 6: Design Approach Perspective Drawings
- Attachment 7: Preliminary Architectural Plans
- Attachment 8: Preliminary Landscape and Greenway Plans
- Attachment 9: Public Art and On-Site Amenity Space Plan
- Attachment 10: Rezoning Considerations Letter





RZ 11-585209

Original Date: 08/02/11

Amended Date:

Note: Dimensions are in METRES

Advisory Design Panel

Wednesday, January 4, 2012

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Kush Panatch, Chair
Simon Ho, Vice-Chair
Steve Jedreicich, Acting Chair
Joseph Fry (*arrived at 4:39 p.m.*)
Tom Parker
Thomas Leung
Cst. Greg Reimer
Sherri Han
Harold Owens
Shira Standfield

Also Present: Sara Badyal, Planner
Mark McMullen, Senior Coordinator, Major Projects
Rustico Agawin, Committee Clerk

The meeting was called to order at 4:10 p.m.

1. ADVISORY DESIGN PANEL ORIENTATION AND ELECTION OF CHAIR AND VICE-CHAIR

Sara Badyal, Staff Liaison for the Advisory Design Panel, welcomed the new and returning members of the Panel for 2012. Thereafter, she briefed the Panel members regarding the Panel's Terms of Reference and the role of the Panel within the City's review process for development permit application.

The Panel members proceeded to elect the Chair and Vice-Chair of the Panel. Kush Panatch was elected Chair and Simon Ho was elected Vice-Chair. In view of the manifestation of the Chair to leave the meeting at 6 p.m. and the declaration of the Vice-Chair of conflict of interest regarding Item 3 of the agenda, the Panel agreed to designate Steve Jedreicich as Acting Chair for the consideration of Item 3.

Advisory Design Panel

Wednesday, January 4, 2012

2. RZ 11-585209 – SIX-STOREY RESIDENTIAL DEVELOPMENT WITH 660 APARTMENTS IN FOUR BUILDINGS

ARCHITECT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 7731/7771 Alderbridge Way

Panel Discussion

Comments from the Panel were as follows:

- wood frame construction for six-storey buildings is a fairly new development and has some constraints; existing building design has issues which need to be addressed with regard to compliance with certain provisions of the BC Building Code and the BC Association of Professional Engineers and Geoscientists (APEG) Guidelines;
- per BC Building Code, maximum allowable height for shear wall construction is 20 meters; the height from the first floor to the roof in the proposed buildings appears to be 22 meters;
- the Code likewise provides that the maximum height from the ground level to the 6th floor is 18 meters; applicant needs to check whether the height limitation is measured from grade or first floor; needs to be addressed as it has firefighting implications;
- APEG guidelines for 5-6 storey wood frame residential buildings permit only a 10 percent setback of the uppermost floor; the project's engineers will need to look into the recess of the buildings' top floor;
- recommend that all wood-framed shear walls be continuous from the ground to the top level;
- recommend to isolate balconies from the main structure of the buildings by using column supports instead of being cantilevered; could avoid maintenance issues in the long-term;
- firewalls should be straight;
- interesting site; appreciate slideshow graphics showing evolution of design;
- create a plaza space that is larger and less fragmented in view of the larger context of future development of adjacent properties; applicant needs to work with Planning regarding how the future development to the north-west of the site is envisioned;
- courtyard developments and emphasis on urban agriculture are interesting; character of terraces are well-defined except the interface on the Cedarbridge Way dedication; consider pathways that allow access or egress from the courtyards up to the deck; will add vitality to the street edges;
- streetscape treatment on Alderbridge Way is critical; use high quality materials at the front face; consider lowering wall height;

Advisory Design Panel

Wednesday, January 4, 2012

- plaza space does not look like and will not function as a plaza; it is a roadway in the center of the development; consider further treatments to emphasize pedestrian movements across it;
- concern on appearance of community gardens along the greenway and public access of users; community gardens should have a more urban character suitable to their intended users;
- appreciate the overall lay-out of the buildings and the courtyard orientations;
- missed opportunity in the plaza; does not appear like a plaza; the proposed development is a self-contained community; big size of the development and number of residential units necessitate a “town center”; celebration at intersection is important; appreciate transparent lobbies flowing out into the plaza but ground plane articulation is missing;
- buildings are handsome; however, further design development is needed to make them have a more Richmond character;
- differentiate each building in terms of colour and texture;
- decide to have corner elements or not; right now have the same colour with the rest of the buildings; further development is needed if they are to be emphasized;
- 2-meter patio is too high; consider lowering it to 3.5 feet;
- applicant needs to check accuracy of shadow diagram;
- like the feeling of the courtyards; however, courtyard elevations need softening as they look like university buildings; detailed design of facades needed appropriate for a high-end condominium; courtyards need further articulation;
- concern on the barrier-free accessibility of community gardens to residential units; functionality has to be resolved;
- consider incorporating the water feature adjacent to the play area in Building 4 as part of play area; eliminate or address the hazard potential;
- consider purpose of the courtyards; should be a gathering space; play area should be usable; enhance functionality of community garden space to encourage its use as a community gathering place;
- north face of the greenway, i.e. facades of the two buildings are uniform; need further articulation on Building 2;
- agree with comments on the towers; add architectural features to “punch out” towers, e.g. colour and texture;
- appreciate the inclusion of 75 percent of the units as convertible; applicant is encouraged to provide convertible units for each type of unit;
- applicant is likewise encouraged to increase the number of affordable units;

Advisory Design Panel

Wednesday, January 4, 2012

- consider egress of people from the courtyard to the street level sidewalk using wheelchairs, strollers and other wheeled conveyances in the design of the courtyard; consider as alternate to route through internal corridors;
- like the idea of the community gardens; will bring residents outside; will discourage unwanted visitors and enhance surveillance;
- good natural surveillance from various points in the development; good street access from lower units is a positive factor from a crime prevention perspective;
- area of the proposed development is in transition; first of its kind of development in the area to create part of the fabric of the area; towers are subtle and will rely on the type of materials suggested in the renderings actually being used in the manner indicated;
- concern on the orientation of some of the courtyards resulting in dark/shaded areas; mold growth on hard surfaces may be an issue;
- courtyard scheme is appropriate to achieve desired density for a low-rise type of development; however, not convinced on the grade transition at street;
- street edge needs to be carefully looked at; appears high as shown in the renderings; does not work well at this stage of the development from a pedestrian street point of view;
- nicely designed project; like the articulation of the buildings; character of the buildings is appropriate to the site; courtyard design is nice;
- proposed development seems to lack a focal point; consider creating a public gathering place at the intersection of Cedarway Bridge and River Road, a likely gathering area for people as it is adjacent to a future park and near the river;
- like the alternating use of brick and other materials in the exterior finishes of the buildings; consistency in overall massing is achieved in similar treatments using different materials;
- relationship to the street is fairly well done;
- community gardens are not aesthetically pleasing and takes a lot of space; tends to over program smaller courtyards like in Buildings 3 and 4;
- consider public art opportunities along the Gilbert Road greenway; applicant is also encouraged to consider incorporating public art into buildings, e.g. creating lighting design or glass/steel design within the towers; City and Public Art Commission have been supportive of such schemes;
- good job on the massing of the six-storey buildings; encourage the village feel with variation;
- agree with comments on the plaza; applicant could dead-end the two streets and create a plaza as continuous pedestrian link across it; will create a true pedestrian plaza in the centre area;

Advisory Design Panel

Wednesday, January 4, 2012

- congratulate the applicant for keeping the setbacks between the buildings at the proper distance of 60 feet for six-storey buildings;
- great design for a wood frame building; does not look like a wood frame building; urge the applicant to keep the design elements as shown and emphasized as design progresses;
- lost opportunity for Building 3 to address more the river and future park as it is not oriented towards them as done in Building 2;
- consider a bigger context for the walkway terminus; consult with adjacent property owner on possible interface in the future; consider better use of oddball configuration at the corner;
- Alderbridge Way is a busy street; emphasize the corners of the two buildings (using design elements, e.g. colours and different materials) at the Cedarbridge entrance off of Alderbridge Way; and
- Onni has developed high quality high-rise developments to the west of the site; applicant is encouraged to maintain the same level of quality in the subject development as those projects west of the site.

(At this juncture, Mr. Panatch and Mr. Ho left the meeting and Mr. Jedreicich assumed the Chair)

3. DP 11-593925 – SIX-STOREY MIXED-USE DEVELOPMENT WITH 55 APARTMENTS OVER GROUND LEVEL COMMERCIAL AND AMENITY SPACE

ARCHITECT: Cotter Architects

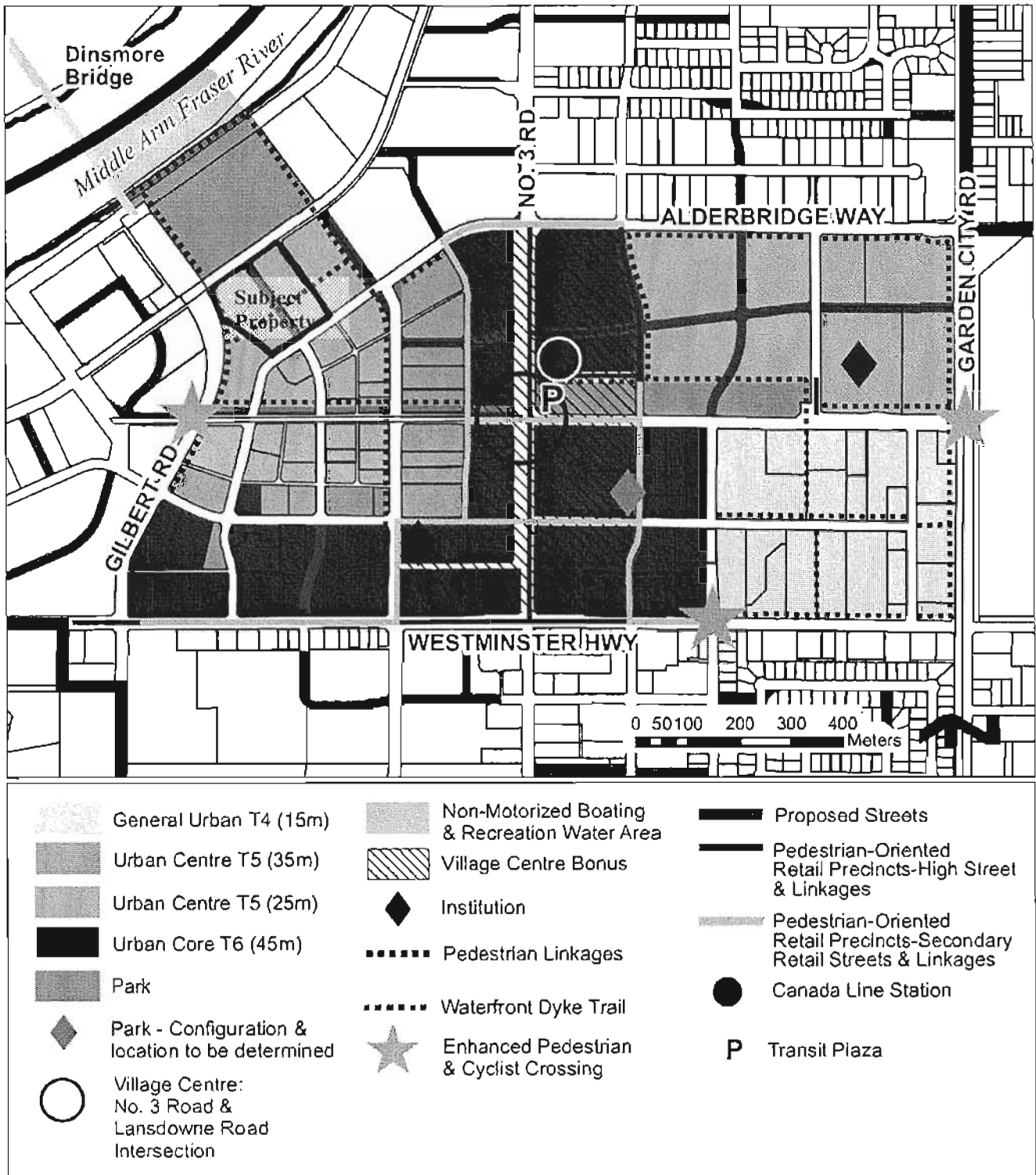
PROPERTY LOCATION: 14000 Riverport Way

Panel Discussion

Comments from the Panel were as follows:

- like the shape of the building which is suitable for a 5-storey wood frame building;
- concern on the off-site loading; Riverport Way is fairly narrow and loading vehicles are close to Riverport Way and Steveston Highway intersection;
- concern on firefighting access to units facing the Fraser River (i.e., back of the building); should be addressed by BC Building Code consultant and may include Code equivalences;
- is there an easement in the rear for exit stair egress to neighbouring property?
- suggest increasing the floor-to-floor height of the CRUs to allow for beam depth;

Specific Land Use Map: Lansdowne Village (2031) Bylaws 8427 & 8516
2010/09/13





City of Richmond

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

Development Application Data Sheet

Development Applications Division

RZ 11-585209

Address: 7731 & 7771 Alderbridge Way

Applicant/Owner: Onni 7731 Alderbridge Way Holding Corp. & 7771 Alderbridge Way Holding Corp.

Owner: Onni 7731 Alderbridge Way Holding Corp. & 7771 Alderbridge Way Holding Corp.

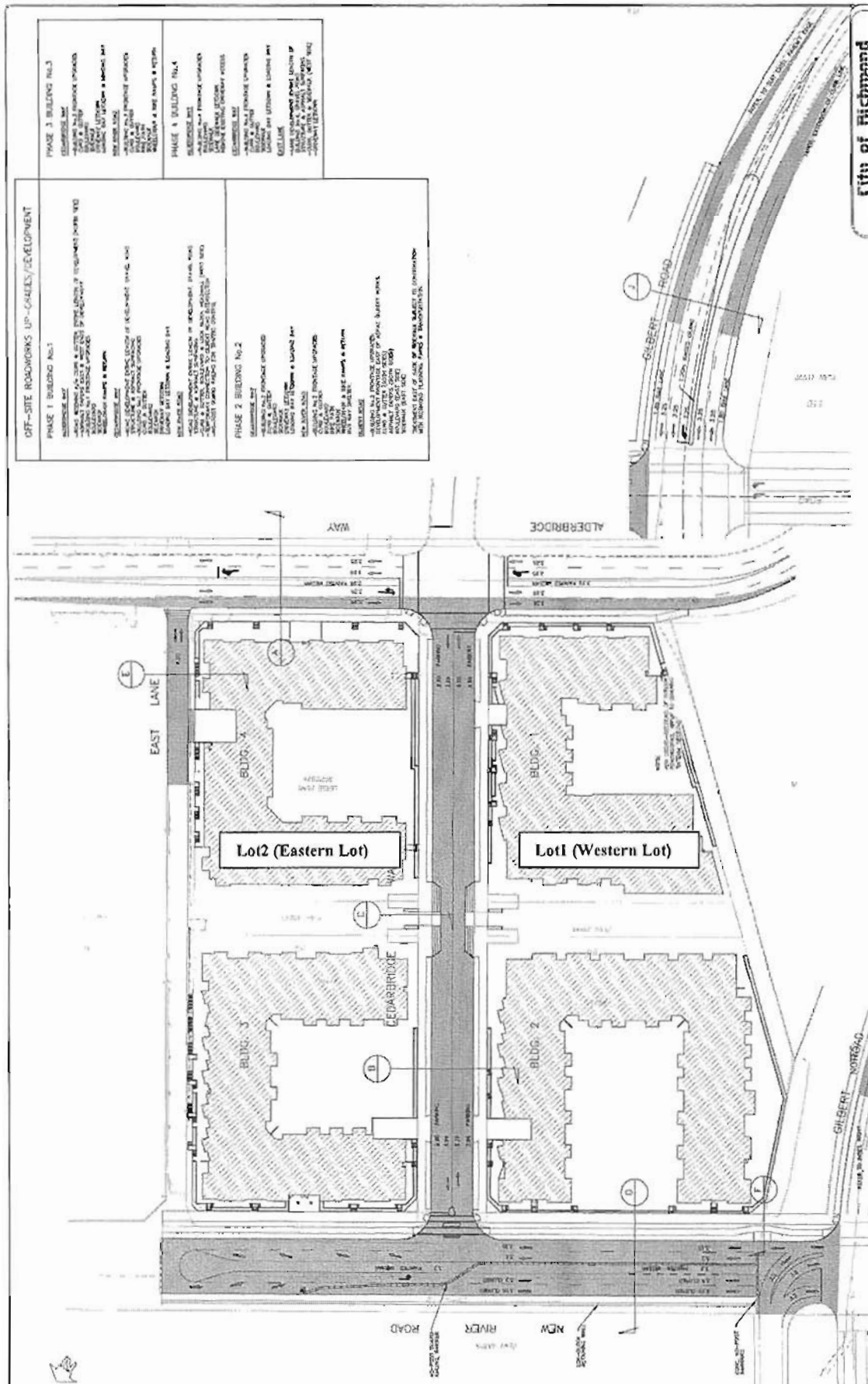
Planning Area(s): City Centre Area (Lansdowne Village)

Floor Area: No change is proposed in maximum permitted floor area or density

	Bylaw Requirement	Proposed Development	Variance
Zoning Lot Size (Min.)	<ul style="list-style-type: none"> 2400sm (25,833sf) 	<ul style="list-style-type: none"> Lot 1: 13,288.37sm (143,036 sf) Lot 2: 11,886.75 sm (127,949 sf) 	<ul style="list-style-type: none"> None
CCAP/Zoning Lot Coverage (Max.)	<ul style="list-style-type: none"> 60% for buildings 80% for building and non porous surfaces 	<ul style="list-style-type: none"> Lot 1: building footprint: 45% non-porus surfaces: 69.5% Lot 2: building footprint: 45% non-porus surface: 70.3% 	<ul style="list-style-type: none"> None
CCAP/Zoning FAR	<ul style="list-style-type: none"> 1.2, up to 2.0 FAR with provision of 5% of total floor area for affordable housing units. 	<ul style="list-style-type: none"> 2.0 FAR with 20m Cedarbridge dedication as per Zoning Amendment Bylaw No. 8884 text not deducted. 	<ul style="list-style-type: none"> None
Zoning Habitable Floor Elevation (Min.)	<ul style="list-style-type: none"> Residential: 2.9 m geodetic 	<ul style="list-style-type: none"> Residential: 4.064 m Local exception permitted for 1 lobby per building. 	<ul style="list-style-type: none"> None
CCAP/Zoning Height (Max.)	<ul style="list-style-type: none"> 25 m, but with specific areas allowing up to 35m as outlined in CCAP. 	<ul style="list-style-type: none"> Varies, but less than 25m above finished grade in all cases. 	<ul style="list-style-type: none"> None
CCAP/Zoning Setbacks @ (Min.)	<ul style="list-style-type: none"> a) 3m@ Alderbridge b) 3m@ East Lane c) 1.5m@ New River Road d) 1.5m@ West Side 	<ul style="list-style-type: none"> a) 4.5m for Building 1 and 5.0m Building 2 @ Alderbridge from PROP b) 3m@ East Lane from PROP c) 3m@ New River Road from PROP d) 3m@ West Side from PROP <p>Based on setback to back face of PROP/SROW; setbacks from the actual property lines are greater.</p>	<ul style="list-style-type: none"> None

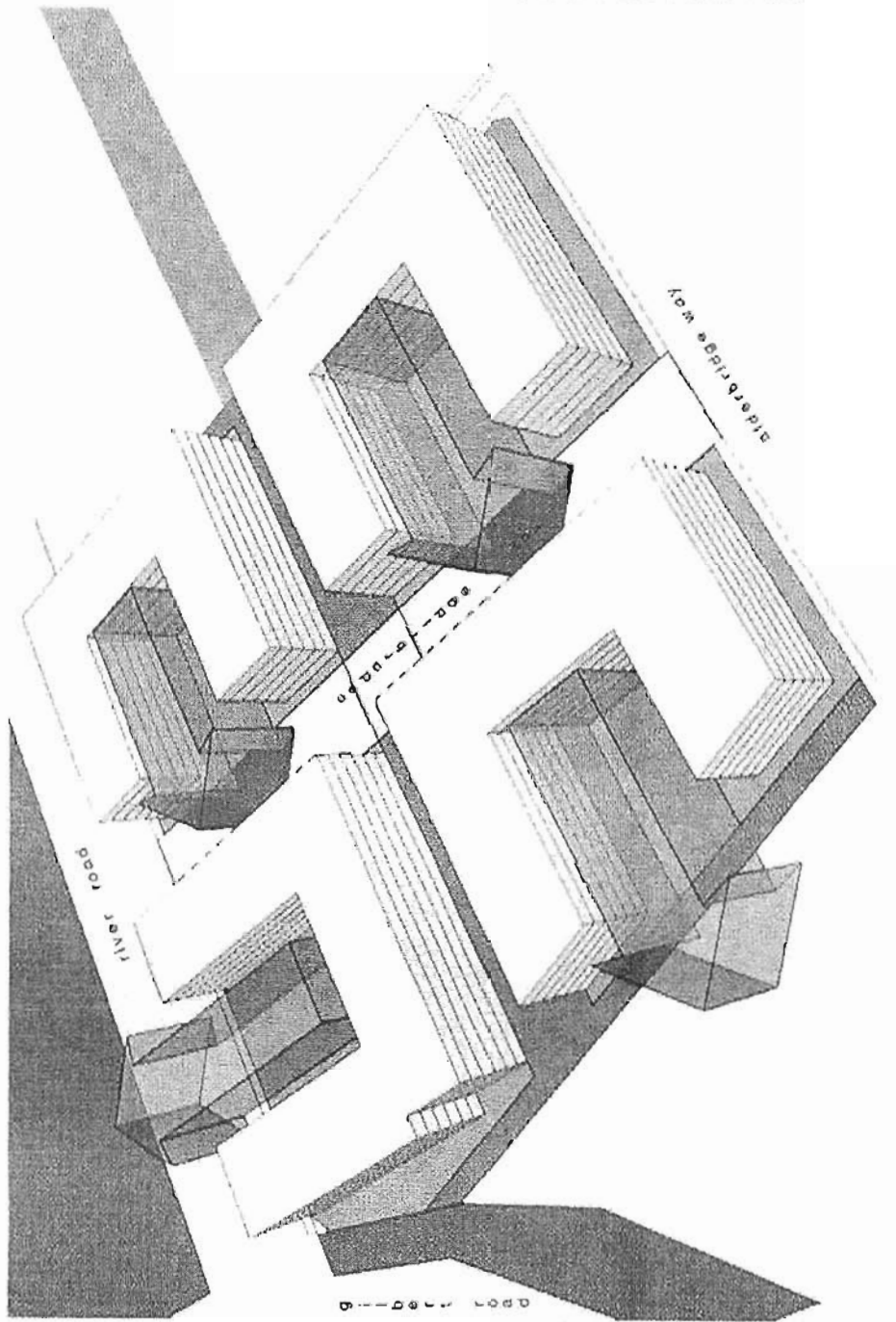
	Bylaw Requirement	Proposed Development	Variance
Zoning Off-Street Parking	<p><u>Lot 1: Parkade (Bldgs1 /2): 427</u></p> <p>Min Residents: 1.2/unit: 359 Min Affordable: 0.90/unit: 7 (max small car: 50%) Min Visitors: 0.2/unit: 61</p> <p><u>Lot 2 Parkade: (Bldgs 3 / 4): 398</u></p> <p>Min Residents: 1.2/unit: 313 Min Affordable: 0.90/unit: 27 (max small car 50%:) Min Visitors: 0.2/unit: 58</p> <p>(With maximum 10% TDM Reduction possible)</p>	<p><u>Preliminary for Rezoning:</u></p> <p><u>Lot 1: Parkade (Bldgs1 /2): 450</u></p> <p>Residents/Affordable: 399 (small car: 41%) (tandem: 15%) Visitors: 51</p> <p><u>Lot 2: Parkade (Bldgs3/4): 399</u></p> <p>Residents/Affordable: 351 (small car: 50%) (tandem: 11%) Visitors: 48</p> <p>(With 7.5% TDM overall parking reduction provided)</p>	None
Zoning Bicycle Parking	<p><u>Lot 1: Parkade (Bldgs1 /2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 425 Visitor (0.2/unit): 68 <p><u>Lot 2: Parkade (Bldgs1 /2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 400 Visitor (0.2/unit): 64 	<p><u>Lot 1: Parkade (Bldgs1 /2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 434 Visitor (0.2/unit): 68 <p><u>Lot 2: Parkade (Bldgs1 /2)</u></p> <ul style="list-style-type: none"> Resident (1.25/unit): 426 Visitor (0.2/unit): 64 	<ul style="list-style-type: none"> None
Zoning Loading	<ul style="list-style-type: none"> 2 medium; 2 large with one being provided for each building with sizes as per Section 7.10.2. To be on-site. 	<ul style="list-style-type: none"> Required one SU9 loading space provided for each of the four buildings in locations acceptable to City. 	<ul style="list-style-type: none"> DVP to relax the requirement for 2 WB 17 spaces required.
Zoning Accessible Housing	<ul style="list-style-type: none"> Basic Universal Housing: City standards for wheelchair accessible dwellings 	<ul style="list-style-type: none"> Notation to be shown that design will meet the Basic Universal Housing standards as per Section 4.16 for 502 units, except for 4.16.11. 	<ul style="list-style-type: none"> DVP for to relax Section 4.16.11 only as stated in staff report.
CCAP Guidelines for Shared Residential Amenity Space: Indoor (Min.)	<p>For projects exceeding 200 units (CCAP):</p> <ul style="list-style-type: none"> 2 sqm/unit: 1320sm, but may be reduced if significant indoor recreation features provided 	<p>993 sm provided and accepted as it includes large indoor swimming pool as significant recreation feature as provided for in CCAP.</p>	<ul style="list-style-type: none"> N/A

	Bylaw Requirement	Proposed Development	Variance
CCAP/OCP <u>Shared</u> Residential Amenity Space: Outdoor (Min.) guidelines	<p>As per CCAP Sections 2.6.1 (e), 3.1.8A and OCP:</p> <ul style="list-style-type: none"> OCP: 6 sqm/unit for socializing, children's play & related uses: 3960sm CCAP: 10% of net site area for on-site walkways, planting, garden plots, etc.: 2518 sm 	<ul style="list-style-type: none"> 3430 sm of on-site socializing areas provided. 1742 sm of on-site walks and garden plots are provided. The areas provide are less than absolute amount in the CCAP guidelines, but given the large uninterrupted areas and amenities provided, they are accepted subject to refinement at DP stage. 	<ul style="list-style-type: none"> N/A
CCAP Private Outdoor Amenity Space: (Min.) guidelines	<ul style="list-style-type: none"> 20sqm for grade-oriented and 6sqm for upper floor apartments. See Section 3.1.8B of the CCAP for dimensions. 	<ul style="list-style-type: none"> The total area of patios and balconies meet CCAP guidelines, but each balcony/patio needs to be confirmed at DP review. 	<ul style="list-style-type: none"> TBD at DP review



Staff report Alderbridge
8th February Richmond, BC

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Orientation

With the Cedarbridge Way dedication and east-west Greenway, the site is effectively split into four quadrants.

The development proposes four buildings with the courtyard spaces of the southwest, northeast, and southeast buildings each oriented facing southwest.

The northwest building, at the corner of Gilbert and the new River Road, has its courtyard space facing north, towards the future park and view.

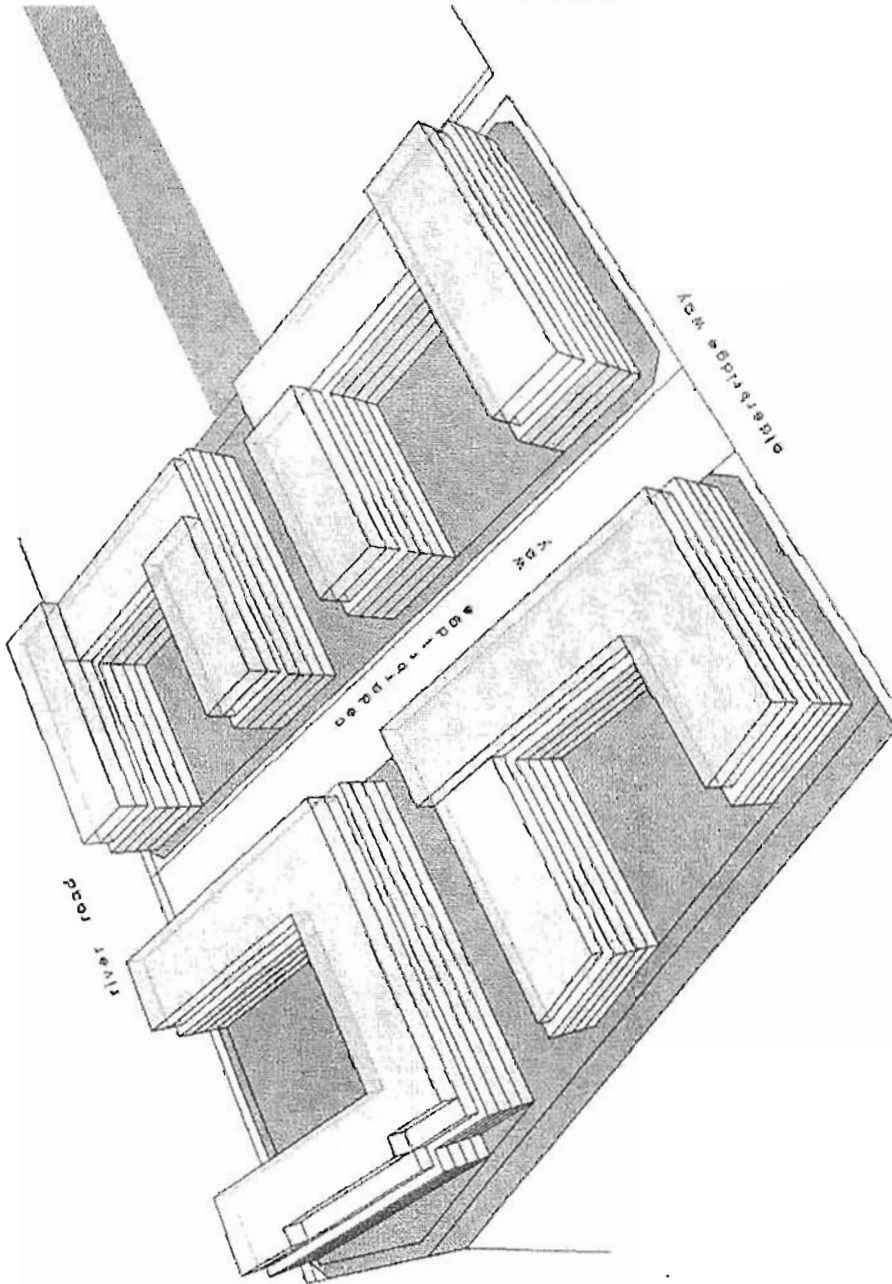
This will maximize the number of units with a view of the river and park, and will create a visual connection between the public park space and the internal courtyard.



s i t e courtyards

Alderbridge Staff Report
 Richmond, BC 8th February 2012





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Articulation

The orientation and articulation of the massing achieve several objectives:

- Maximize views to the river per the General Guidelines of the CCAP 3.1.1.A
- Maximize afternoon sun into the courtyard areas and public green links per 3.1.2.A.
- Provide a strong, urban street wall as a backdrop to the new river-front park.
- Provide a strong, urban street wall along Alderbridge Way.
- Provide lower-scale massing adjacent to the more intimately scaled greenways.
- Provide opportunity for lower elements and iconic gateway elements at key locations especially at the Northwest corner of the site at the intersection of River Road and Gilbert Road per 3.1.5, E, Mid-rise b).
- Provide strong horizontal articulation through roof forms (3.1.5.A) while articulating the facade with narrow bays and setbacks at upper levels (3.1.5.F)

massing upper floors

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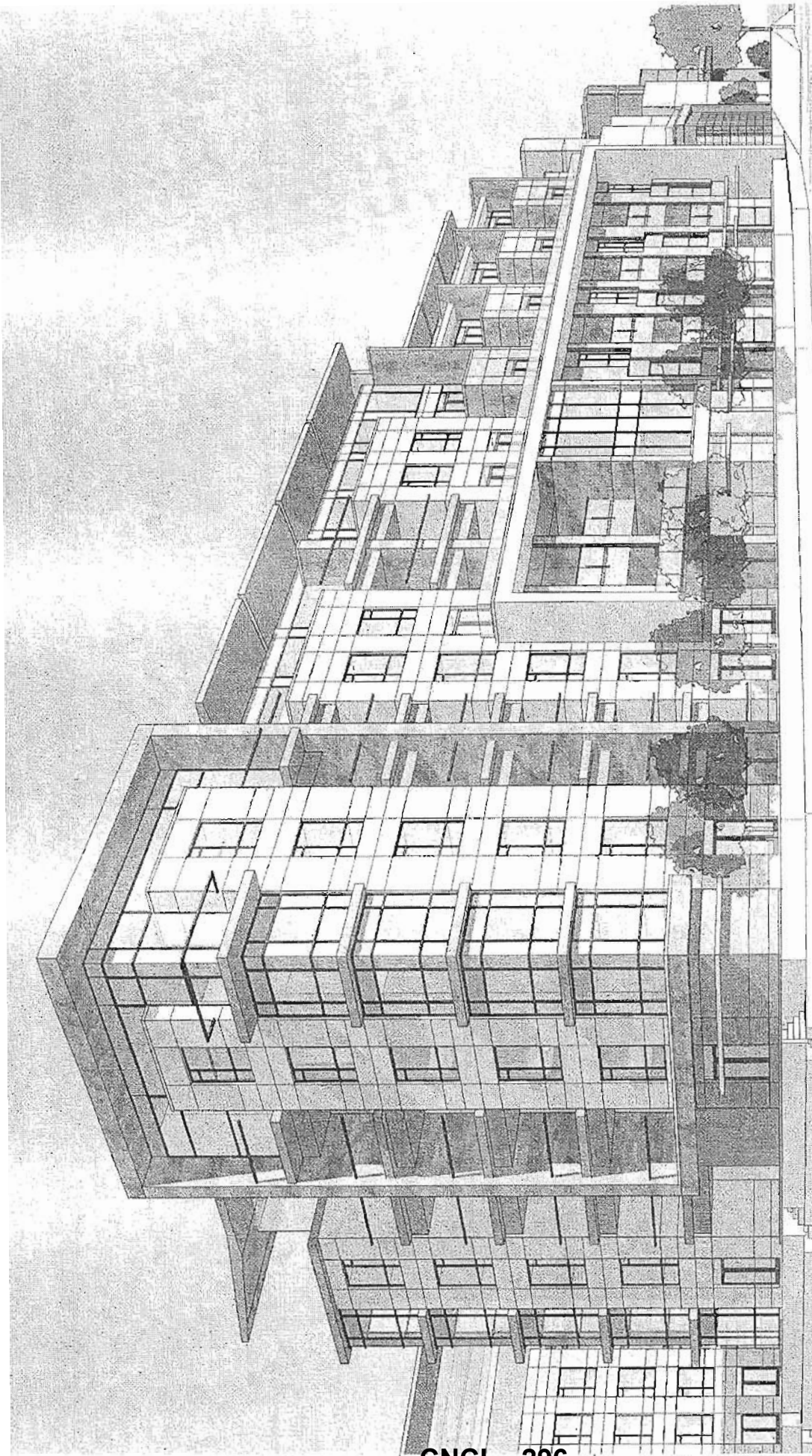


PROPOSED FLOOR AREA:

UNIT	BUILDINGS				TOTAL
	NO. 1	NO. 2	NO. 3	NO. 4	
1 BR	40	23	27		108 (10%)
2 BR	52	158	192		398 (7%)
3 BR	10	12	11	10	43 (1%)
TOTAL UNITS	137	203	160	160	660
TOTAL NET SF (PER SUITE)	130,600 SF	193,500 SF	154,200 SF	151,800 SF	630,000 SF
TOTAL GROSS SF (INCLUDES AGENT FLOORPLAN)	145,050 SF	197,020 SF	157,700 SF	165,300 SF	665,070 SF

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Alderbridge Staff Report
Richmond, BC
8th February 2012

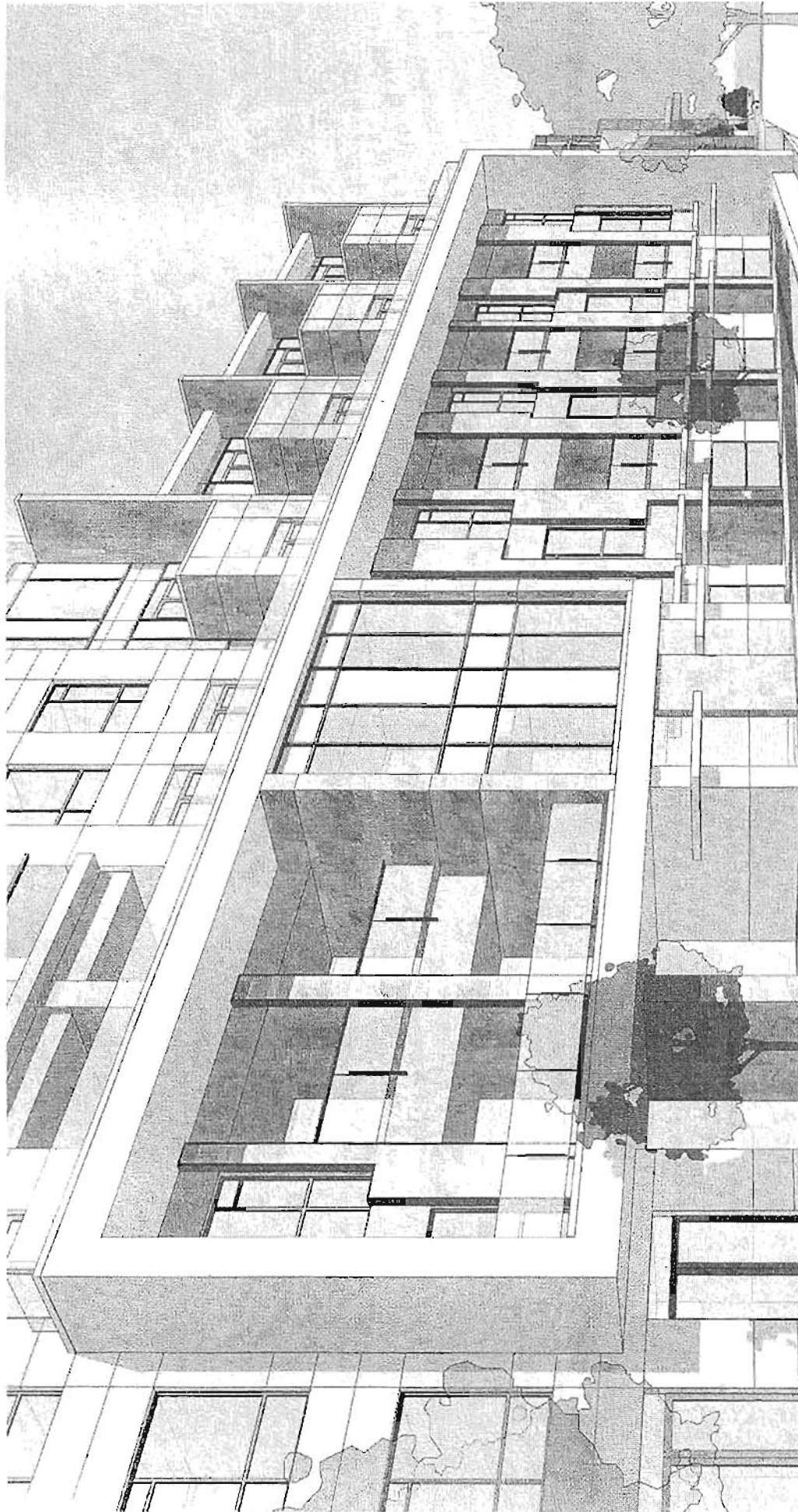


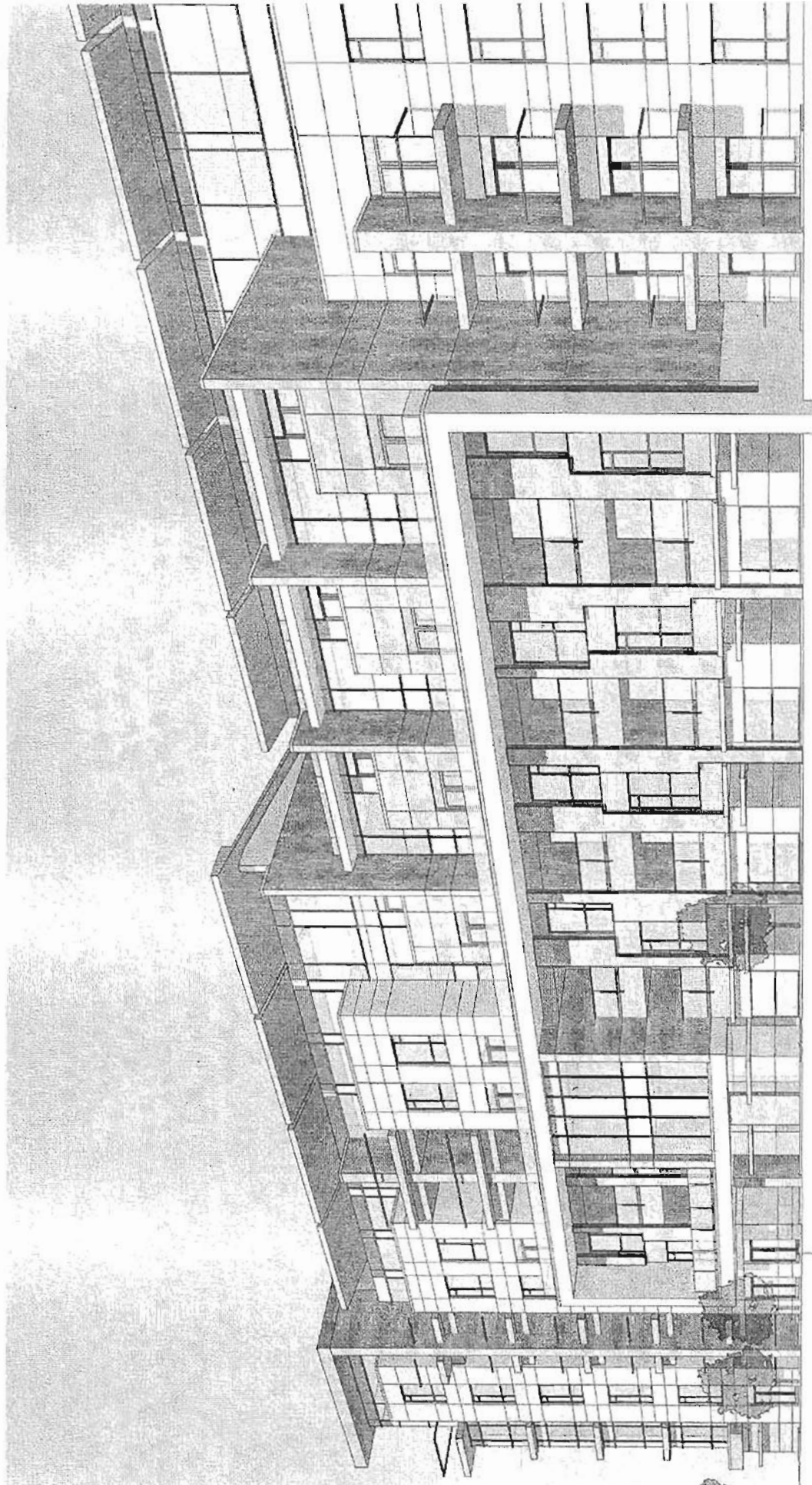
design
approach

building 2-tower element



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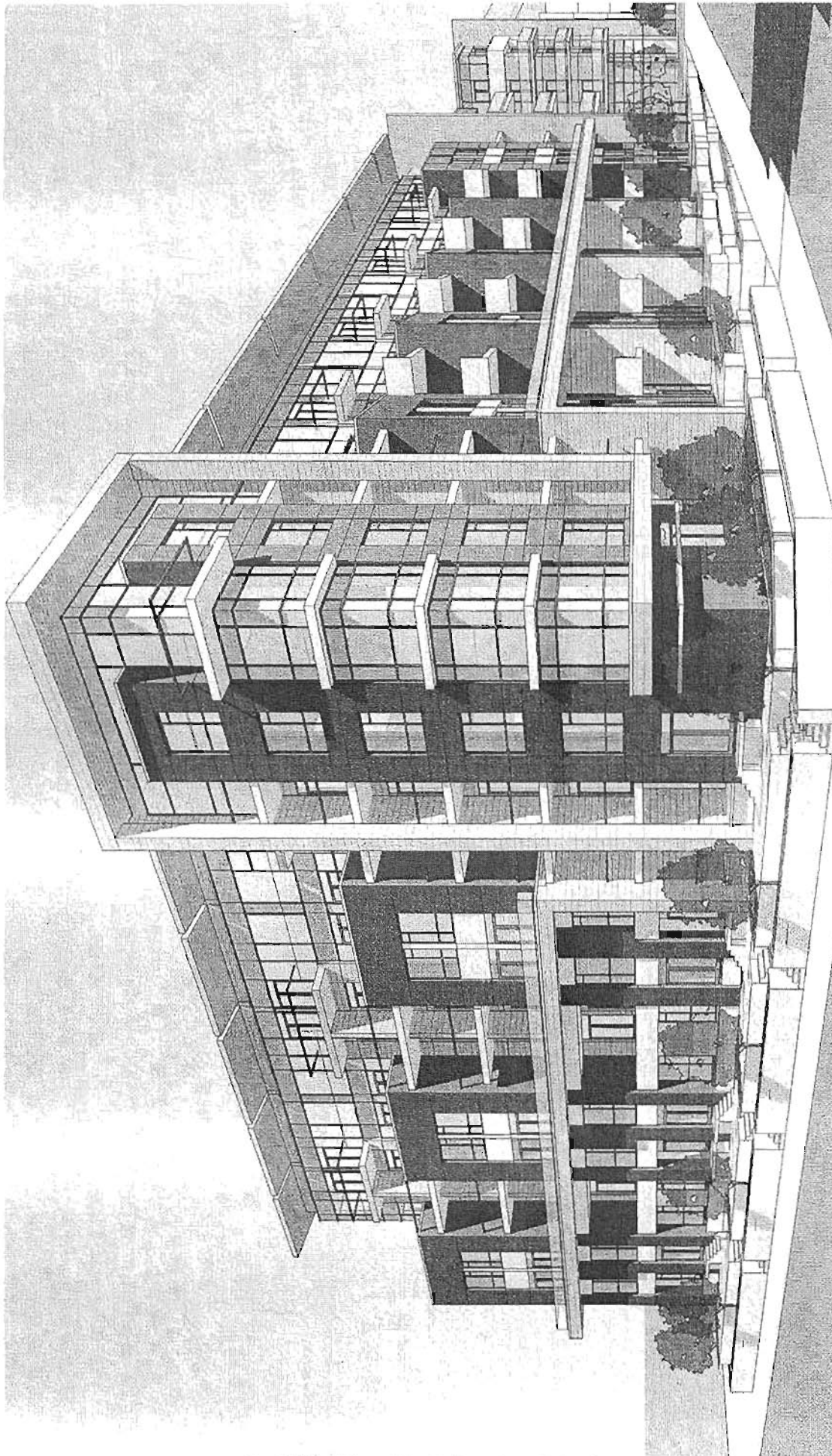
design
approach

building 2- south west

Alderbridge
Richmond, BC

Staff Report
8th February 2012

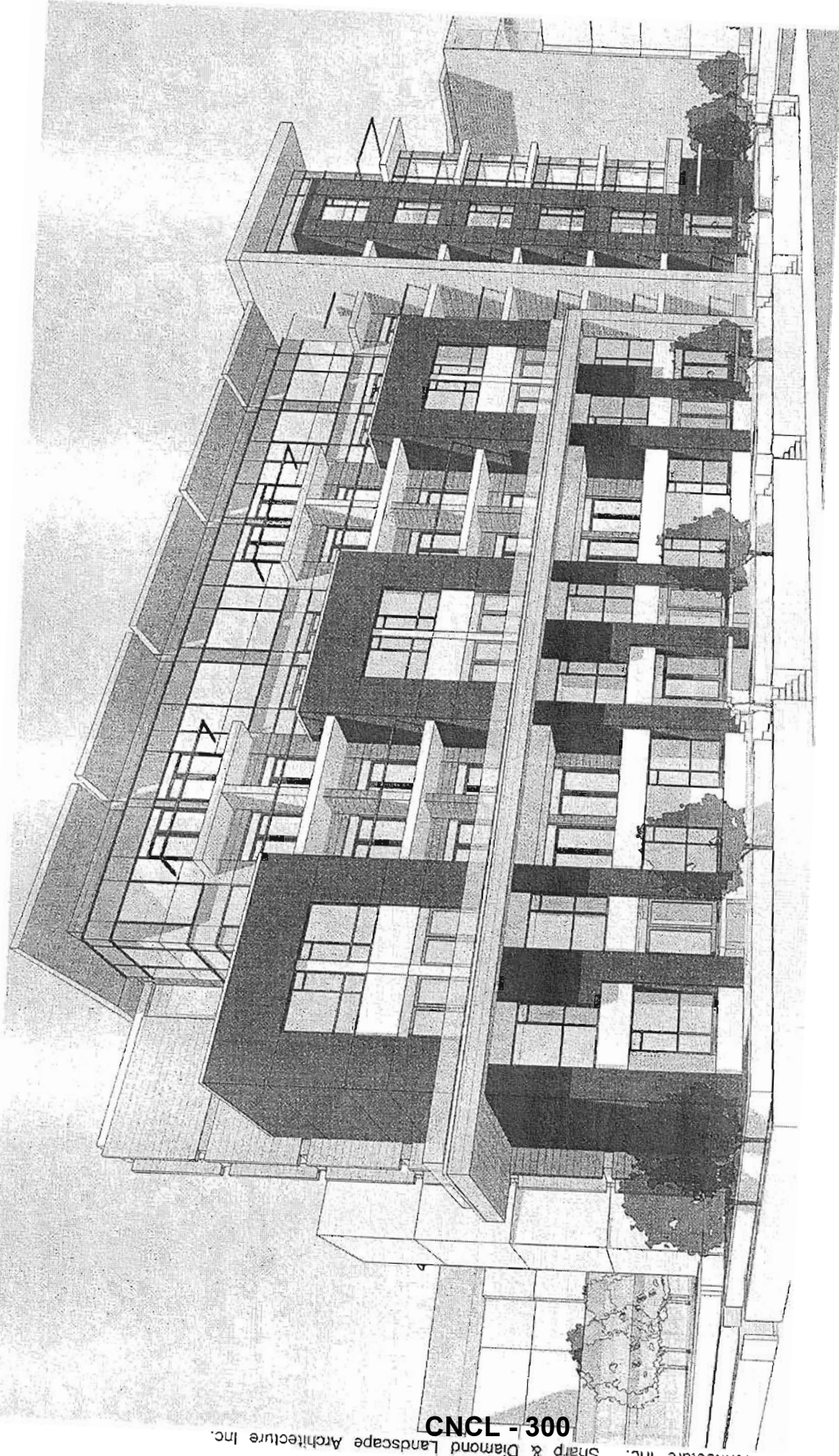
oni
architects



d e s i g n
a p p r o a c h b u i l d i n g 1 - s o u t h e a s t

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Richmond, BC 8th February 2012

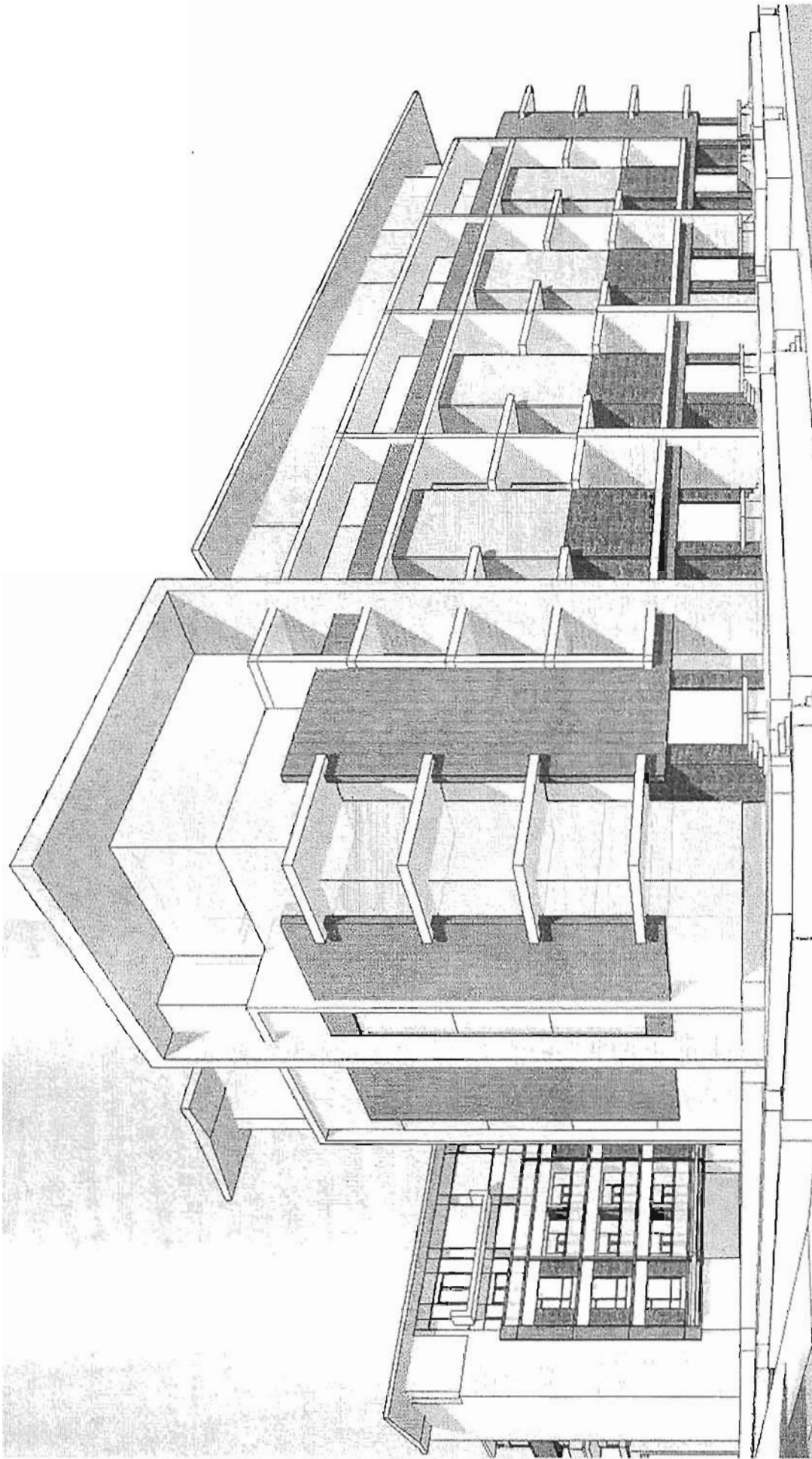




Yamamoto Architecture Inc. Sharp & Diamond Landscape Architecture Inc. CNCL - 300

design approach building 1 - south west
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Richmond, BC 8th February 2012





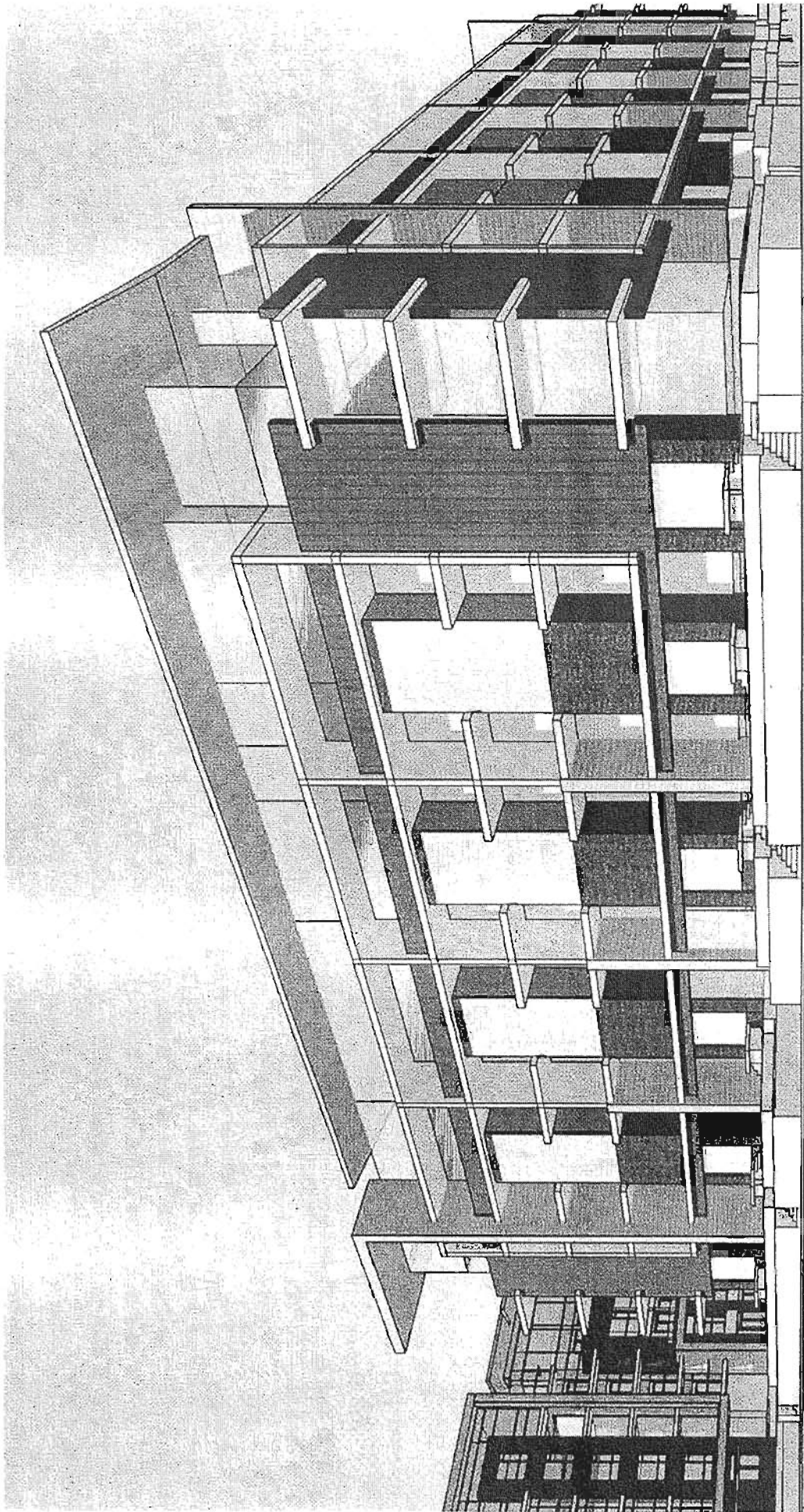
d e s i g n
a p p r o a c h

Building 4- south west

onni
group

Alderbridge Staff Report
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d e s i g n
a p p r o a c h

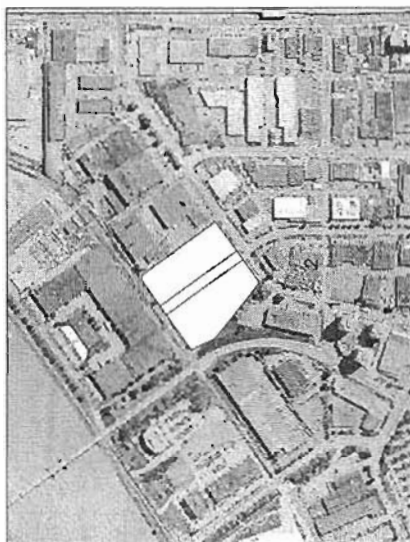
Building 4- south east



Alderbridge Staff Report
Richmond, BC 8th February 2012

7731, 7771 ALDERBRIDGE WAY
RICHMOND, B.C.

APARTMENT DEVELOPMENT



CNCL - 304

Site area	FSR	Units	SQM	SOFT
28,712.50				309,060.00
Proposed Floor Area				
FSA	2.00		57,425.01	618,120.00
Bonus for Universal units (1.86 SQM/per Universal Unit)	0.03	502	933.72	10,050.52
Total			58,358.73	628,170.52

Net site area after cedarbridgeway dedication

West Lot (1)	%	SQM	SOFT
13,288.80	45%	13,288.80	143,040.00
East Lot (2)		11,885.80	127,937.00
Total	2.28 *	25,174.60	270,977.00

* FSR based on the Net site area and FSA
(excluding the bonus for the Universal housing)

Ground coverage/net area/lot

West Lot (1)	%	SQM	SOFT
13,288.80	45%	13,288.80	143,040.00
Building 1 -Ground coverage		2,878.05	30,441.00
Building 2 -Ground coverage		3,130.45	33,696.00
East lot (2)	45%	11,885.80	127,937.00
Building 3 -Ground coverage		2,690.26	28,958.00
Building 4 -Ground coverage		2,604.34	28,033.00

West Lot

FLOORS	BUILDING 1			BUILDING 2			TOTAL		
	area	sqm	sqft	area	sqm	sqft	area	sqm	sqft
1	11	11	11	11	11	11	22	22	22
2	11	11	11	11	11	11	22	22	22
3	11	11	11	11	11	11	22	22	22
4	11	11	11	11	11	11	22	22	22
5	11	11	11	11	11	11	22	22	22
6	11	11	11	11	11	11	22	22	22
7	11	11	11	11	11	11	22	22	22
8	11	11	11	11	11	11	22	22	22
9	11	11	11	11	11	11	22	22	22
10	11	11	11	11	11	11	22	22	22
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29	11	11	11	11	11	11	22	22	22
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97	11	11	11	11	11	11	22	22	22
98	11	11	11	11	11	11	22	22	22
99	11	11	11	11	11	11	22	22	22
100	11	11	11	11	11	11	22	22	22

Car Parks required

Units	Provision	# cars
Victims	1:10	10
Residents	1:10	10
Total	1:10	20

Car Parks provided

Units	Provision	# cars
Victims	1:10	10
Residents	1:10	10
Total	1:10	20

Car Parks provided

Units	Provision	# cars
Victims	1:10	10
Residents	1:10	10
Total	1:10	20

Car Parks provided

Units	Provision	# cars
Victims	1:10	10
Residents	1:10	10
Total	1:10	20

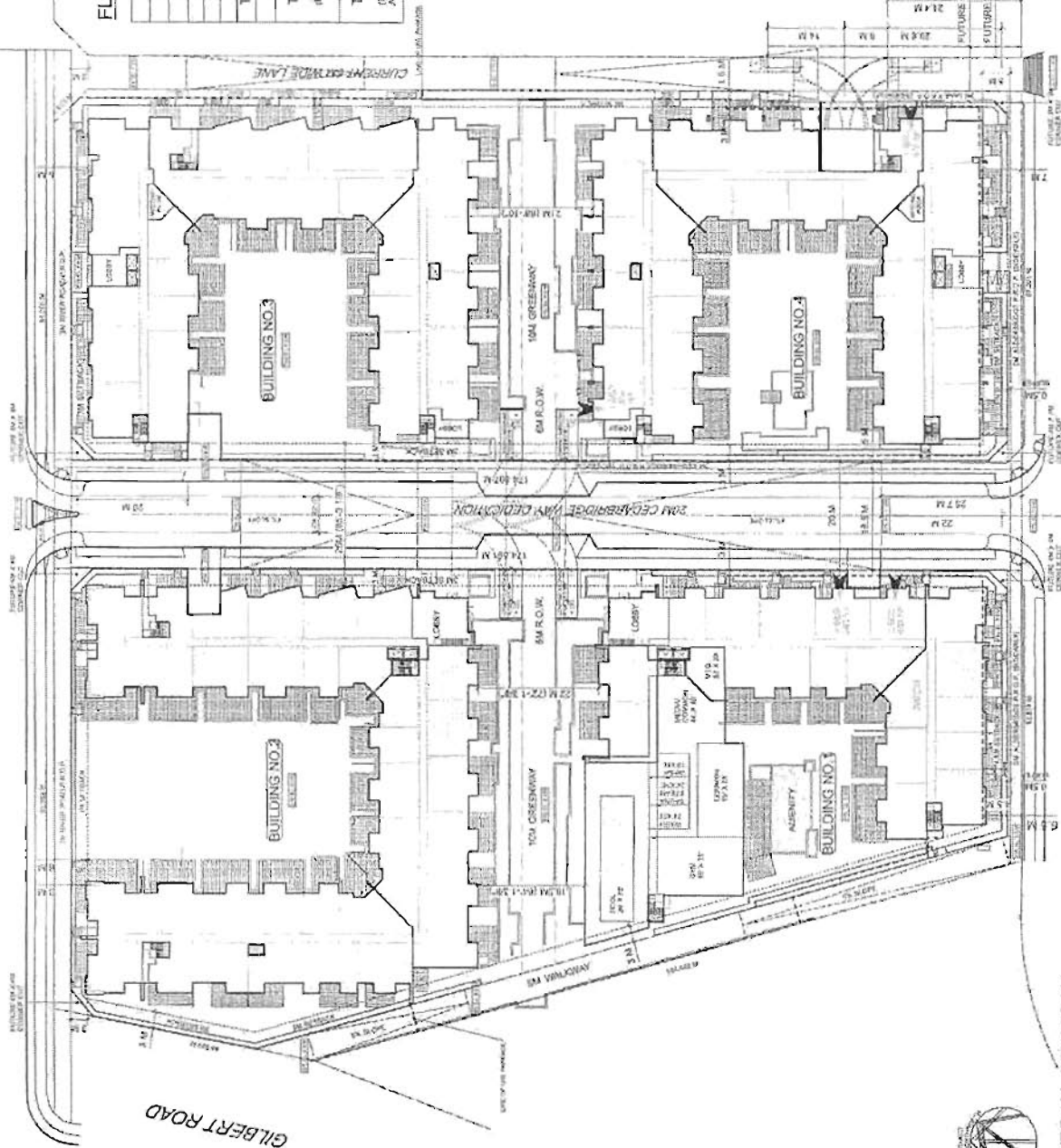
LOADING SPACE REQUIREMENTS:

1 SPACE FOR 1ST 240 UNITS,
1 SPACE FOR EACH ADDL 160 UNITS = 4 spaces (medium size)
(+)
1 SPACE FOR EVERY 2 BUILDINGS = 2 spaces (large size)
TOTAL REQUIRED = 6 spaces (2 large, 4 medium)
TOTAL PROVIDED = 4 spaces (4 medium)

East Lot

FLOORS	BUILDING 1			BUILDING 2			TOTAL		
	area	sqm	sqft	area	sqm	sqft	area	sqm	sqft
1	11	11	11	11	11	11	22	22	22
2	11	11	11	11	11	11	22	22	22
3	11	11	11	11	11	11	22	22	22
4	11	11	11	11	11	11	22	22	22
5	11	11	11	11	11	11	22	22	22
6	11	11	11	11	11	11	22	22	22
7	11	11	11	11	11	11	22	22	22
8	11	11	11	11	11	11	22	22	22
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12	11	11	11	11	11	11	22	22	22
13	11	11	11	11	11	11	22	22	22
14	11	11	11	11	11	11	22	22	22
15	11	11	11	11	11	11	22	22	22
16	11	11	11	11	11	11	22	22	22
17	11	11	11	11	11	11	22	22	22
18	11	11	11	11	11	11	22	22	22
19	11	11	11	11	11	11	22	22	22
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21	11	11	11	11	11	11	22	22	22
22	11	11	11	11	11	11	22	22	22
23	11	11	11	11	11	11	22	22	22
24	11	11	11	11	11	11	22	22	22
25	11	11	11	11	11	11	22	22	22
26	11	11	11	11	11	11	22	22	22
27	11	11	11	11	11	11	22	22	22

RIVER ROAD



FLOOR AREA AND UNIT BREAKDOWN SUMMARY:

UNIT	NO. 1	NO. 2	NO. 3	NO. 4	TOTAL
TYPE					
1 BR	39	39	25	25	128 (19%)
2 BR	50	152	125	125	452 (75%)
3 BR	11	9	10	10	40 (6%)
TOTAL UNITS	140	200	160	160	660
		340	320		
TOTAL NET SF (PER BY-LAW)	130,500 SF	193,500 SF	154,200 SF	161,800 SF	639,000 SF
TOTAL GROSS SF (INCLUDING AMENITY, EXCLUSIONS)	145,050 SF	197,020 SF	157,700 SF	155,300 SF	655,070 SF
		342,070 SF	313,000 SF		

GROSS SITE AREA:

309,698 SQ. FT. (68,712 SQ. M.)

**NET SITE AREA:
AFTER 20M CEDARBRIDGE
AND LANE STUB DEDICATIONS**

LOT 1: 143,628 SQ. FT. (13,269 SQ. M.)

LOT 2: 126,944 SQ. FT. (11,730 SQ. M.)

TOTAL BOTH LOTS: 270,572 SQ. FT. (25,001 SQ. M.)

PROPOSED FLOOR AREA:

630,000 SQ. FT. (2,04 F.A.R.)

309,699 SQ. FT. x 2.0 F.S.R. = 619,400 SQ. FT.

502 ADAPTABILITY ENHANCED UNITS
x 2 SQ. M. = 1,004 SQ. M.

639,000 SQ. FT.

LOADING SPACE REQUIREMENTS:

1 SPACE FOR EVERY 240 UNITS.

1 SPACE FOR EACH ADULT. 160 UNITS = 4 spaces (medium size)

1 SPACE FOR EVERY 2 BUILDINGS = 2 spaces (large size)

TOTAL REQUIRED = 6 spaces (2 large, 4 medium)

TOTAL PROVIDED = 4 spaces (4 medium)

NO. 1	NO. 2	NO. 3	NO. 4
1 BR	39	39	25
2 BR	50	152	125
3 BR	11	9	10
TOTAL UNITS	140	200	160
TOTAL NET SF	130,500 SF	193,500 SF	154,200 SF
TOTAL GROSS SF	145,050 SF	197,020 SF	157,700 SF
TOTAL PROVIDED	342,070 SF	313,000 SF	655,070 SF

Yamamoto
Architecture Inc.

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Architecture Inc.

KEY PLANS
SITE PLAN

NO. 1	NO. 2	NO. 3	NO. 4
1 BR	39	39	25
2 BR	50	152	125
3 BR	11	9	10
TOTAL UNITS	140	200	160
TOTAL NET SF	130,500 SF	193,500 SF	154,200 SF
TOTAL GROSS SF	145,050 SF	197,020 SF	157,700 SF
TOTAL PROVIDED	342,070 SF	313,000 SF	655,070 SF

PL

PL

ROOF
EL. 95.512 (30.04m)

8TH FLOOR (T/O CONC. TOPPG)
EL. 85.333 (22.88m)

5TH FLOOR (T/O CONC. TOPPG)
EL. 57.333 (17.67m)

PGR. FLOOR (T/O CONC. SLAB)
EL. 13.333 (4.38m)
(T/O CONC. SLAB)
EL. 7.193 (3.20m)
PARKING (T/O CONC. SLAB)
EL. 3.333 (1.10m)

PL

ROOF
EL. 65.512 (20.02m)

6TH FLOOR (T/O CONC. TOPPG)
EL. 65.333 (20.02m)

5TH FLOOR (T/O CONC. TOPPG)
EL. 57.333 (17.67m)

PGR. FLOOR (T/O CONC. SLAB)
EL. 13.333 (4.38m)
(T/O CONC. SLAB)
EL. 7.193 (3.20m)
PARKING (T/O CONC. SLAB)
EL. 3.333 (1.10m)

BUILDING 1 - SOUTH ELEVATION - ALDERBRIDGE WAY

BUILDING 1 - EAST ELEVATION - CEDARBRIDGE WAY

DATE	11/11/2011
BY	11/11/2011
CHK	11/11/2011
APP	11/11/2011
REV	11/11/2011

PROJECT
ALDERBRIDGE DEVELOPMENT

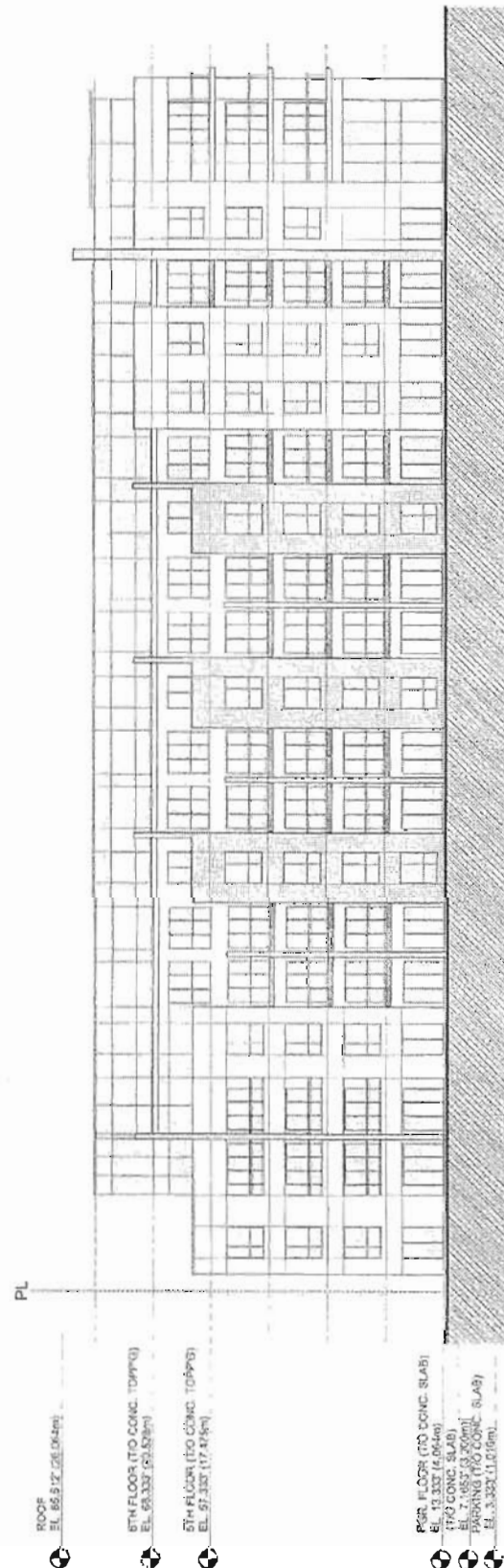
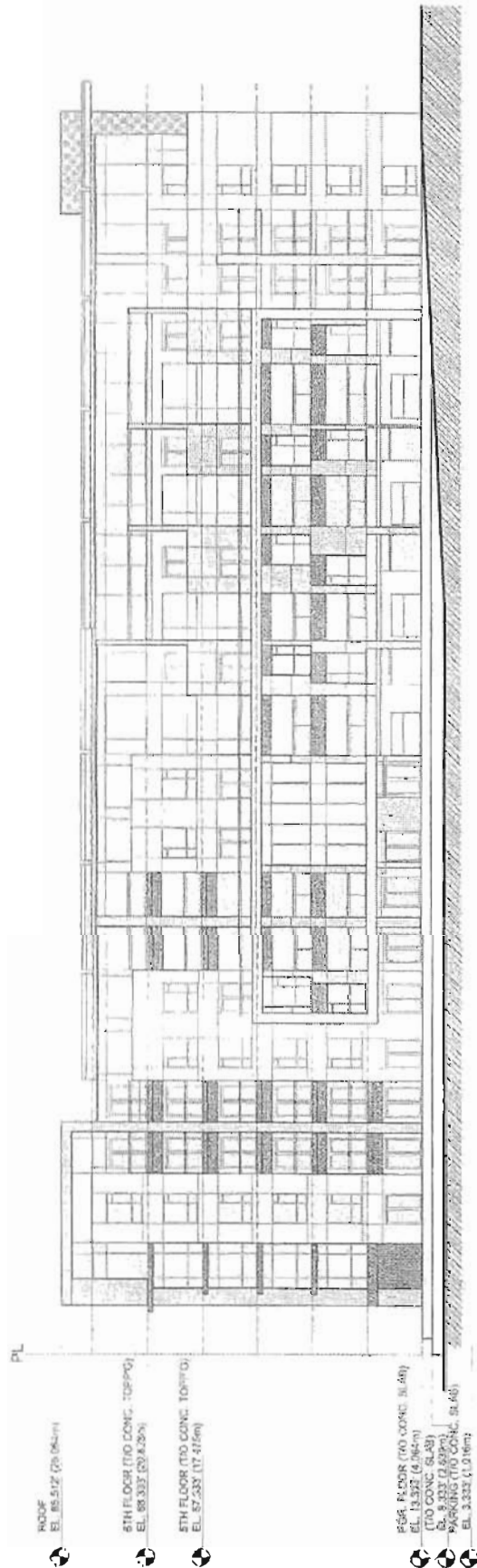
1111 ALDERBRIDGE WAY
RICHMOND, B.C.

Yamanoto
Architecture Inc.

1111 ALDERBRIDGE WAY
RICHMOND, B.C.

DATE	11/11/2011
BY	11/11/2011
CHK	11/11/2011
APP	11/11/2011
REV	11/11/2011

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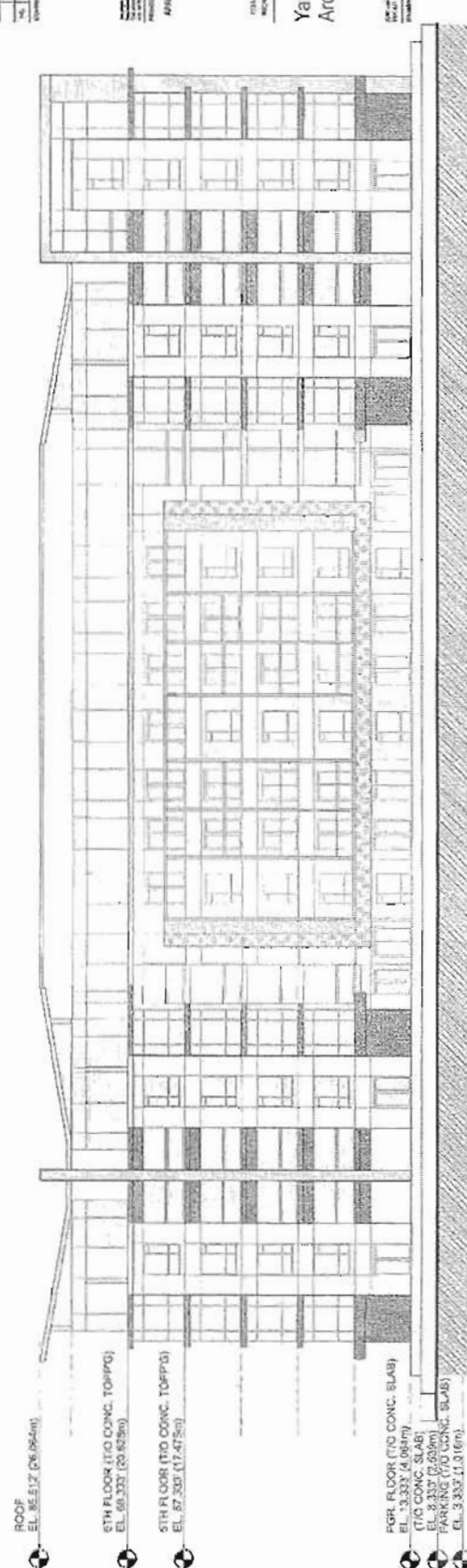
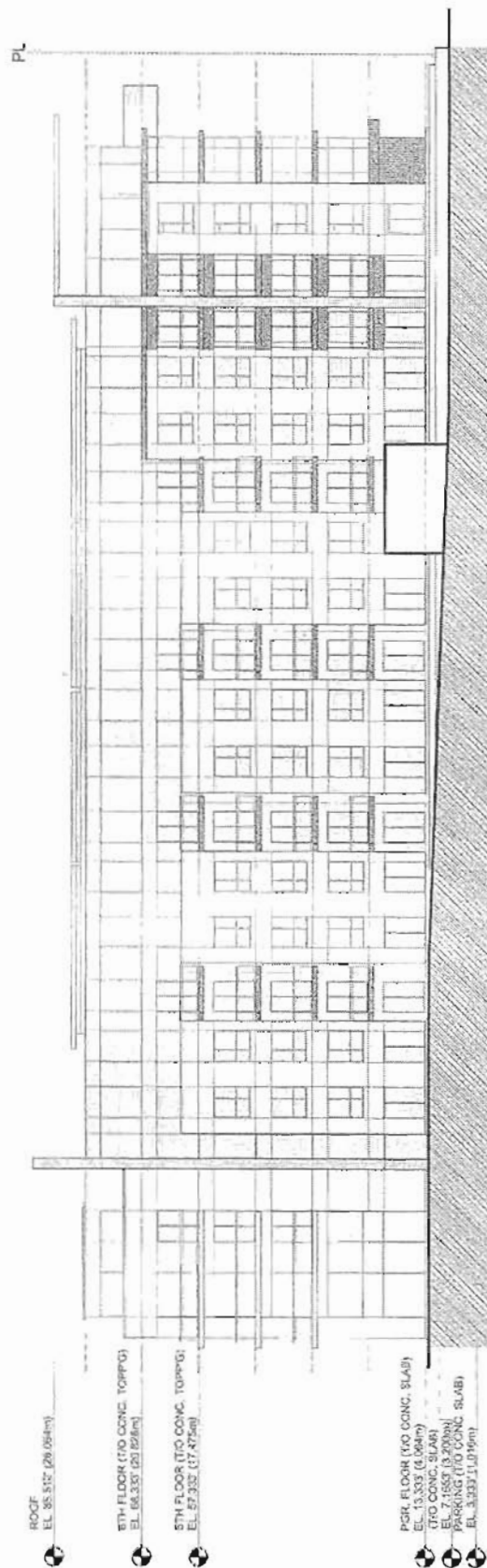
AMPHIPHILIC POLY(ETHYLENE GLYCOL) BLOCK COPOLYMERS

First, five experimental runs

Yamamoto
Architecture Inc.

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23

Model	12A 3840	Serial no.	
Make	PSY. 3. 1981		
Machine	12A 3840		
Order no.		Photo no.	12A

[illegible]

— **15** —

APPOINTMENT 2011-2012

1000 PROCEEDINGS 1000

Yamamoto
Architecture Inc.

[illegible][illegible]

ROOF
EL. 15.51' (28.56m)

6TH FLOOR (T/O CONC. SLAB)
EL. 66.33' (20.22m)

5TH FLOOR (T/O CONC. SLAB)
EL. 57.33' (17.42m)

ROOF FLOOR (T/O CONC. SLAB)
EL. 63.33' (19.44m)
(T/O CONC. SLAB)
EL. 7.165' (2.20m)
PARKING (T/O CONC. SLAB)
EL. 3.33' (1.01m)

ROOF
EL. 55.51' (26.04m)

6TH FLOOR (T/O CONC. SLAB)
EL. 66.33' (20.22m)

5TH FLOOR (T/O CONC. SLAB)
EL. 57.33' (17.42m)

ROOF FLOOR (T/O CONC. SLAB)
EL. 63.33' (19.44m)
(T/O CONC. SLAB)
EL. 7.165' (2.20m)
PARKING (T/O CONC. SLAB)
EL. 3.33' (1.01m)

BUILDING 3 - NORTH ELEVATION - RIVER ROAD

BUILDING 3 - WEST ELEVATION - COURTYARD

DATE	10/10/18
BY	YAMAMOTO
CHK	YAMAMOTO
APP	YAMAMOTO
REV	

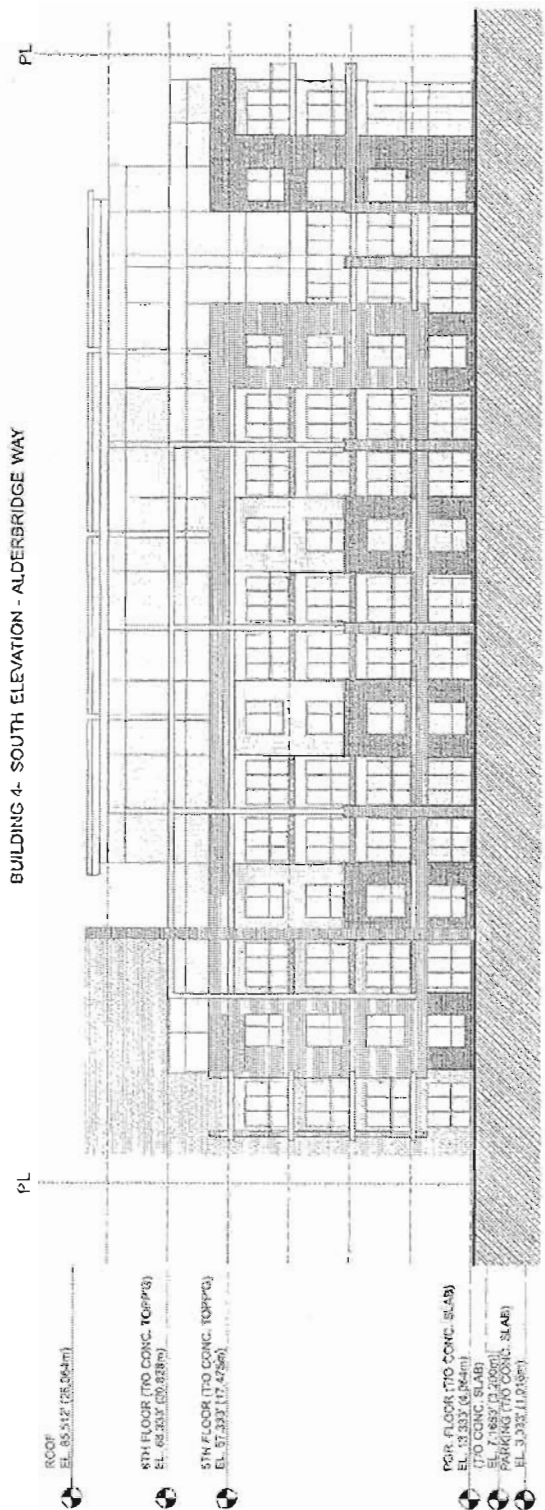
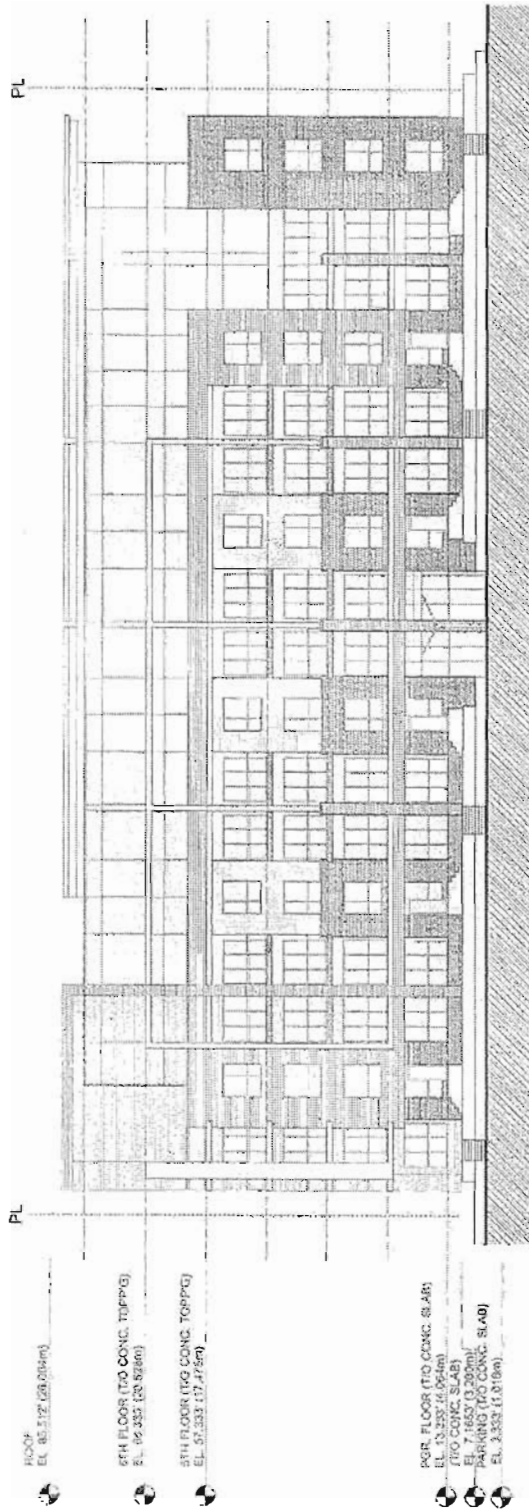
YAMAMOTO ARCHITECTURE INC.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECT.COM

1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECT.COM

Yamamoto
Architecture Inc.

1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECT.COM

SCALE	1" = 4'-0"
DATE	10/10/18
BY	YAMAMOTO
CHK	YAMAMOTO
APP	YAMAMOTO
REV	



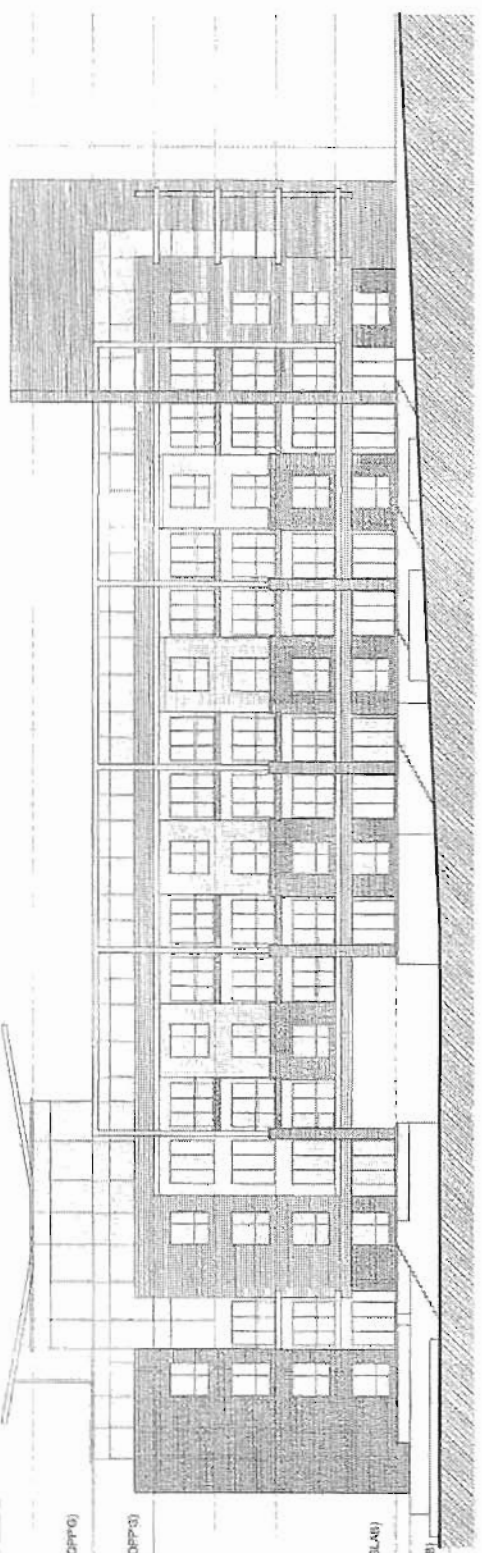
BUILDING 4- SOUTH ELEVATION - ALDERBRIDGE WAY

BUILDING 4- NORTH ELEVATION - GREENWAY

DATE	2/2/2017	PROJECT	ALDERBRIDGE WAY
BY	YAMAMOTO	SCALE	AS SHOWN
REVISION		DATE	
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PL

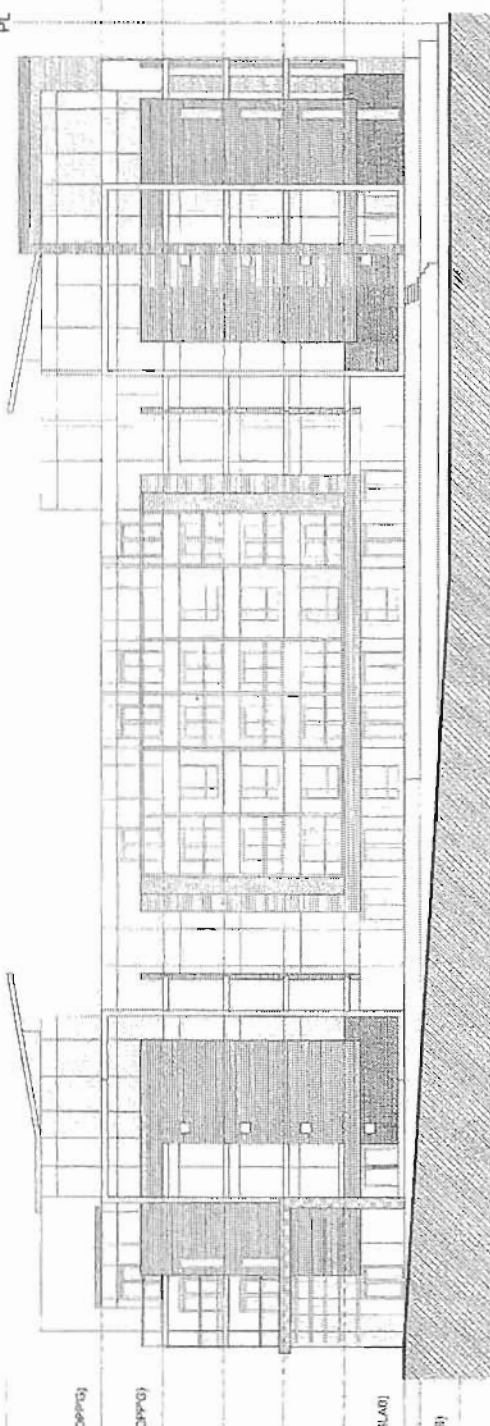
- ROOF
EL. 65.512 (26.084m)
- 5TH FLOOR (T/O CONC. TOPPG)
EL. 68.332 (26.029m)
- 5TH FLOOR (T/O CONC. TOPPG)
EL. 57.332 (17.475m)
- PGR. FLOOR (T/O CONC. SLAB)
EL. 13.332 (4.044m)
(T/O CONC. SLAB)
EL. 7.163 (2.209m)
PARKING (T/O CONC. SLAB)
EL. 3.332 (1.093m)



BUILDING 4- EAST ELEVATION - LANE

PL

- ROOF
EL. 65.512 (26.084m)
- 5TH FLOOR (T/O CONC. TOPPG)
EL. 68.332 (26.029m)
- 5TH FLOOR (T/O CONC. TOPPG)
EL. 57.332 (17.475m)
- PGR. FLOOR (T/O CONC. SLAB)
EL. 13.332 (4.044m)
(T/O CONC. SLAB)
EL. 7.163 (2.209m)
PARKING (T/O CONC. SLAB)
EL. 3.332 (1.093m)



BUILDING 4- WEST ELEVATION - COURTYARD

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BY	11/11/2014
PROJECT	11/11/2014

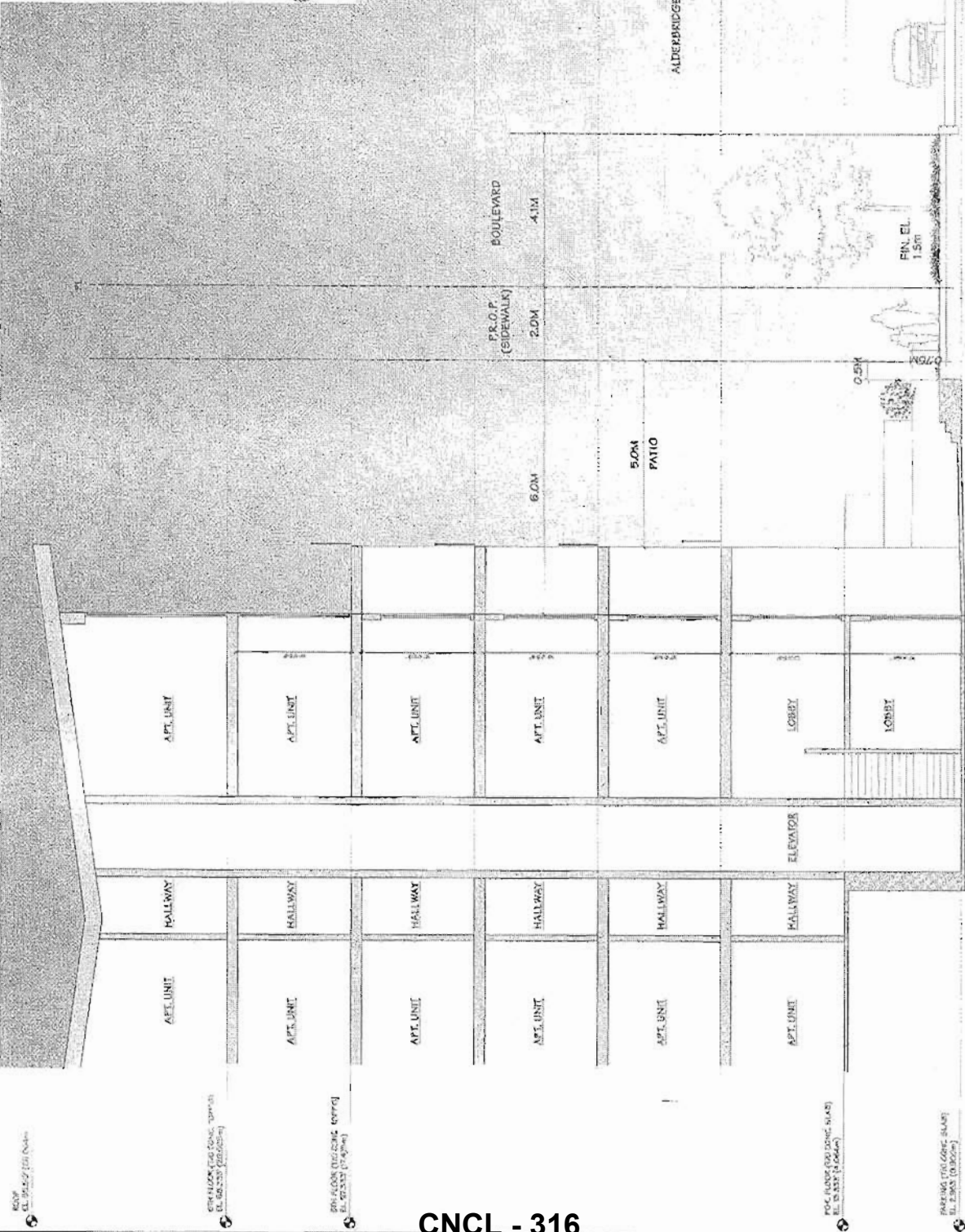
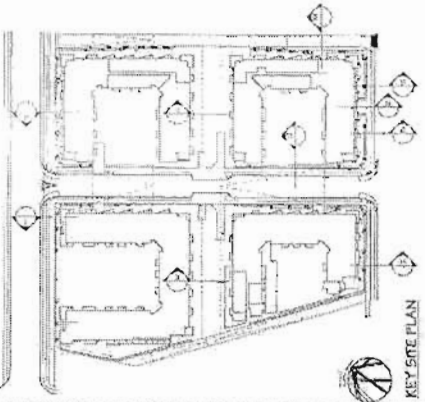
APPROVED FOR CONSTRUCTION
11/11/2014
11/11/2014
11/11/2014

11/11/2014
11/11/2014
11/11/2014

Yamamoto
Architecture Inc.

11/11/2014
11/11/2014
11/11/2014

DATE	11/11/2014
BY	11/11/2014
PROJECT	11/11/2014



ALDERBRIDGE WAY		
NO.	DATE	REVISION
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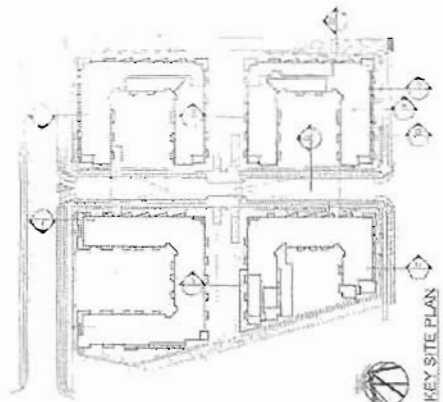
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Yamamoto
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7701 7TH AVE. S.W. #100
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SECTION N (LOBBY)

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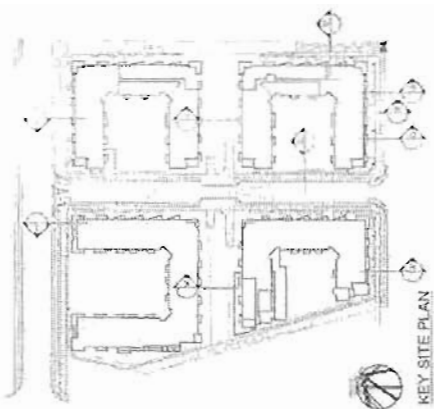
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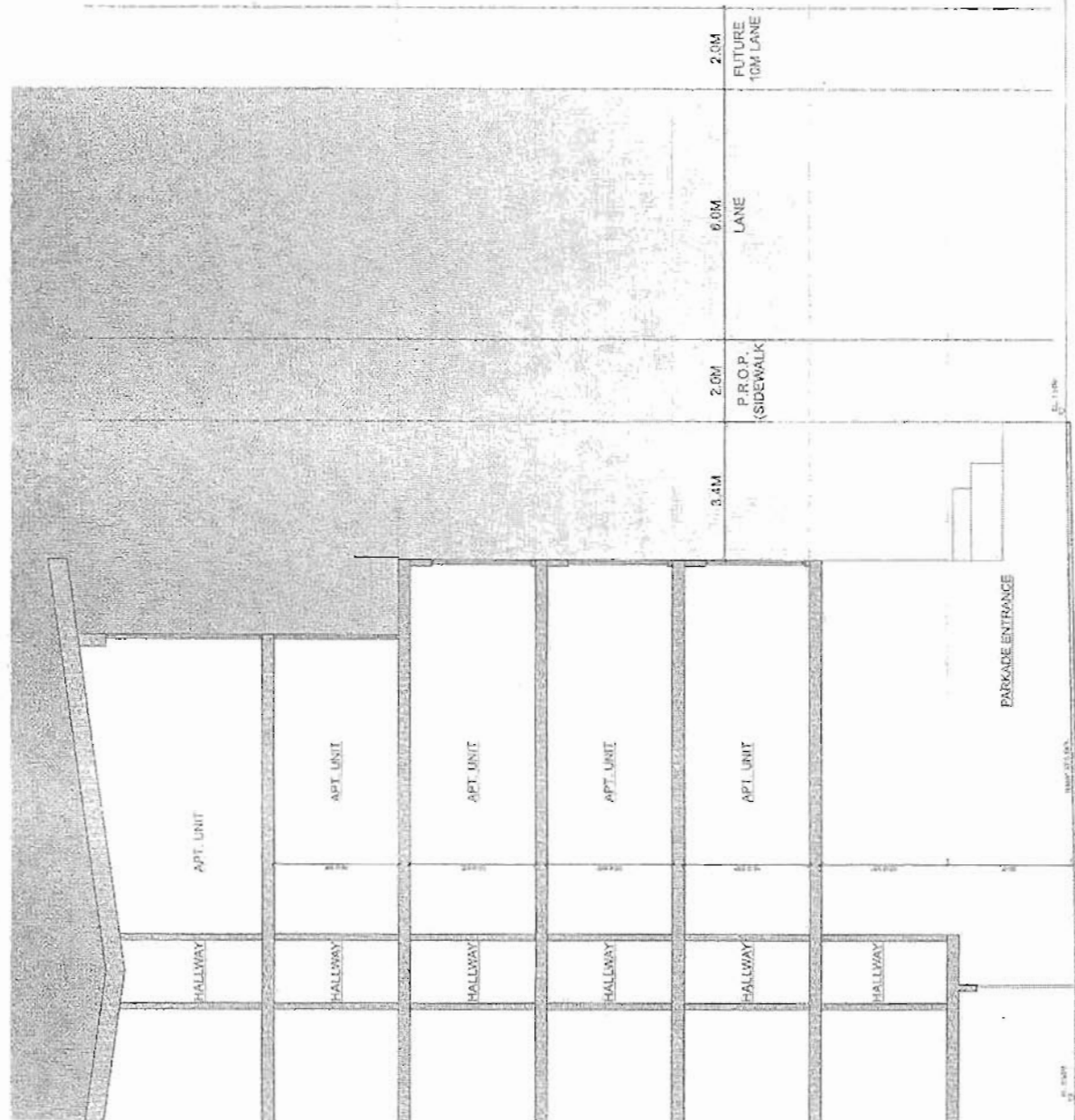
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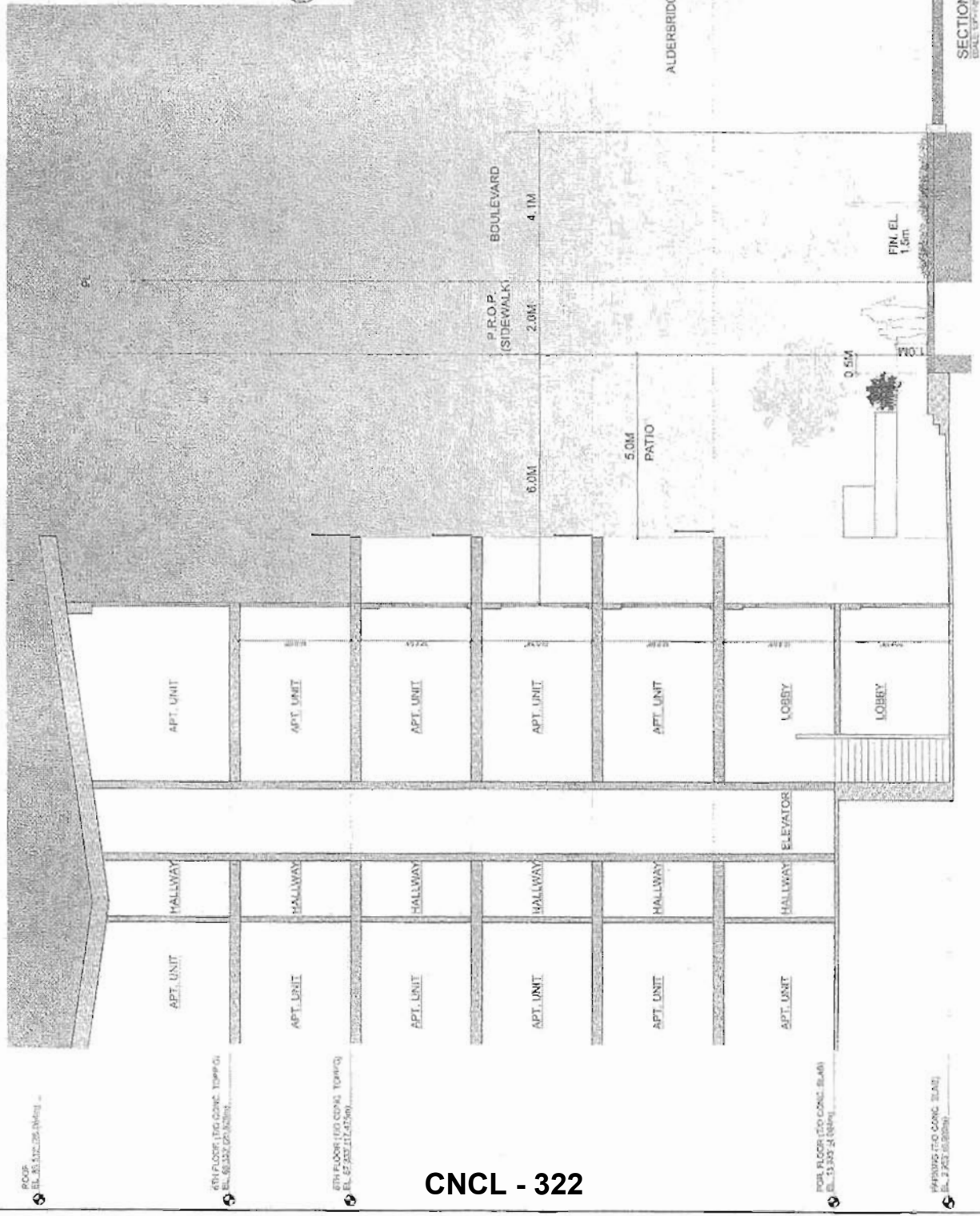
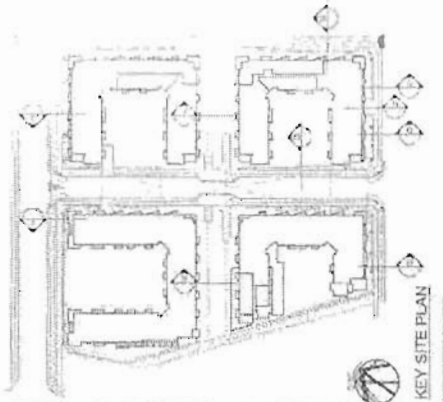


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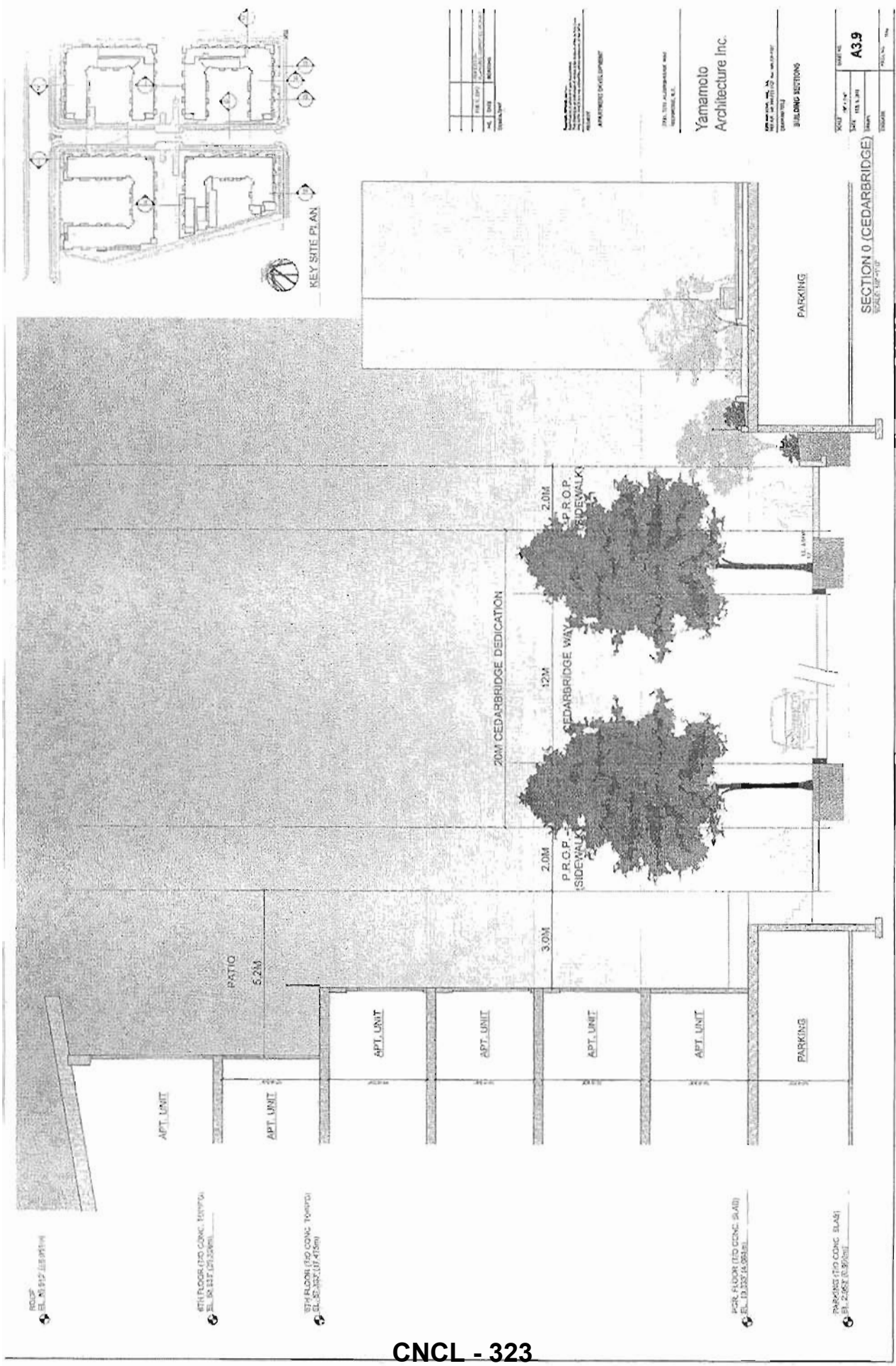
YANAMOLO ARCHITECTURE INC.
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SUITE 100
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WWW.YANAMOLO.COM

SECTION N (LOBBY)
SCALE 1/8" = 1'-0"





NOTES:

1	1.1 LANDSCAPE SITE PLAN
2	1.2 LANDSCAPE SECTIONS
3	1.3 LANDSCAPE ELEVATIONS AND DETAILS
4	1.4 PRECEDENT IMAGES
5	1.5 LANDSCAPE MATERIALS
6	1.6 LANDSCAPE PLANTING
7	1.7 LANDSCAPE FURNITURE
8	1.8 LANDSCAPE LIGHTING
9	1.9 LANDSCAPE SIGNAGE
10	1.10 LANDSCAPE ART
11	1.11 LANDSCAPE SAFETY
12	1.12 LANDSCAPE MAINTENANCE
13	1.13 LANDSCAPE BUDGET
14	1.14 LANDSCAPE SCHEDULE
15	1.15 LANDSCAPE APPENDICES

SHARPA DIAMOND
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Yamamoto
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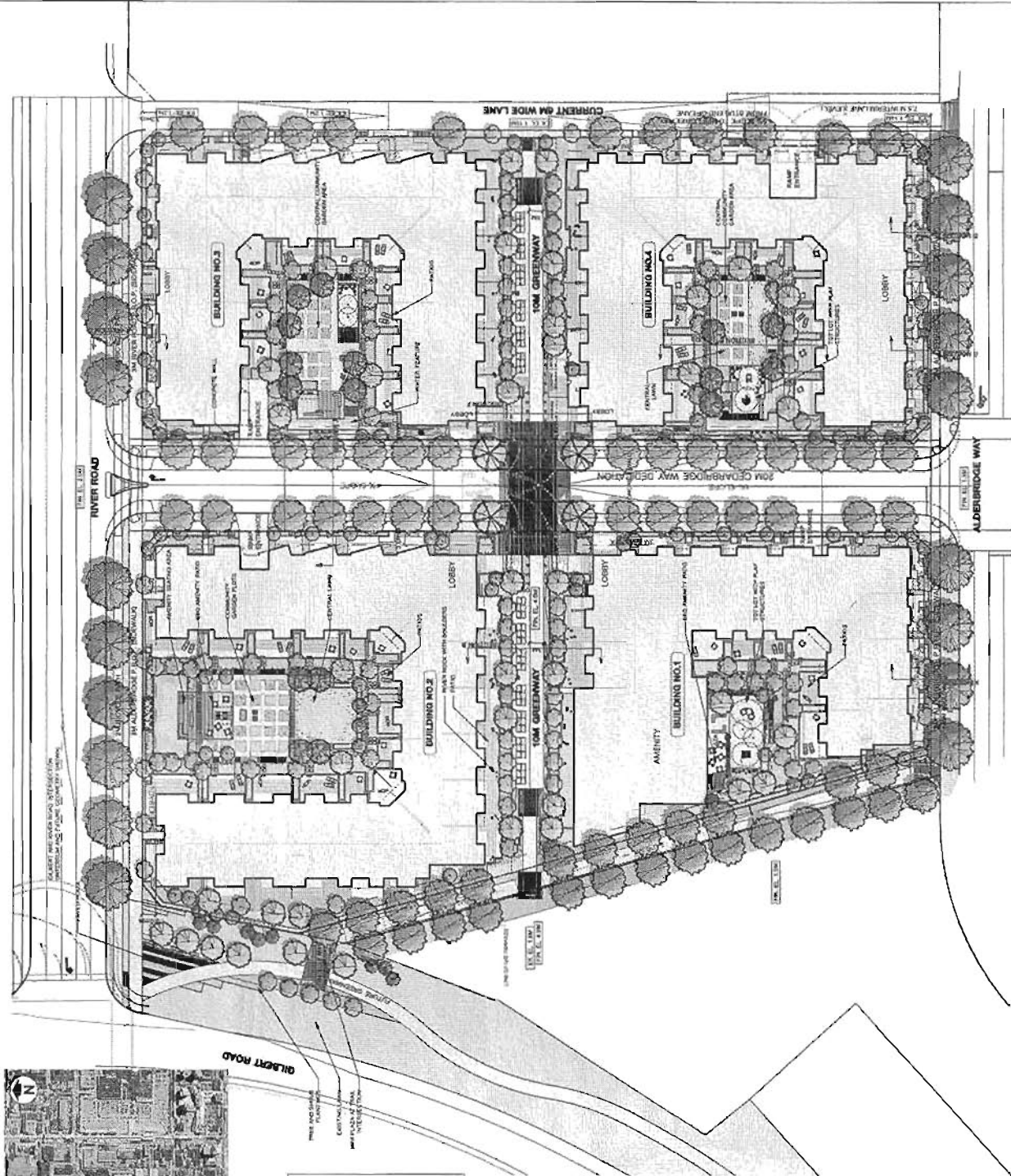
onni

onni is a leading provider of landscape architecture services in British Columbia. We have a proven track record of delivering high-quality, sustainable landscape designs for a wide range of clients and projects. Our team of experienced professionals is dedicated to creating beautiful, functional outdoor spaces that enhance the overall quality of life for our clients and the community.

ATTACHMENT 8

LANDSCAPE SITE PLAN

L1.1



- DRAWING LIST**
- L1.1 LANDSCAPE SITE PLAN
 - L1.2 LANDSCAPE SECTIONS
 - L1.3 LANDSCAPE ELEVATIONS AND DETAILS
 - L1.4 PRECEDENT IMAGES
 - L1.5 LANDSCAPE MATERIALS
 - L1.6 LANDSCAPE PLANTING
 - L1.7 LANDSCAPE FURNITURE
 - L1.8 LANDSCAPE LIGHTING
 - L1.9 LANDSCAPE SIGNAGE
 - L1.10 LANDSCAPE ART
 - L1.11 LANDSCAPE SAFETY
 - L1.12 LANDSCAPE MAINTENANCE
 - L1.13 LANDSCAPE BUDGET
 - L1.14 LANDSCAPE SCHEDULE
 - L1.15 LANDSCAPE APPENDICES

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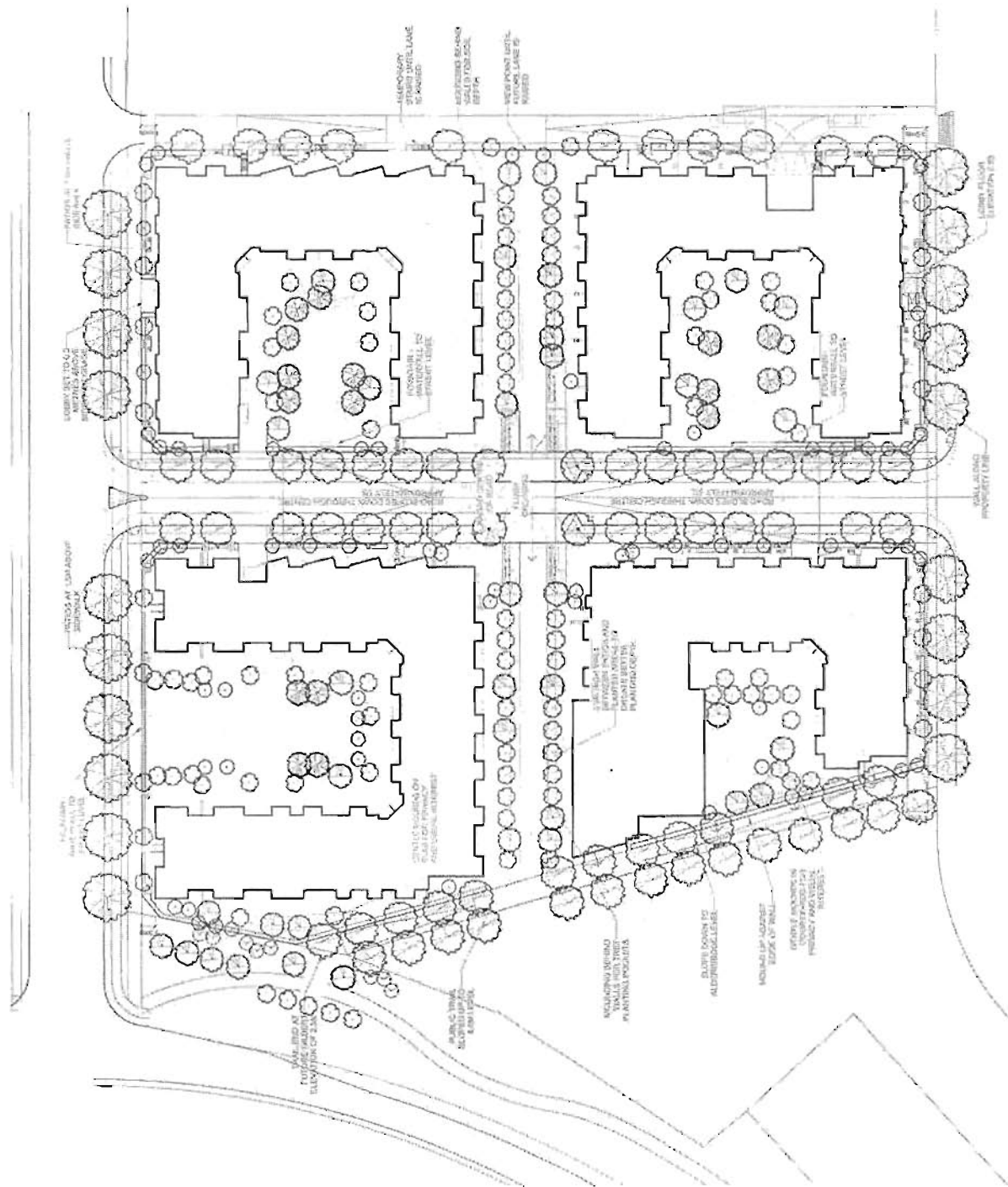
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7221, 7271 ALDERBRIDGE WAY
RICHMOND, BC



Age	Sex	Height (cm)	Weight (kg)	Body mass index (kg/m ²)	Waist circumference (cm)	Waist-hip ratio	Trunk circumference (cm)	Trunk-hip ratio	Neck circumference (cm)	Neck-hip ratio	Neck-trunk ratio
20	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
25	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
30	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
35	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
40	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
45	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
50	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
55	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
60	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
65	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
70	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
75	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
80	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
85	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
90	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42
95	F	160	55	21.5	75	0.85	85	0.89	35	0.37	0.42
100	M	170	65	22.0	85	0.85	95	0.89	35	0.37	0.42

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SHARF & DIAMOND

**Yamamoto
Architecture Inc.**

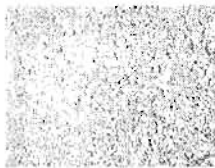
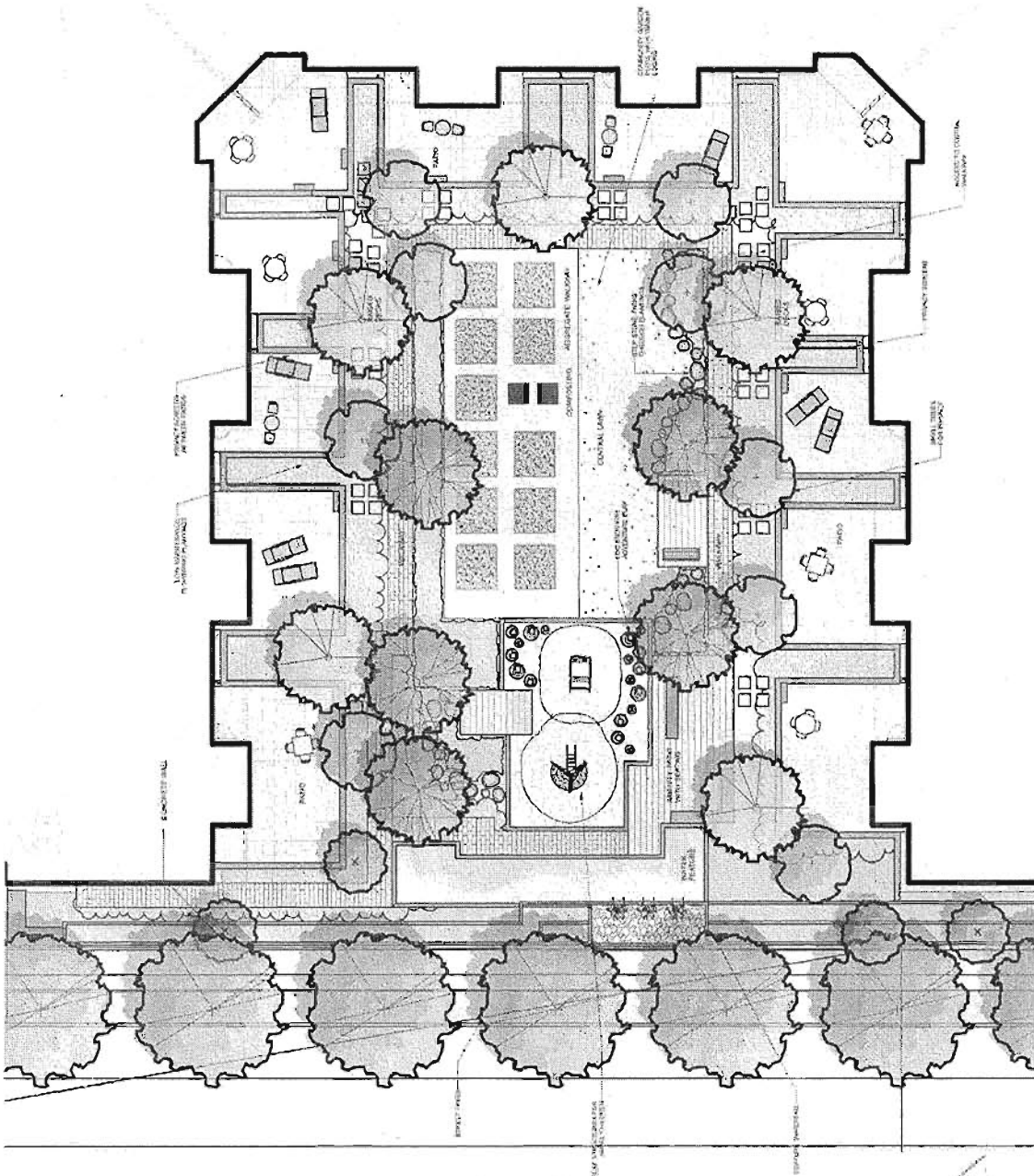
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7701, 7771 ALDERBRIDGE WAY
FINGERSHAW, PA

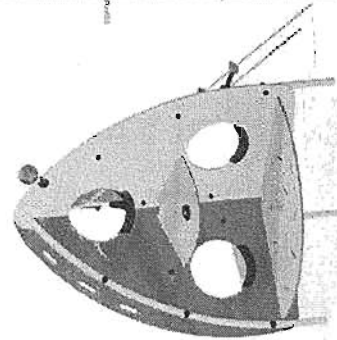
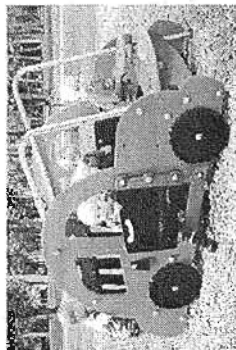
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**BUILDING 4
COURTYARD
DETAIL PLAN**

L1.3



WOOD FINE FALL SLIPACING



INTRODUCTION



NOTES:

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LANDSCAPE ARCHITECTS

Yamamoto
Architecture Inc.

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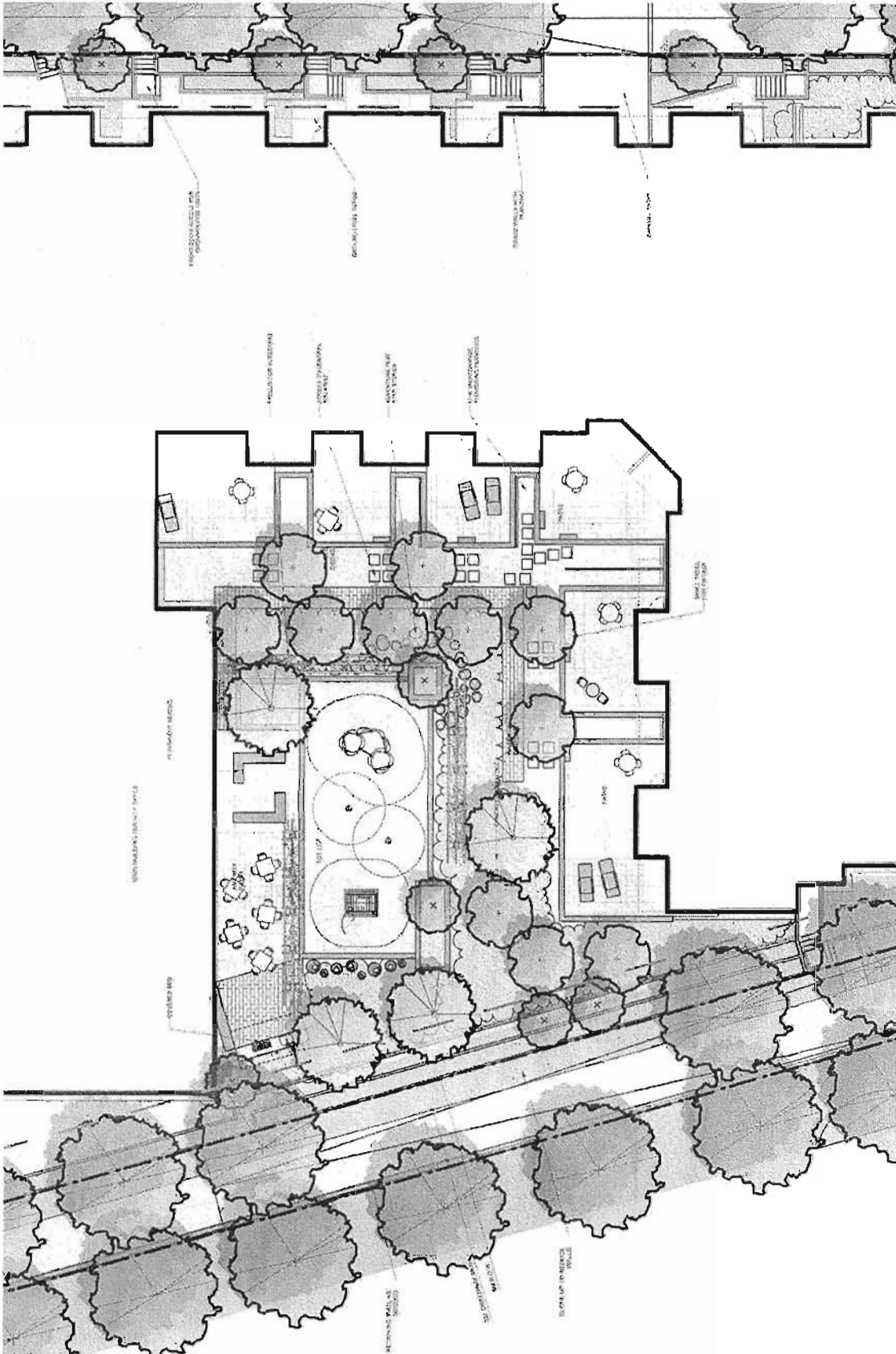
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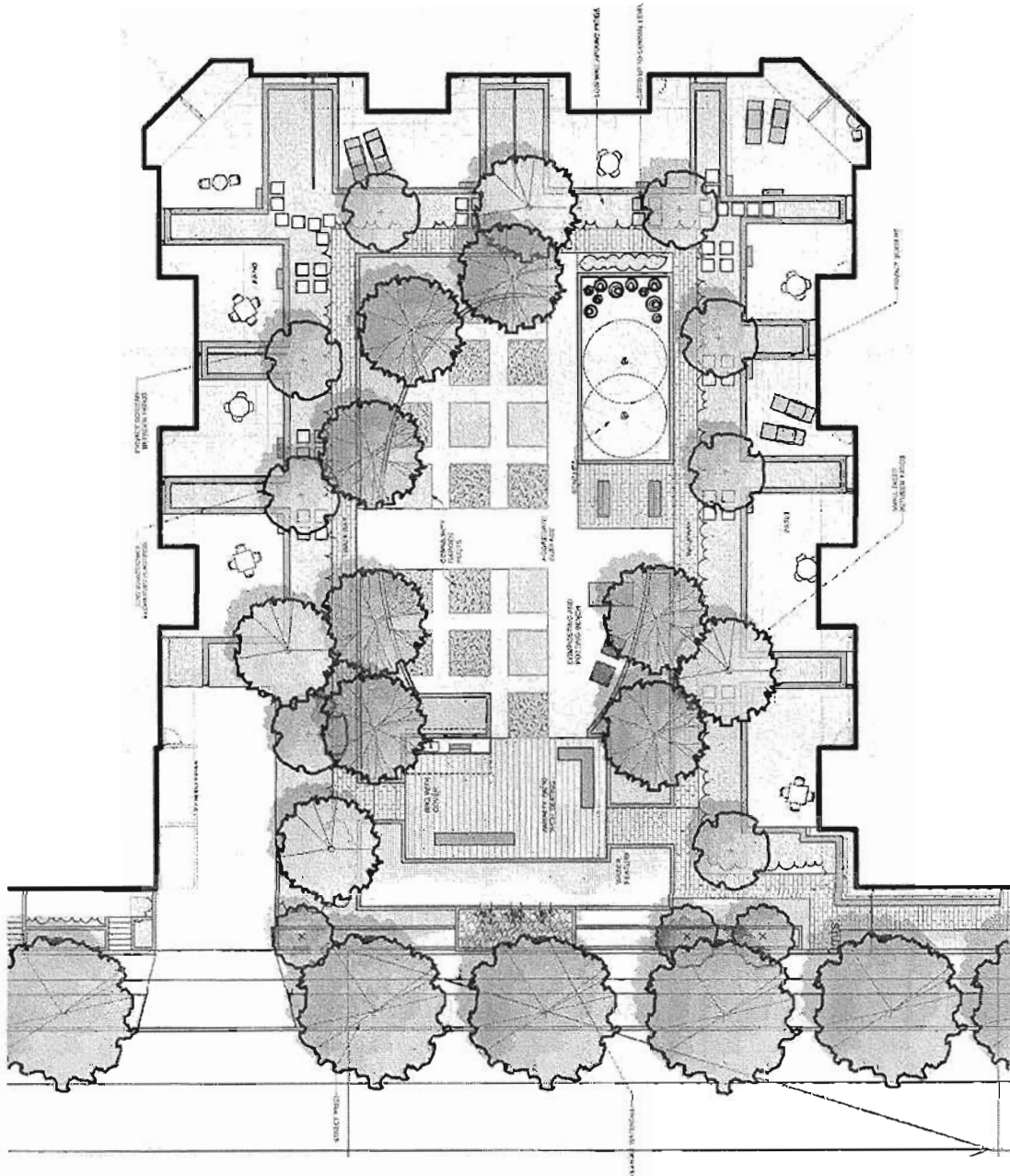
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BUILDING 1
COURTYARD
DETAIL PLAN

L1.4



NOTES



COURTYARD GARDENING PRECEDENTS

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SHARP & DIAMOND
ARCHITECTS
7731, 7771 ALDERBRIDGE WAY
RICHMOND, BC

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Architecture Inc.

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RICHMOND, BC

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LANDSCAPE ARCHITECTS

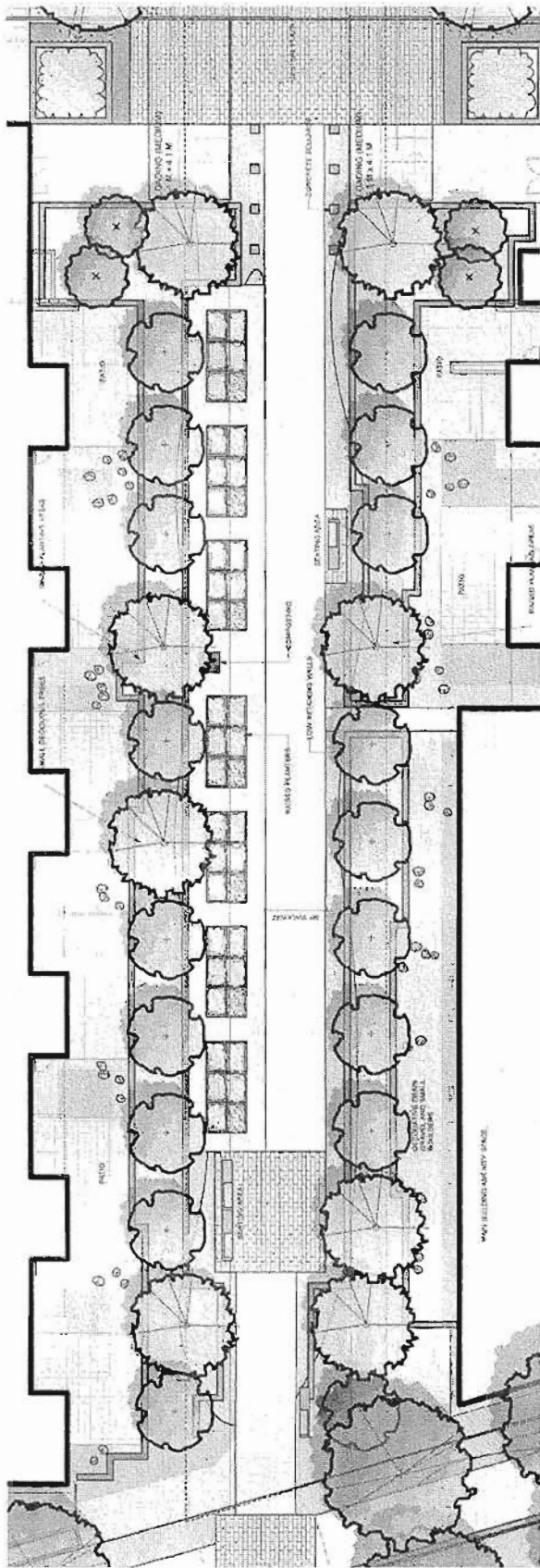
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75	10/1/14	REVISIONS
76	10/1/14	REVISIONS
77	10/1/14	REVISIONS
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98	10/1/14	REVISIONS
99	10/1/14	REVISIONS
100	10/1/14	REVISIONS

BUILDING 3
COURTYARD
DETAIL PLAN

L1.5



NOTES



COMMUNITY GARDEN GREENWAY DETAIL PLAN - SCALE 1:100

1. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	2. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
3. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	4. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
5. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	6. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
7. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	8. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
9. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	10. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
11. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	12. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
13. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	14. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
15. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	16. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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21. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	22. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
23. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	24. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
25. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	26. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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29. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	30. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
31. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	32. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
33. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	34. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
35. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	36. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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41. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	42. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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51. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	52. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
53. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	54. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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63. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	64. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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67. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	68. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
69. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	70. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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73. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	74. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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77. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	78. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
79. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	80. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
81. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	82. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
83. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	84. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
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89. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	90. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
91. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	92. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
93. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	94. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
95. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	96. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
97. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	98. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018
99. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018	100. ALL PLANTINGS TO BE INSTALLED BY 10/1/2018

SHARP & DIAMOND
 LANDSCAPE ARCHITECTS
 1000 N. 10TH AVE. SUITE 100
 DENVER, CO 80202
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 WWW.SHARPD.COM

Yamamoto
 Architecture Inc.

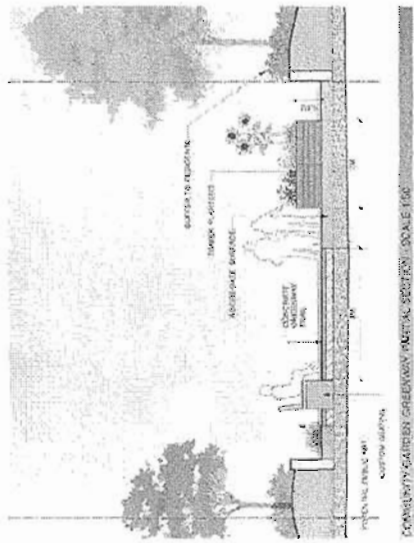
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 RICHMOND, BC

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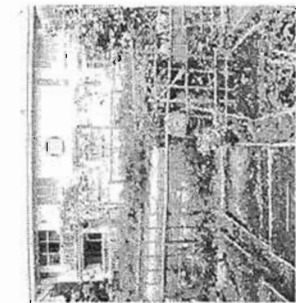
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BY	YAMAMOTO
PROJECT	COMMUNITY GARDEN GREENWAY
SCALE	1:100
DATE	10/1/2018
BY	YAMAMOTO
PROJECT	COMMUNITY GARDEN GREENWAY
SCALE	1:100

EAST / WEST
 COMMUNITY GARDEN
 GREENWAY

L1.6



COMMUNITY GARDEN GREENWAY PARTIAL SECTION - SCALE 1:100



COMMUNITY GARDEN GREENWAY PRESENT AND CONCEPT IMAGES



NOTES

1.	PROJECT NAME	7771 ALDERBRIDGE WAY
2.	PROJECT ADDRESS	7771 ALDERBRIDGE WAY
3.	PROJECT CITY	ROCKVILLE, MD
4.	PROJECT STATE	MARYLAND
5.	PROJECT ZIP	20850
6.	PROJECT PHONE	(301) 771-1111
7.	PROJECT FAX	(301) 771-1112
8.	PROJECT E-MAIL	info@7771alderbridge.com
9.	PROJECT WEBSITE	www.7771alderbridge.com
10.	PROJECT DESCRIPTION	RESIDENTIAL DEVELOPMENT
11.	PROJECT TYPE	APARTMENT BUILDING
12.	PROJECT SIZE	1,000,000 SQ. FT.
13.	PROJECT DATES	2008-2010
14.	PROJECT STATUS	COMPLETED
15.	PROJECT ARCHITECT	YAMAMOTO ARCHITECTURE INC.
16.	PROJECT LANDSCAPE ARCHITECT	ONIR



SHAP & DIAMOND
LANDSCAPE ARCHITECTS

Yamamoto
Architecture Inc.

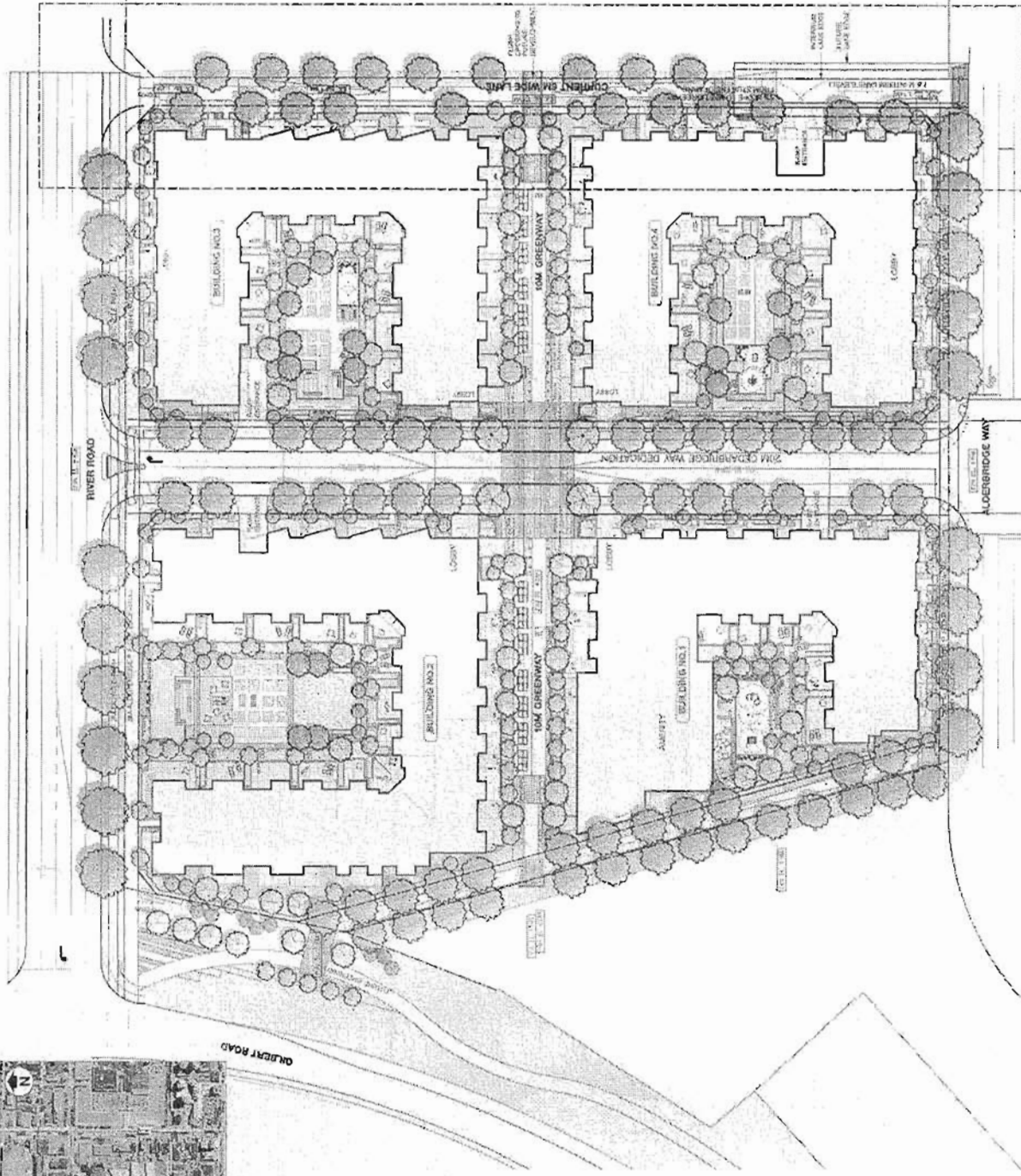
7771 ALDERBRIDGE WAY
ROCKVILLE, MD 20850

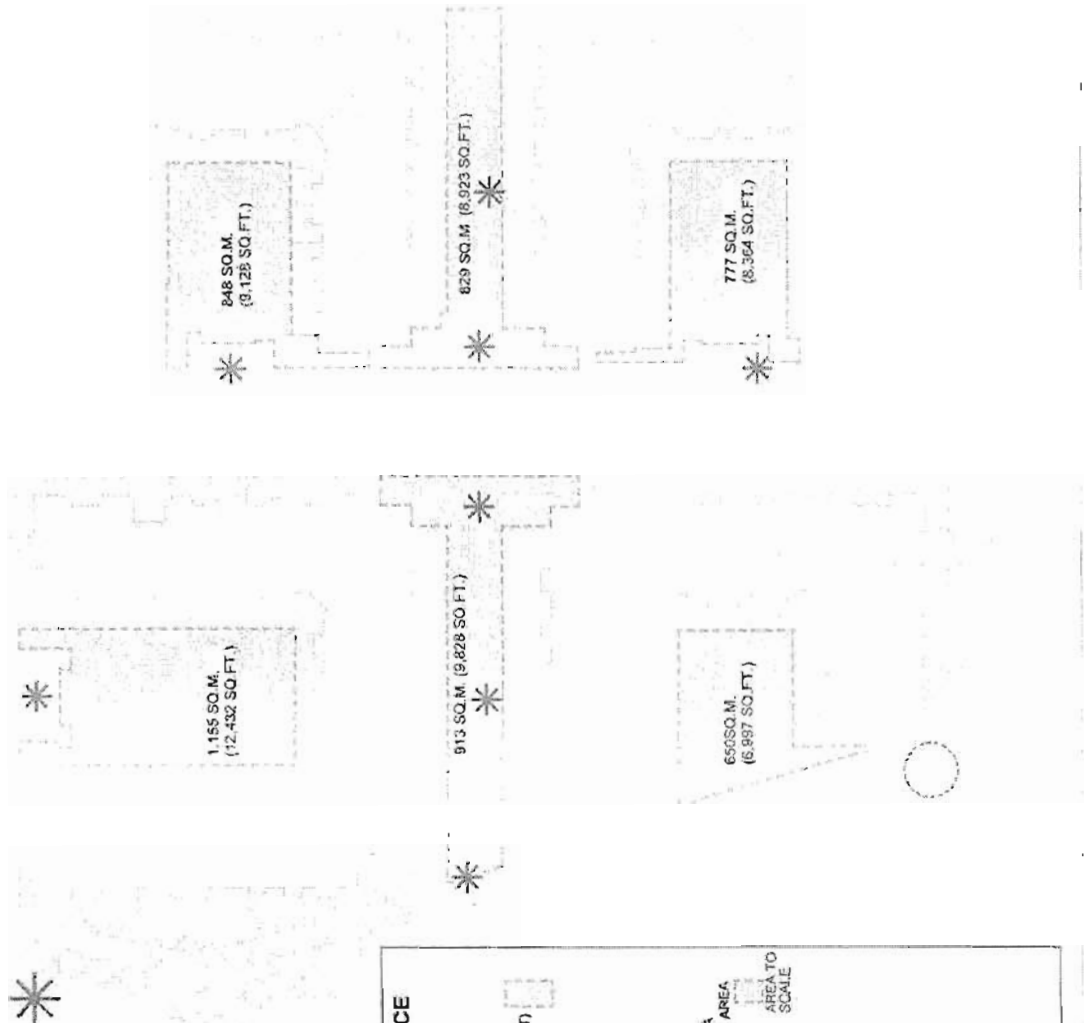


oni
LANDSCAPE ARCHITECTS

LANDSCAPE PLAN
FUTURE LAKE
GREENWAY

L1.7





ON-SITE PRIVATE AND SHARED OPEN SPACE AND PROPOSED PUBLIC ART PLAN

STATISTICS / LEGEND

SHARED OPEN SPACE

1. TOTAL OUTDOOR SHARED AMENITY AREA: 5,218 SQ.M. (56,468 SQ.FT.)
 2. REQUIREMENTS AT 5 SQ.M. PER UNIT
 3. NET TOTAL UNITS = 3,980 SQ.M. SHARED AMENITY SPACE
 4. INDOOR SHARED AMENITY AREA:
 5. BLDG 1 (SHARED BY BLDG 2): 1,632 SQ.M.
 6. BLDG 3 (SHARED BY BLDG 2): 1,632 SQ.M.
 7. BLDG 4: 21 SQ.M.
 8. TOTAL INDOOR SHARED AMENITY AREA: 1,874 SQ.M. (20,171 SQ.FT.)

PRIVATE OPEN SPACE

- MINIMUM PRIVATE OPEN SPACE AT GROUND LEVEL = 24 SQ.M. AREA
MEDIAN PRIVATE OPEN SPACE AREA AT GROUND LEVEL = 48.5 SQ.M. AREA
AREA
AREA
SCALE
- REQUIREMENTS AT 20.0 M PER UNIT MINIMUM PRIVATE
OPEN SPACE AREA FOR URBAN CENTRE (T3) (GROUND LEVEL)
AND 6 SQ.M. BALCONY SIZE.
- THE NUMBER OF BALCONIES PER BUILDING & 212
BLDG 1: 161, BLDG 2: 221, BLDG 3: 150, AND BLDG 4: 212
TOTAL BALCONIES: 769
TOTAL BALCONY SPACE: 4,734 SQ.M. (50,836 SQ.FT.)

PUBLIC ART

- POTENTIAL ART LOCATIONS
- POTENTIAL LANDMARK ART LOCATION

NOTE:
ALL PROPOSED PUBLIC ART LOCATIONS SUBJECT TO PUBLIC ART
COMMITTEE AND STAFF REVIEW FOLLOWING PUBLIC ART POLICY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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5000 14th Ave. S.W. • Seattle, WA 98148
Tel: 206/734-7000
Fax: 206/734-7001
E-mail: info@sharpdiamond.com

**Yamamoto
Architecture Inc.**

For further information, please write:

7731, 7771 ALDERBRIDGE WAY
RECHING, INC.

[illegible]

ON-SITE PRIVATE AND
SHARED OPEN SPACE
AND PROPOSED PUBLIC
ART PLAN

L1.8

GRASSES, PERENNIALS, BULBS, AND ANNUALS

[illegible]

NOTES

1. For more information on the authors' research, visit www.eric.ed.gov.

2. All survey and interview data are not available for open access.

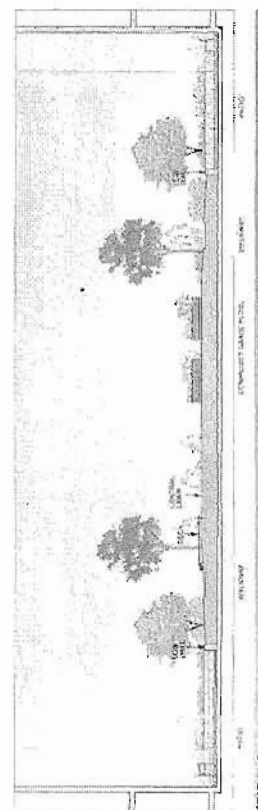
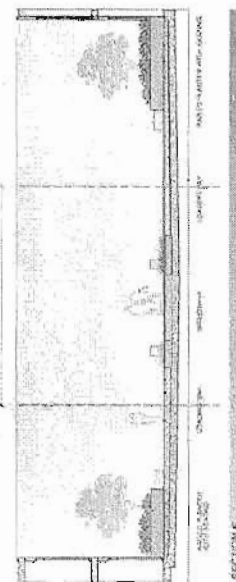
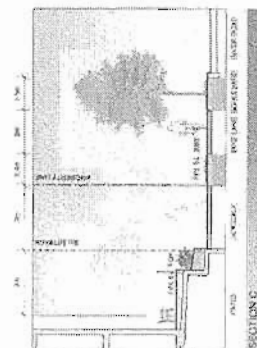
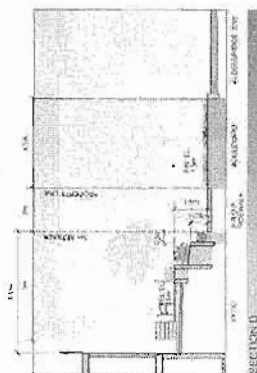
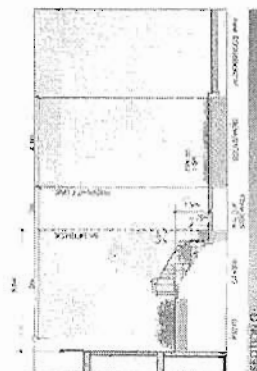
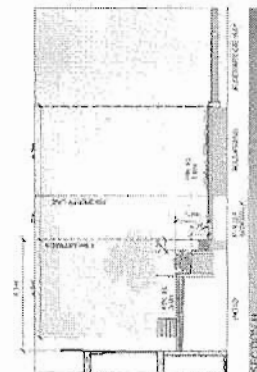
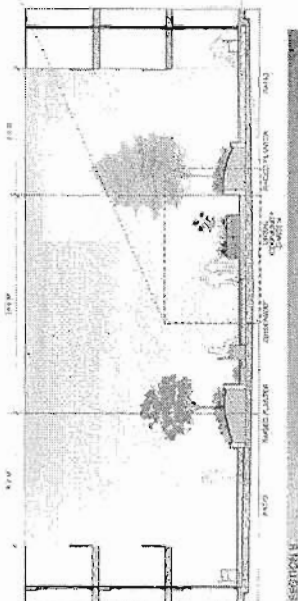
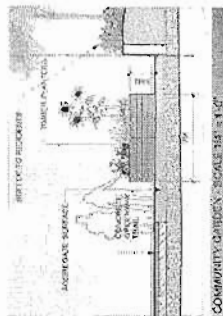
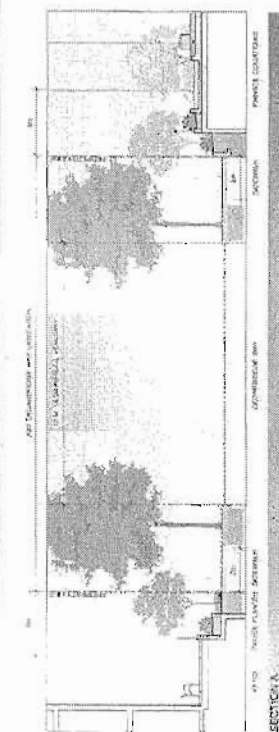
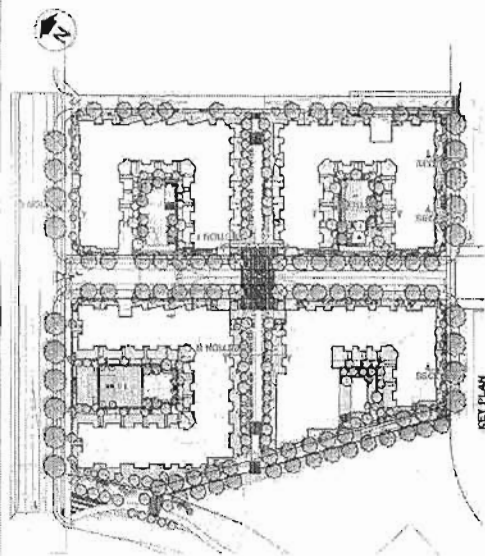
3. All survey data were collected in 2007, while the interview data were collected in 2008.

100

[illegible]

PLANT MATERIALS

12.1



NOTES:

1.	GENERAL NOTES
2.	ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT
3.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES
4.	ALL ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC)
5.	ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE (NPC)
6.	ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ROOFING INSTITUTE (NRI) CODES
7.	ALL PAINTS AND FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAINTS AND FINISHES HANDBOOK
8.	ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION (NLA) CODES
9.	ALL SITEWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SITEWORK ASSOCIATION (NSA) CODES
10.	ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL UTILITIES ASSOCIATION (NUA) CODES
11.	ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME
12.	ALL MATERIALS AND FINISHES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION
13.	ALL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT
14.	ALL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF WASHINGTON
15.	ALL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT OF COLUMBIA



SHARP & DIAMOND

Yamamoto
Architecture Inc.

7731.7771 ALDERBRIDGE WAY
RICHMOND, BC

LANDSCAPE ELEVATIONS
AND DETAILS



ORNI

7731.7771 ALDERBRIDGE WAY
RICHMOND, BC

LANDSCAPE ELEVATIONS
AND DETAILS

7731.7771 ALDERBRIDGE WAY
RICHMOND, BC

LANDSCAPE ELEVATIONS
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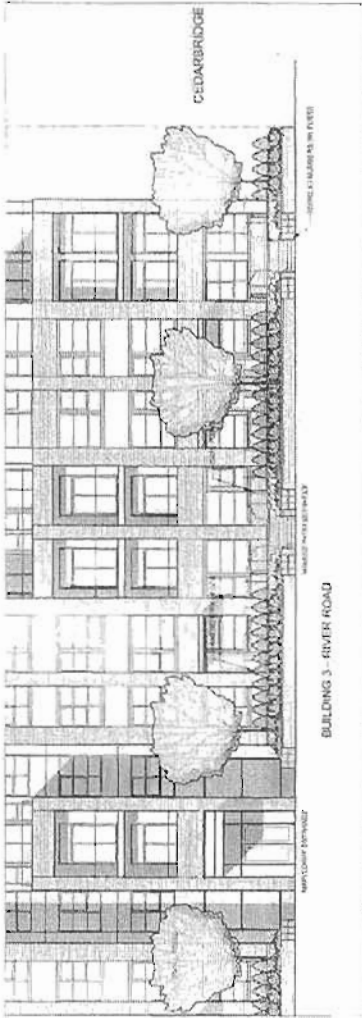
7731.7771 ALDERBRIDGE WAY
RICHMOND, BC

LANDSCAPE ELEVATIONS
AND DETAILS

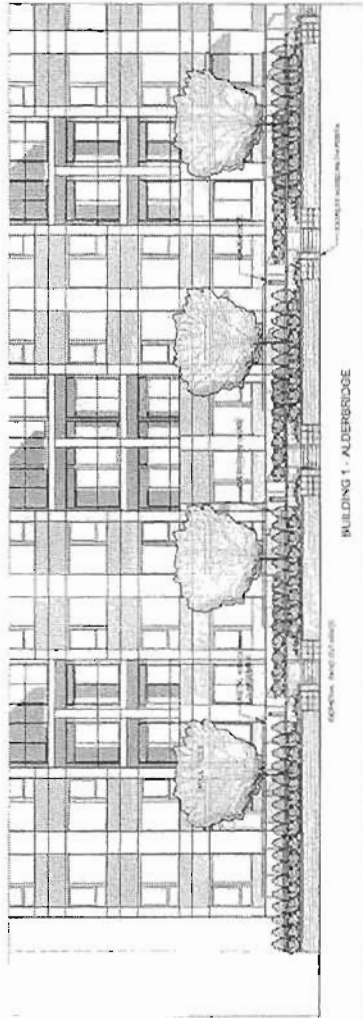
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RICHMOND, BC

LANDSCAPE ELEVATIONS
AND DETAILS

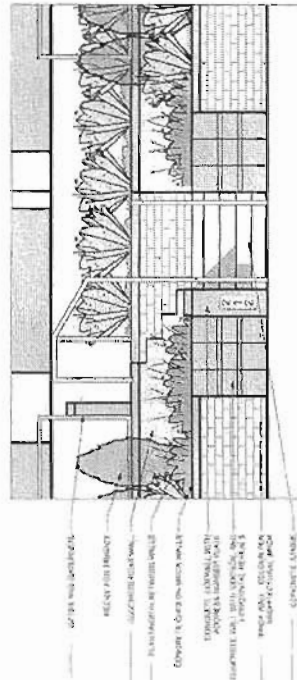
L3.2



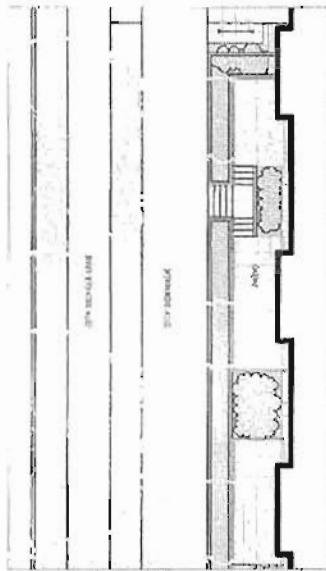
ELEVATION - RIVER ROAD - SCALE 1/100



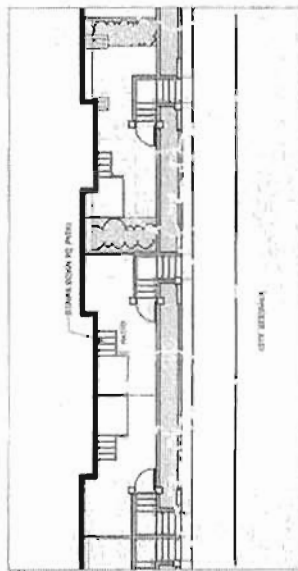
ELEVATION - ALDERBRIDGE WAY - SCALE 1/100



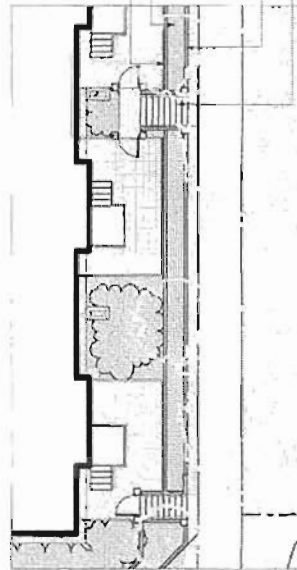
DETAIL ELEVATION - TYPICAL STREET LEVEL UNIT ENTRY - SCALE 1/10



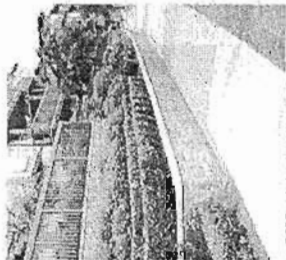
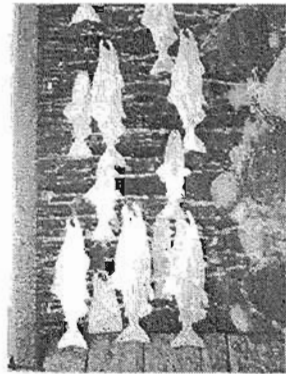
BUILDING 3 - RIVER ROAD - SCALE 1/100



BUILDING 1 - ALDERBRIDGE - SCALE 1/100



BUILDING 1 - ALDERBRIDGE - SCALE 1/10



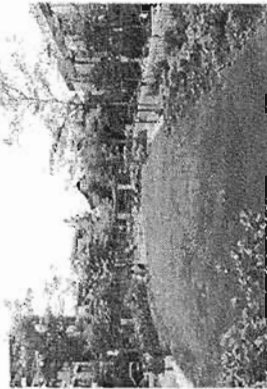
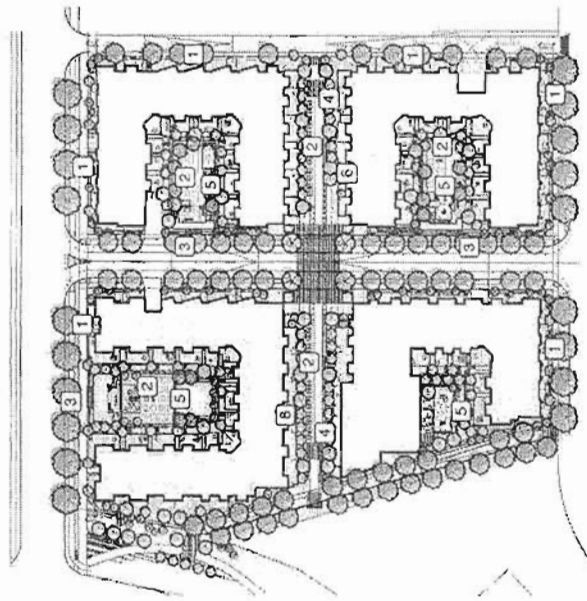
3. WALL/SCULPTURE

2. COMMUNITY GARDENS

1. TIERED WALLS WITH PLANTING



4. RAISED PLANTING BEDS



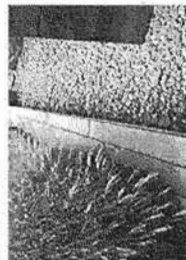
5. COURTYARD



4. ROCK GRADE ALONG PATIOS



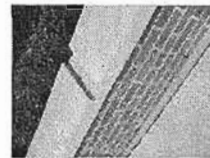
PAVING PATTERNS



DRAIN EDGE



CONCRETE WALLS

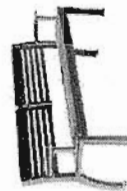


WALLS WITH BRICK

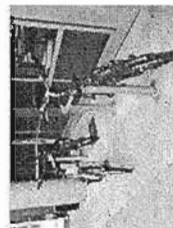
MATERIALS



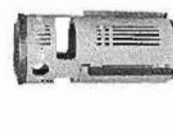
BENCHES ON WALLS



STANDARD BENCHES



CUSTOM BKE RACKS

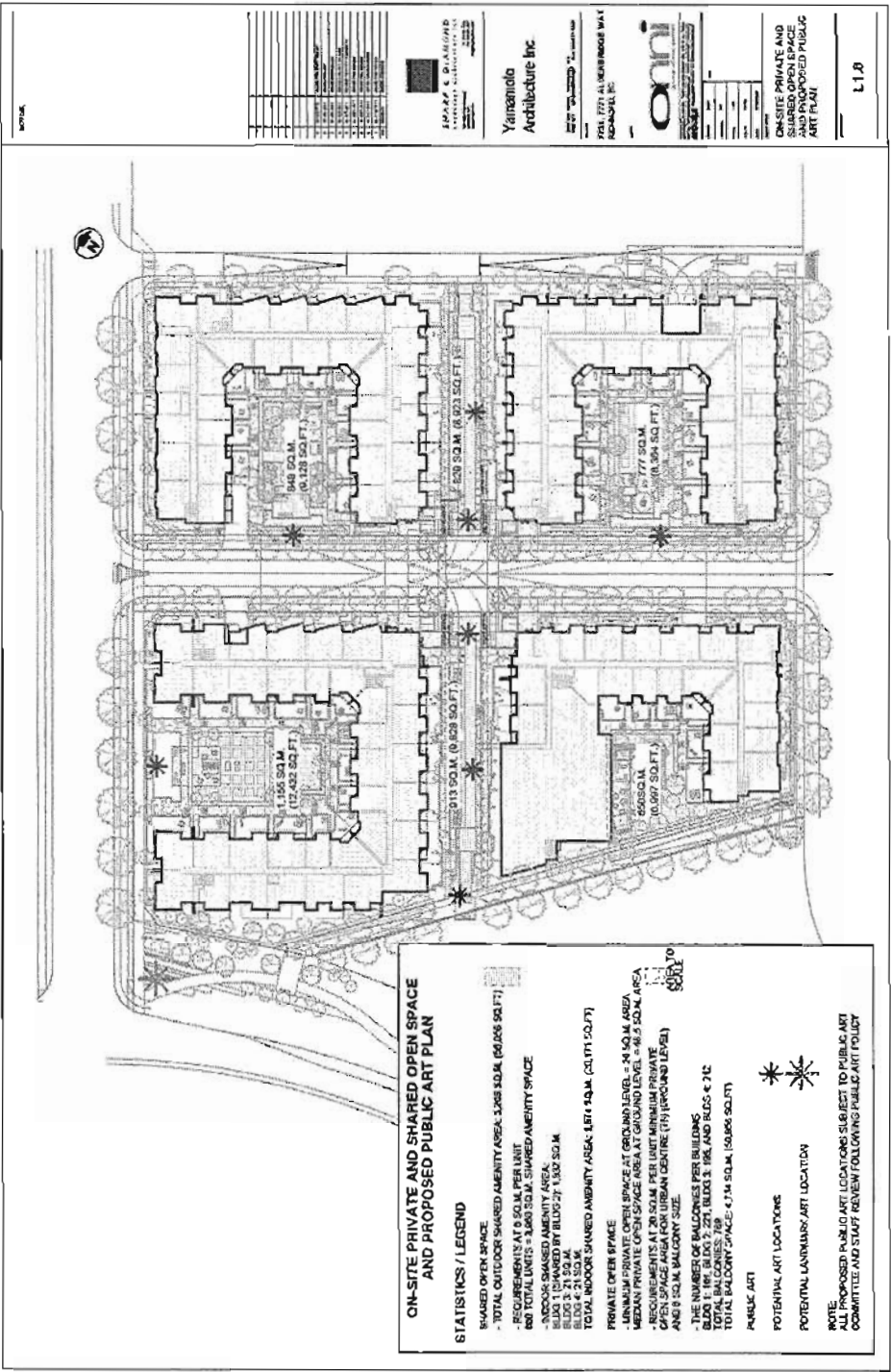


STANDARD RECEPTACLE

SITE FURNISHINGS

SITE PRECEDENT IMAGES

PRECEDENT IMAGES





Rezoning Considerations

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

Address: ERIC HUGHES, Development Manager

ONNI 7731 Alderbridge Holding Corp. ONNI 7771 Alderbridge Holding Corp. RZ2011-585209

#300-550 Robson St.

Vancouver, BC

V6B 2B7

File No.: RZ2011-585209

Prior to final adoption of Zoning Amendment Bylaw 8884 to rezone the two existing parcels of land at 7731 and 7771 Alderbridge Way (the Subject Lands) from IL to RAH2, the Onni Group of Companies (the Developer) is required to complete the following:

1. **Dedicated Public Roads:** The following roads as described below and generally shown on **Figure 1** and otherwise determined based on the City's approval of the functional design are to be dedicated and secured with interim Statutory Rights of Way secured as outlined below.
 - a. **Cedarbridge Way:** Provision of a 20.0 m wide Statutory Right of Way (SROW) on the **Subject Lands** from Alderbridge Way to the current dedicated north lane (New River Road) for road, utility and Public Rights of Passage purposes in a form satisfactory to the City.
 - b. **River Road:** That part of the City-owned former CPR rail line (free hold parcel: Lot 12, Sec 5/6-4-6, Plan 24195) from Gilbert Road to the east side of the current dedicated lane bounding the east side of the **Subject Lands** will be dedicated as Road.
 - c. **Cedarbridge Way Dedication and Subdivision:** Registration of a legal agreement on the **Subject Lands** prohibiting issuance of any building permit until such lands are subdivided into Lot 1 (West Lot) and Lot 2 (East Lot) with a 20m wide road dedication in the same location of the above-noted SROW as generally shown on **Figure 1**. The agreement will also require that prior to approval of such subdivision of the **Subject Lands**, the existing building on the proposed Lot 1 will be demolished as the building will encroach into the proposed road dedication. A further agreement will be registered that prohibits issuance of a building permit for a building on the proposed Lot 1 until such time there is confirmation to the satisfaction of the City that the existing building on the proposed Lot 2 is not being utilized in any manner that requires vehicle access onto Cedarbridge Way without a traffic and parking management plan, that includes analysis and measures to address traffic operations and safety, and encroachment agreement that are to the satisfaction of the Director of Transportation.
2. **Statutory Rights of Way (SROW) for Sidewalks:** The following areas are required for sidewalks as described below and as generally shown on **Figure 1** are to be secured by SROW for 24-hour-a-day public pedestrian, bicycle, and vehicular circulation and related uses and features, with maintenance provided by the City, providing all necessary access by City and other public utility service providers and for bylaw enforcement activities. Unless as otherwise determined under the approved functional design for the transportation works and the Servicing Agreement, the following SROWs are required:
 - a. **River Road:** Registration of a 3.0 m wide SROW for a 3.0 m sidewalk inside of the entire north property line of the proposed Lots 1 and 2, together with two 4.0 m-by-4.0 m corner cuts at the intersection of River Road and Cedarbridge Way. (Not eligible for DCC credits.)
 - b. **Alderbridge Way:** Registration of a 2.0 m wide SROW for a 2.0 m sidewalk inside of the entire south property line of the proposed Lots 1 and 2, together with two 4.0 m-by-4.0 m corner cuts at the

ENCL - 337

intersection of Alderbridge Way and Cedarbridge Way. (Sidewalk within SROW not eligible for DCC credits.)

- c. **East Lane:** Registration of a 2.0 m wide SROW for a 2.0m sidewalk inside of the east property line of the proposed Lot 2 adjacent to the southern part of the adjacent current dedicated lane for a minimum of 20 m. past the driveway letdown for Building 4 and as generally shown adjacent to future paved portion of the lane shaded in grey on **Figure 1**, whichever is greater. (Not eligible for DCC credits.)
3. **Statutory Rights of Way (SROW) for Greenway & Pedestrian Link:** The following areas described below and as generally shown on **Figure 2** are to be secured by SROW for 24-hour-a-day public pedestrian, bicycle, and vehicular circulation and related uses and features, providing all necessary access by City and other public utility service providers and bylaw enforcement activities. Unless as otherwise determined under the approved Development Permit plans and the City Servicing Agreement to be approved as a condition of rezoning, the following SROWs are required:
- a. **East-West Greenway:** Registration of a 10.0m wide SROW for 24-hour-a-day public access and use for pedestrian, bicycle and related uses and features, providing all necessary access by emergency services, City and other public utility service providers, including bylaw enforcement activities. The SROW will extend from the east to west boundaries of the **Subject Lands** except for the Cedarbridge Road dedication and North-South Pedestrian Link as shown on **Figure 2**. The below-grade parking structures and community garden plots may be located within the SROW, provided that such elements do not compromise the City's intended public use and enjoyment of the spaces as determined to the satisfaction of the City. Design, security for construction, and owner maintenance, liability and other terms of the area under the SROW are to be to the satisfaction of the City as a condition of bylaw adoption.
 - b. **North-South Pedestrian Link:** Registration of a 5.0m wide SROW for 24-hour-a-day public access and use for pedestrian, bicycle and related uses and features, providing all necessary access by emergency services, City and other public utility service providers, including bylaw enforcement activities. The SROW will extend from the north to south boundaries of the **Subject Lands** as shown on **Figure 2**. A required retaining wall along west boundary of may be located within the SROW, provided that element does not compromise the intended public use and enjoyment of the spaces as determined, to the satisfaction of the City. The SROW will include a process for removal of the retaining wall in the future by either the City or adjacent property owner to the west. Design, security for construction, and owner maintenance, liability and other terms of the area under the SROW are to be to the satisfaction of the City as a condition of bylaw adoption.
4. **Flood Covenant:** Registration of the City's standard flood indemnity covenant on title ensuring that there is no construction of habitable area below the Flood Construction Level of 2.9 m (Area A).
5. **Tandem Parking Covenant:** Registration of the City's standard covenant on title ensuring that tandem parking spaces in each building are occupied by the owners of the same strata lot is required.
6. **Noise Covenant(s):** Registration of covenants below on title is required for:
- a. Aircraft Noise Sensitive Use Development (Residential) covenant based on the City's standard covenant; and
 - b. Industrial Noise covenant to require that the buildings be constructed to address the maximum noise levels set-out in item 15(b) below.
7. **District Energy Utility (DEU):** Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing that "no development" will be permitted on the subject site and restricting Development Permit* issuance until, the Developer enters into legal agreement(s) in respect to the Developer's commitment to connecting to the proposed City Centre DEU, including operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering, including, but not limited to:
- a. Design and construction of the development's buildings to facilitate hook-up to a DEU system (e.g., hydronic water-based heating system); and

- b. Entering into a Service Provision Agreement(s) and statutory right-of-way(s) and/or alternative legal agreements, to the satisfaction of the City, that establish DEU for the subject site.

8. **Affordable Housing Agreement:** Registration of the City's standard Housing Agreements to secure 38 affordable housing (low-end market rental) to the satisfaction of the City that the combined habitable floor area of which units shall comprise at least 5% of the subject development's total residential building area (including common areas, such as hallways and lobbies). The terms of the Housing Agreements shall indicate that they apply in perpetuity. The terms specify the types and sizes of units (or as adjusted to the satisfaction of the City and Developer) in Tables 1 and 2, and rent levels and tenant household incomes as set out in Table 2.

Table 1: Affordable Housing Unit Locations

FLOORS	BUILDING 1				BUILDING 3				BUILDING 4				TOTAL			
	NOs.		AREA	TOTAL	NOs.		AREA	TOTAL	NOs.		AREA	TOTAL	NOs.		TOTAL	AREA
	1 BED	2 BED			1 BED	2 BED			1 BED	2 BED			1 BED	2 BED		
3	-	2	864	1,728	-	4	864	3,456	-	4	864	3,456	-	10	10	8,640
				-				-	-	3	888	2,664	-	3	3	2,664
				-				-	1	-	635	635	1	-	1	635
2	-	2	864	1,728	-	4	864	3,456	-	4	864	3,456	-	10	10	8,640
	2	-	600	1,200	-			-	-	3	888	2,664	2	3	5	3,864
				-				-	-	2	866	1,732	-	2	2	1,732
				-				-	2	-	600	1,200	2	-	2	1,200
				-				-	1	-	645	645	1	-	1	645
1		2	888	1,776				-	1		564	564	1	2	3	2,340
				-				-	1	-	570	570	1	-	1	570
TOTAL	2	6		6,432	-	8		6,912	6	16		17,586	8	30	38	30,930

Table 2: Affordable Housing Target Groups

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Annual Household Income*
1-Bedroom	8**	50 m2 (535 ft2)	\$925	\$37,000 or less
2-Bedroom	30**	80 m2 (860 ft2)	\$1,137	\$45,500 or less

* May be increased periodically as provided for under adopted City policy.

** All affordable housing units must satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing.

9. **Ensuring Affordable Housing:** Registration of a legal agreement requiring each of the four buildings be constructed as set out in the above section and preventing issuance of a final Building Permit inspection granting occupancy for each of the four buildings until confirmation is provided by City Housing staff confirming that the required number of Affordable Housing units as shown in the above tables have been constructed to the satisfaction of the City. The agreement will specify that the issuance of a final Building Permit inspection granting occupancy for Building 2 or 3 is prohibited until the affordable housing units in Building 1 are completed and issued a final Building Permit inspection granting occupancy and a building permit is issued for Building 4 which includes the affordable housing units set-out in Table 1. The agreement will also ensure that occupants of the affordable housing units subject to the Housing Agreements shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.
10. **Indoor Shared Amenity Space:** Registration of reciprocal access easement and other legal agreements as required on the proposed Lots 1 and 2 will be required to ensure that not less than 10,235 ft² shared indoor amenity, with an included indoor swimming pool, is provided within the first building to be constructed on the Subject Lands, being Building 1, as shown on **Figure 1** and that appropriate mechanisms to allow for shared access, use and management and use and require sharing costs for operations and maintenance for such

shared amenity space is provided to all units within all of the buildings. The reciprocal access easement / other legal agreement will be between the owners of Lots 1 and 2, but with the City identified as a grantee to ensure that the agreements which not be discharged and or changed without City approval. The reciprocal access easement / other legal agreement will also specify that the issuance of a final Building Permit inspection granting occupancy for Building 2, 3 or 4 is prohibited until Building 1 is completed and has been issued a final Building Permit inspection granting occupancy.

11. **Public Art:** City acceptance of the **Developer's** offer voluntarily provide \$440,411 to Richmond's public program with a cash contribution of \$139,700 provided to the public art reserve fund for a Landmark Art piece, providing a security in a form acceptable to the City for \$300,711 for other Public Art (as shown on **Figure 2**) and a detailed Public Art Program prior to adoption of rezoning. The calculations are based on \$0.75/ft² of eligible building floor area of 587,214 ft² (excluding basic universal accessible housing and affordable housing). The **Developer** will be invited (but not required) to participate in the selection process for the Landmark Art piece. It should be noted in addition to \$139,700, the previous Onni contribution of \$210,300 for the ORA development on Hollybridge Way will be used for the Landmark Art piece at Gilbert and New River Road to reach the City's budgetary goal for larger sculptural works of \$350,000 as outlined in the City's *City Centre Public Art Plan*.
12. **Community Planning Program:** City acceptance of the **Developer's** offer to voluntarily contribute \$149,543 towards Richmond's community planning program fund (based on \$0.25/ft² of total building area, excluding affordable housing units) with \$37,386 (25% of the total) provided to the City prior to rezoning adoption. A legal agreement will be registered that requires contribution of \$112,157 (75% of the total) to the City prior to issuance of a building permit for the second of four buildings on the **Subject Lands**.
13. **Transportation Demand Management:** As also set in "Schedule 1" to this letter, The **Developer** requests an overall parking reduction of 7.5% below the parking requirements set out in Bylaw 8500 with a reduction of the visitor parking from 0.20 to 0.15 spaces/unit which results in required visitor parking of 99 stalls (25% reduction), residential parking of 750 stalls (4% reduction) for a total visitor and residential parking of 849 stalls. Within the overall maximum 7.5% reduction, there may be adjustment as to the breakdown of the reduction by the Developer for visitor and resident parking spaces, but only to the satisfaction of the City. In lieu of this reduction, the City accepts the **Developer's** offer to voluntarily:
 - a. Contribute \$100,000 to the City for the construction of a 3.0m bike/pedestrian pathway along the east side of Gilbert Road from the southern end of the **Developer's** required frontage improvements to Lansdowne Road. (Not eligible for DCC credits.)
 - b. Contribute \$25,000 to the City for a City Centre-type bus shelter. (Not eligible for DCC credits.)
 - c. Enter into an agreement with the City to ensure that the electrical vehicle and bicycle plug-ins be provided as a condition of issuance of the City building permits for each building with confirmation that such have been provided as a condition of issuance of an occupancy permit for each building:
 - i. Provision of 20% of the total resident parking spaces in each parkade with 120 or 240 volt (voltage as determined by Onni) electric service for vehicle plug-ins with conduits, circuits breakers, wiring in form acceptable to the Director of Transportation (actual outlets to be provided later by strata owners).
 - ii. Provision of one standard 120 volt electric plug-in for every 40 resident bicycle parking spaces in a form acceptable to the Director of Transportation.
14. **Transportation, Parks and Engineering Works under Servicing Agreement(s) (SA):** Enter into a Servicing Agreement (SA)* for the design and construction, at the **Developer's** sole cost, of full upgrades across and adjacent to the **Subject Lands** for road works, transportation infrastructure, street frontages, water, sanitary and storm sewer system upgrades, and related works as generally set out below. Prior to rezoning adoption, all works identified via the SA must be secured via a Letter(s) of Credit, to the satisfaction of the Director of Development, Director of Engineering, Director of Transportation and Manager, Parks – Planning and Design. All works shall be completed with regards to timing as set out in the SA and above-noted covenant and legal agreements in the Rezoning Requirements. Refinements to the Engineering Works requirements may occur through the SA process. Furthermore, other neighbouring **Developer's** be constructing some of the engineering services

listed below. These factors, together with project phasing, will be taken into consideration in the phasing of securities for engineering services.

a. Transportation Works

SA works will include, but may not be limited to, the following as works included within "Schedule 1" attached to and forming part of this letter.

b. Engineering Works:

SA works will include, but may not be limited to, as set out in the following table:

Storm sewer upgrade requirements:

1) General

From CP Railway frontage (i.e., new River Road) to outfall of Hollybridge Canal (at corner of Hollybridge Way and existing River Road).

a. Upgrade the existing ditch to 1200mm diameter storm main from manhole D8 to 185 meters northeast along the proposed site's CPR frontage (i.e., new River Road).

b. Upgrade the existing ditch to 1200mm diameter storm main from manhole D5 to 222 meters northeast along proposed new River Road (manhole D8 at junction of Gilbert Road).

c. Upgrade the existing ditch to 1500mm diameter storm main from junction of Hollybridge Way and CP Rail ROW (manhole D4) to 80 meters northeast along proposed new River Road (manhole D5).

d. Upgrade the existing 375 and 450mm diameter to a 1500mm diameter storm main from junction of existing River Road and Hollybridge Way (manhole D1 in the analysis) to 205 meters southeast along Hollybridge Way (manhole D4).

e. Upgrade the existing 750mm diameter to a 1500mm diameter storm main from manhole D1 (in the analysis) to outfall with an approximate length of 8m.

2) Gilbert Road frontage

a. Upgrade the existing ditch to 600 mm diameter storm sewer from the proposed site's entire Gilbert Road frontage up to the existing box culvert at Lansdowne Road. The proposed storm sewer at Gilbert Road must be interconnected to the proposed storm sewers at the CPR frontage.

3) Future Cedarbridge Way frontage

a. Provide the greater of a) 600 mm and b) OCP size by the Developer, as per City requirements. The proposed storm sewer in future Cedarbridge must be interconnected to the proposed storm sewers at the CPR and Alderbridge Way frontages.

4) Alderbridge Way frontage

a. Upgrade the existing 250mm and 300mm diameter storm sewers from east

to west property line of the proposed site to 600 mm diameter.

- b. Upgrade the existing 300mm to 750mm and existing 375mm to 900mm diameter storm sewers from the west property line of the proposed site to the existing box culvert at Lansdowne Road.
- c. Manhole locations to be determined in the Servicing Agreement design.
- d. As an alternative to 4) a. and b. provide a single storm sewer system, sized to OCP conditions, from the site's east property line (i.e., east property line of 7771 Alderbridge Way) to the existing box culvert at Lansdowne Road.

Sanitary sewer upgrade requirements:

- a. Upgrade the existing 200 mm diameter to 450 mm diameter from SMH 4738 (manhole S70) to 90 meters northeast along old CPR right of way to SMH 4737 (manhole S60).
- b. Upgrade the existing 200 mm diameter to 375 mm diameter from SMH 4699 (manhole S50) to 80 meters southwest along old CPR right of way to SMH 4737 (manhole S60).
- c. Provide a 525mm diameter sanitary main in the future Cedarbridge Way from SMH 4737 (manhole S60) to a new manhole located 220 meters south going to Alderbridge Way.
- d. Upgrade the existing 150 mm diameter to 525mm diameter from the new manhole at the corner of future Cedarbridge Way and Alderbridge Way to 80 meters east to SMH 4690 (manhole S20).
- d. Upgrade the existing 200 mm diameter to 525mm diameter from SMH 4690 (manhole S20) to 94 meters southeast to existing lane between 7740 Alderbridge Way to 5003 Minoru Boulevard at SMH 4688 (manhole S10).
- e. Upgrade the existing 300 mm diameter to 600 mm diameter from SMH 4688 (manhole S10) to 69 meters southwest to existing Minoru Pump station.
- f. Through the Servicing Agreement, the sanitary sewer alignments will need to be coordinated to suit the future Minoru Sanitary Pump Station upgrade.
- g. Both current sanitary mains located within the Subject Lands will need to be removed by the Developer and the SROs in which they are located are to be discharged from title.

Water Works and Review:

- a. Water System: Using the OCP 2021 maximum day model, there is 346 L/s available at 20 psi residual. Based on the proposed application, the development requires a minimum fire flow of 275 L/s. Water analysis is not required. However, once the applicant has confirmed the building design at the building permit stage, the Developer will need to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
- b. Provide watermain (minimum 200mm diameter, per City's requirements) at the proposed site's CPR and future Cedarbridge Way frontages.

General:

Undergrounding of Overhead Utilities:

As per City Centre policy, the developer is responsible for facilitating the undergrounding of the existing private utility pole line located within the "new" River Road right-of-way. As such, the developer is required, at the developer's sole cost, to install conduit within "new" River Road to accommodate the undergrounding of private utilities, to the satisfaction of the City. (No DCC credits are applicable.)

DCC Credits:

DCC credits are available for the following:

1. Sanitary Sewer

- a. gravity sanitary sewer along the development frontage on New River Road;
- b. gravity sanitary sewer along the Cedarbridge Way or the lane between New River Road the lane south of Alderbridge Way; and
- c. gravity sanitary sewer from the Minoru sanitary pump station to approx 70m northeast.

2. Storm Sewer

Storm sewer along on New River Road intended to replace storm sewer on old River Road.

Latecomer Agreements:

Latecomer Agreements will be available for sanitary and storm upgrades that are not frontage improvements as only provided by the Local Government Act.

c. Greenway and Boulevard Landscape Works (Parks)

SA works will include, but may not be limited to, the following:

- i. All works within the East-West Green Link and North-South Pedestrian Link described above and boulevard grass and tree plantings on public roads including, but not limited to, the works shown on the preliminary plans dated February 8, 2012 prepared by Sharp & Diamond Landscape Architecture Inc. entitled "7731, 7771 Alderbridge Way" (which are attached to the staff report for this development to the Planning Committee of April 17, 2012) to the satisfaction of City Parks staff; and
- ii. Acknowledging that the City will construct the Gilbert Greenway works (located at the back of the approximate 50 m of the Gilbert Road widening and frontage improvements constructed by the

Developer within the Gilbert Road allowance detailed under Schedule 1) at an appropriate date in the future.

15. **Development Permit:** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development with the following elements being addressed:

- a. **Basic Universal Accessible Housing:** A notation on the architectural plans requiring and describing how the 502 Basic Universal Housing units meet all of the requirements of Zoning Bylaw 8500, except where Section 4.16.11 (front entry door clearance provision) may be varied by Council.

Basic Universal Housing Unit Locations

West Lot

FLOORS	BUILDING 1						BUILDING 2						TOTAL					
	NOs			TOTAL	AREA	Universal units	NOs			TOTAL	AREA	Universal units	NOs			TOTAL	AREA	Universal units
	1 BED	2 BED	3 BED				1 BED	2 BED	3 BED				1 BED	2 BED	3 BED			
6	7	11	5	18	17,500	12	3	21	4	28	27,101	22	5	37	9	46	44,601	34
5	1	15	6	22	21,469	16	7	22	5	30	30,754	23	4	37	11	52	52,223	38
4	11	18	-	29	25,321	18	8	28	-	36	33,206	28	19	46	-	65	58,527	46
3	11	15	-	29	25,321	18	9	28	-	36	33,398	28	19	46	-	65	58,719	46
2	9	24	-	23	20,937	14	8	27	-	35	33,398	27	17	41	-	58	54,335	41
1	5	14	-	19	19,667	14	9	26	-	35	33,158	26	14	40	-	54	52,825	30
TOTAL	39	90	11	140	130,216	92	39	152	9	200	191,015	154	78	242	20	340	321,230	246
	28%	64%	8%	100%	41%		26%	76%	5%	100%	59%		23%	71%	6%	100%	100%	

East Lot

FLOORS	BUILDING 3						BUILDING 4						TOTAL					
	NOs			TOTAL	AREA	Universal units	NOs			TOTAL	AREA	Universal units	NOs			TOTAL	AREA	Universal units
	1 BED	2 BED	3 BED				1 BED	2 BED	3 BED				1 BED	2 BED	3 BED			
6	-	11	4	15	17,131	12	-	11	4	15	17,136	12	-	22	8	30	34,267	24
5	-	15	6	21	24,639	17	-	16	6	22	24,925	18	-	31	12	43	49,564	35
4	5	16	-	31	27,911	26	5	26	-	31	27,842	26	10	52	-	62	55,753	52
3	5	26	-	31	27,911	26	5	26	-	31	27,842	26	10	52	-	62	55,753	52
2	6	25	-	31	27,911	25	6	25	-	31	27,956	25	12	50	-	62	55,867	50
1	9	22	-	31	28,191	22	9	22	-	30	27,266	21	18	43	-	61	55,457	43
TOTAL	25	89	10	160	153,694	128	25	125	10	160	152,967	128	50	250	20	320	306,661	256
	16%	78%	6%	100%	50%		16%	78%	6%	100%	50%		16%	78%	6%	100%	100%	

- b. **Airport and Industrial Noise Report:** A notation on the architectural plans requiring and describing the required submission of a report that addresses aircraft noise following the provisions of the City's Official Community Plan for aircraft noise and industrial noise generally. The report's recommendations for the proposed development will require that the buildings are designed in a manner that mitigates potential aircraft and industrial noise within the proposed dwelling units with the architect of record providing a letter of assurance conformance adherence to the report and his/her plans prior to issuance of an occupancy permit for each building. Dwelling units must be designed and constructed to achieve:

- CMHC guidelines for interior noise levels as indicated in the chart below:

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

- the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces or most recent applicable ASHRAE standard.

16. **LEED Silver:** Submission of letter with from the Architect of Record as a requirement of issuance of building permit confirming that the building phase (building and landscape design) has a sufficient score to meet the Canadian Green Building Council LEED Silver 2009 criteria and submission of follow-up letter confirming that building has been constructed to meet such LEED criteria. The architect of record or

LEED consultant is also to provide a letter of assurance confirming how each building meets LEED Silver criteria prior to issuance of an occupancy permit for each building. The LEED criteria to met must include:

- a. Heat Island Effect: Roof Credit
- b. Storm Water Management Credit

17. **Landscape Plan:** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The final Landscape Plan will include the elements shown on the preliminary plan dated February 8, 2012 prepared by Sharp & Diamond Landscape Architecture Inc. entitled "7731, 7771 Alderbridge Way" with final DP-level detail to be completed by the **Developer** to the satisfaction of the City which is attached to the staff report to Planning Committee for the development.

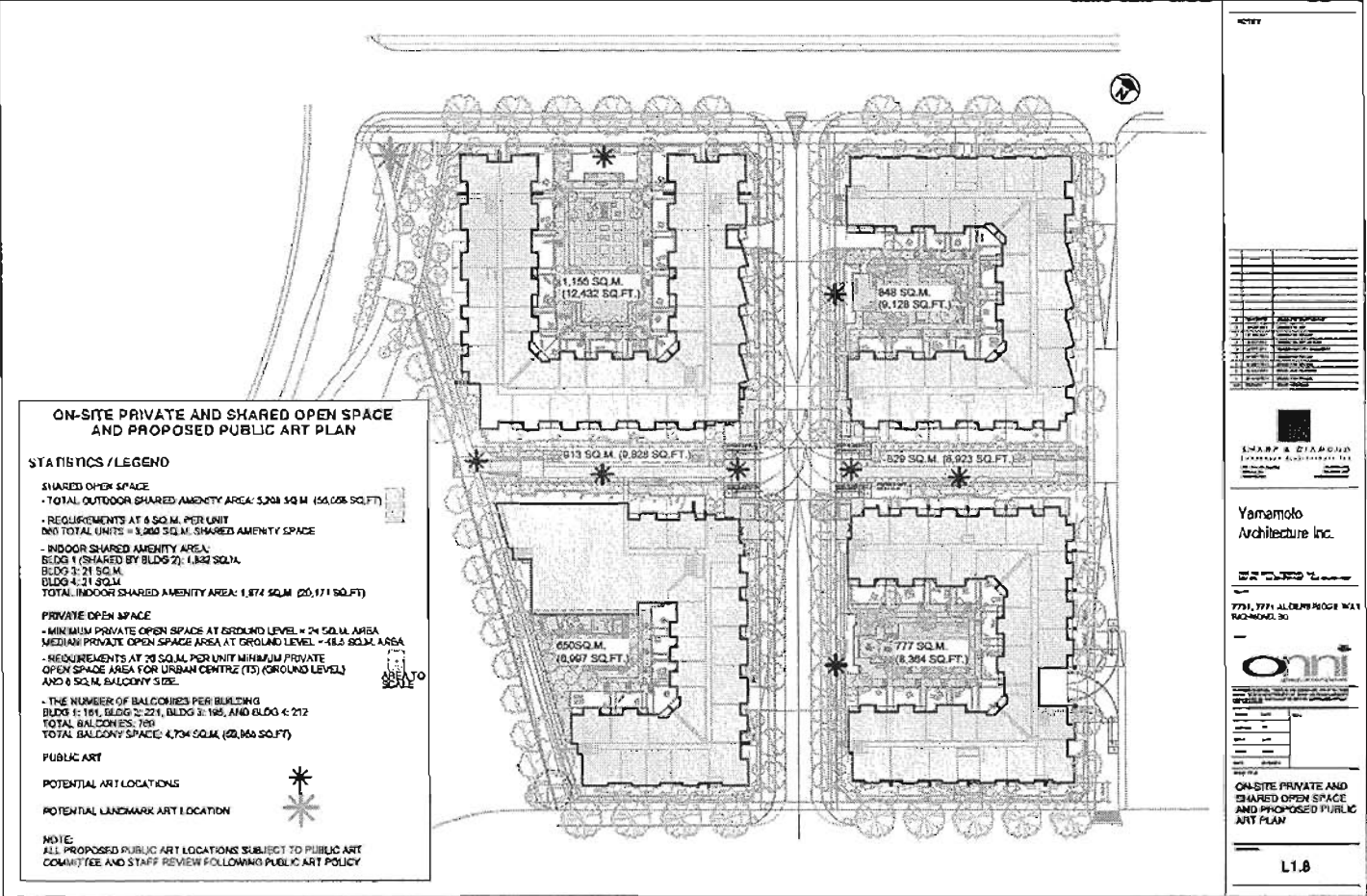
Notes:

- * Item requiring 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. The form and content of all agreements shall be to the satisfactory to the Director of Development.

The subject Zoning Amendment Bylaw 8884 will include a provision that effectively enables calculation of density on that part of Cedarbridge Way dedicated as road as consideration for adoption of Bylaw 8884.

Figure 2: Public Art & On-Site Open Space



Schedule 1: Rezoning Considerations

7731/7771 Alderbridge Way Rezoning Application

Transportation Servicing Agreement Requirements

Transportation SA Requirements: All transportation improvements identified in the City-approved Transportation Impact Assessment (TIA) and over the course of the rezoning application process are to be addressed via the servicing agreement process for this development. A City-approved “Preliminary Functional Roads Plan” is attached (**Figure 1**). Complete and detailed road and traffic management design is subject to final functional design approved by the Director of Transportation. The transportation-related Servicing Agreement works will include, but are not limited to the following:

(i) Construction of New River Road (Only between Gilbert Road and East Lane) – The scope of work includes the construction of a full new roadway (the length of which is equivalent to the length of the north development frontage) between Gilbert Road and East Lane (the north-south lane along the east development frontage). The Developer is responsible for building the full road cross-section from the site frontage to the north curb inclusive (with a minimum 1.0 m wide hard surface clearance area and retaining wall at the back of the north curb). The Developer will conduct a contaminated site study and possible minor remediation of the land to the satisfaction of the City within this road with the costs being paid by the Developer (the costs of which are eligible for Road Works DCC credit at building permit). This roadway is to be completed as part of Phase 2 of the development (Building 2 –northwest quadrant of site) and prior to “Final Building Permit Inspection” granting occupancy for Phase 2. DCC credits are available for road works completed within the dedicated road right-of-way as defined in the City DCC program. This new road project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- All road elements and frontage improvements are to be placed within the 26.21 m City dedicated road allowance (includes current City lane allowance and former CPR line parcel dedicated as road) with the exception of the 3.0 m wide sidewalk (to be placed within the building setback and secured via a Public Right of Passage Statutory Right of Way (SROW), with two 4 m x 4 m corner cuts (at both sides of the intersection with Cedarbridge Way), are to be provided at rezoning subject to the Public Rights of Passage being able to be converted to dedication by the Developer as part of. The alignment of this roadway is to be centered within the city road right-of-way, i.e. consistent with the New River Road alignment established west of Gilbert Road. This road is to be built to an elevation of 2.6 m geodetic with a maximum 5% slope transitioning to the centerline of Gilbert Road at the New River Road intersection.
- The ultimate lane configuration, upon completion of construction, shall consist of two westbound traffic lanes, two eastbound traffic lanes and a left turn lane at the Gilbert Road/New River Road intersection. Elsewhere along this roadway, a level grade median is to be provided to separate eastbound and westbound traffic. The median shall have decorative paving treatment with features/finishings to be determined by the city. The lane widths are 3.25 m (curb lanes) and 3.2 m (other lanes and median).
- The frontage improvements of this road project shall consist of curb and gutter on both sides of the road, a 1.71 m wide landscaped boulevard (with a single row of street trees at 6.0 m on center), 1.8 m wide off-road bike lane (inclusive of two 0.15 m level grade concrete bands along the edges of the bike lane), 1.55 m wide buffer (with bollards and street furniture, street trees, and/or other features designed to separate pedestrian and cyclist traffic), 3.0 m sidewalk, banner poles, hard landscape features, street furnishings, and street lights. At the bus stop (location to be determined by the city in consultation with Coast Mountain Bus Co.), the boulevard shall be widened to 2.7 m to accommodate bus shelter/transit accessibility requirements and the 1.55 m buffer width shall be reduced to 0.55 m to respect the width of the existing city right-of-way. The design of the plaza area at the southeast corner of the Gilbert Road/New River Road intersection is to be coordinated in conjunction with City Parks and Planning with the overall layout of the intersection to ensure that safe and efficient pedestrian and cyclist movements are accommodated.

ONCL-348

- In the interim time period (before the ultimate New River Road is extended to the northeast), the traffic operations along this section of New River Road shall be as follows: two-way traffic between Gilbert Road and interim River Road junction, one-way eastbound between interim River Road junction and Cedarbridge Way, and two-way traffic between Cedarbridge Way and East Lane. Concrete barriers shall be placed to direct traffic to respect the interim traffic operations. When New River Road is extended to the north, two-way traffic will be permitted between Gilbert Road and East Lane. At the New River Road/Cedarbridge Way intersection, traffic movements will be limited to right-in/right-out (enforced by channelization and signage) and a special crosswalk is required to provide a pedestrian connection to the future waterfront park on the north side of New River Road. The East Lane shall be closed to vehicular traffic at New River Road.

- In the interim conditions, vehicle access to the development along New River Road shall be limited to the Cedarbridge Way intersection. No driveway or other vehicle access will be permitted along this new roadway.

(ii) Widening of Alderbridge Way (along development frontage) - The scope of work includes: 2.0 m road widening over the length of the development south frontage to allow for the construction of future left turn lanes; 20:1 taper sections to tie the road widening section to the existing pavement east and west of the development; frontage improvements; and the signalization of the Alderbridge Way/Cedarbridge Way intersection. This roadway is to be completed as part of Phase 1 of the development (Building 1 - southwest quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 1. Road Works DCC credits are applicable, but not for the sidewalks completed within the Public Rights of Passage SROW. This road widening project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The lane configuration, upon completion of the 2.0 m road widening, shall consist of two eastbound traffic lanes and two westbound traffic lanes. (with left turns allowed in the center lanes at the Cedarbridge Way and East Lane intersections). The widened portion of the road shall be tied back to existing pavement east and west of the development with a 20:1 taper. Frontage improvements are to include curb and gutter along the development side of the road, a 2.0 m sidewalk and a minimum 1.65 m treed boulevard.
- At the Alderbridge Way/Cedarbridge Way intersection, a full signalized intersection shall be constructed.
- Vehicle access to the development along Alderbridge Way shall be limited to the Cedarbridge Way and East Lane intersections. No other driveway or vehicle access will be permitted along the development frontage of Alderbridge Way once the development is complete.

(iii) Construction of Cedarbridge Way (between New River Road and Alderbridge Way) - The scope of work includes the construction of a new roadway that extends Cedarbridge Way from Alderbridge Way to New River Road. The Developer is to build the full cross-section including two traffic lanes, two parking lanes, frontage improvements, and traffic calming measures. This roadway is to be completed as part of Phase 1 of the development (Building 1 - southwest quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 1. Road Works DCC credits are not available for this road construction projects. This project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The lane configuration of this roadway, upon completion of construction, shall consist of two traffic lanes and two parking lanes (total 12 m wide pavement). At the Alderbridge Way intersection, the parking lanes are to be removed to accommodate two departure lanes and one receiving lane. At the New River Road intersection, the two parking lanes are removed to make provision for right-in/right-out channelization. This section of Cedarbridge Way is to be raised at the north end (maximum 5% grade) to meet the elevation of New River Road). The frontage improvements shall include, on both sides of the road, curb and gutter, a 2.35 m sidewalk and a minimum 1.65 m treed boulevard.

- At the Cedarbridge Way/east-west greenway intersection, curb extensions (maximum 2.5 m measured from curb face) and a marked level grade crosswalk are required.
- At the Alderbridge Way/Cedarbridge Way intersection, a fully signalized intersection shall be constructed. At the Cedarbridge/New River Road Intersection, channelization is required to restrict access to right-in/right-out movements only.
- Vehicle access to the development along Cedarbridge Way shall be limited to one parkade entrance driveway each for Buildings 1/2/3. Access to Building 4 shall be via the East Lane. Access to the loading area for each building is to be accommodated along the roll curb section of the curb extensions at midblock on Cedarbridge Way. No other driveway or vehicle access to the development will be permitted on Cedarbridge Way.

(iv) Widening of Gilbert Road - The scope of work includes the full curb to curb widening of Gilbert Road for a distance that is equivalent to the length of the development Gilbert Road frontage (approximately 50 m). This project is to start from a distance of approximately 30 m south of the New River Road/Gilbert intersection towards the south and is to end with 30:1 tapers to tie to the existing pavement. Full frontage improvements (including curb and gutter, sidewalk, boulevard and greenway requirements) along the development frontage are required. This road widening project is to be completed as part of Phase 2 of the development (Building 2 - northwest quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 2. Road Works DCC credits are available for road works completed within the dedicated road right-of-way as defined in the City DCC program. This road widening project shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The lane configuration shall consist of two northbound traffic lanes, two southbound traffic lanes, northbound and northbound left turn lane (at the New River Road intersection), northbound and southbound bike lanes and a raised median with landscaping. The construction of the median is to include banner poles and/or other hard landscape features. The lane widths are 3.25 m (all traffic lanes) and 1.8 m (bike lanes).
- The signalization of the New River Road/Gilbert Road intersection will be constructed by a separate development in the vicinity. The subject development is responsible for any modifications to the installed traffic signals that are required as a result of the construction of the section of New River Road (between Gilbert Road and East Lane) and frontage works carried out at the southeast corner of New River Road/Gilbert Road. The details of the required signal modifications are described under a separate section in the Transportation SA requirements.

(v) Widening of East Lane - The scope of work includes the widening of the existing 6.0 m wide lane along the development east frontage by 2.0 m to provide a sidewalk and lighting strip (lighting is to be provided) by the Developer. The lane widening project is to be completed as part of Phase 4 of the development (Building 4 -southeast quadrant of site) and prior to "Final Building Permit Inspection" granting occupancy for Phase 4. DCC credits are not available for this project. The widening of East Lane shall be completed to the satisfaction of the Director of Transportation and the Director of Development, and shall include, but not limited to the following elements:

- The interim cross-section of the lane shall consist of a 2.0 m wide sidewalk/lighting strip and 6.0 m wide pavement. The extent of widening is from Alderbridge Way to at least 20 m past the parkade entrance to Building 4 or as shown on Figure 2 whichever is greater subject to review of the plan for greenway north of this section of lane. The existing pavement of the lane over the length of the widening is to be resurfaced. As part of the redevelopment of the site to the east, the lane will be widened to 7.5 m and a 1.5 m wide sidewalk will be provided.
- The section of the existing lane north of the lane widening to be carried out by this development will be converted to a pedestrian pathway with the current right of way dedication or as part of SROW over the closed lane that may be included as part of the future development to the east). A preliminary ultimate design for the pathway (subject to amendment by the future development to the east with consultation with the Developer), incorporating these design criteria, is to be prepared by this development: connection of the lane at the north end to meet the grade of New River Road; providing a pedestrian crossing at the greenway; and making provisions for any utility requirements (e.g. storm

main). An interim design (i.e. before the site east of the lane is redeveloped) is also to be prepared. The interim design is expected to meet all access, vehicular/pedestrian circulation, loading and utility requirements, but will not compromise the execution of the ultimate design. If any temporary works, including stairs, to be located within the road dedication will need to be secured by a City encroachment agreement that ensures their ultimate removal at the cost of the Developer.

- Vehicle access to the development from East Lane is limited to the parkade entrance to Building 4. Vehicle access to the site from New River Road via East Lane will be closed upon the completion of the pathway and redevelopment of the adjacent site to the east.

(vi) Timing of Road and Traffic Improvements - The timing of the various road and traffic improvements is tied to the development phases as described elsewhere in this document and as follows. These improvements are to be completed prior to “Final Building Permit Inspection” granting occupancy for the respective development phases as described on **Figure 1** and including, but not limited to:

- Phase 1 (Building 1 - southwest quadrant of site) - Alderbridge Way widening for its entire length; construction of entire length of Cedarbridge Way, entire length of New River Road, modification of the future traffic signal at the Gilbert/New River Road intersection and construction of all frontage works facing Building 1.
- Phase 2 (Building 2 - northwest quadrant of site) - Construction of all frontage works facing Building 2 including the Cedarbridge Way frontages and New River Road frontages, and the Gilbert Road widening with its frontage works being constructed only at the direction of the Director of Transportation in consultation with the Manager of Parks.
- Phase 3 (Building 3 - northeast quadrant of site) - Construction of all frontages works facing Building 3 including those on the Cedarbridge Way and New River Road frontages.
- Phase 4 (Building 4 - southeast quadrant of site) - All remaining frontage works are to be finished, including the Cedarbridge Way and Alderbridge Way frontages and all East Lane works to the extent as shown on Figure 1 or 20m past the driveway entrance to Building 4, whichever is greater.

NOTE: All frontage works (including curb & gutter, bike paths, boulevards, boulevard landscaping, sidewalks and pedestrian and vehicle letdowns and bus shelters as specified for each building in Figure 1) are to be constructed fronting each building site prior to “Final Building Permit Inspection” granting issuance for each of the subject building. The Developer may elect to undertake more works than outlined in phases above or change the order of the phasing only with explicit written permission of the City’s Director of Transportation and submission of a revised Functional Road Plan and TIA.

(vii) Traffic Signals and Special Crosswalk - The following traffic control devices are to be provided at the full cost of the Developer. Property dedication or Public Rights of Passage right-of-ways (exact dimensions to be confirmed through the SA process) for the placement of traffic controller cabinet and other traffic signal equipment is required. The timing of the construction of these traffic control devices will be determined by the city.

- The Alderbridge Way/Cedarbridge Way intersection is to be signalized. The traffic signal requirements include: concrete bases, poles, conduit, junction boxes, cable, signal displays, vehicle detection devices, accessible pedestrian signals, illuminated street name signs, and installation of new communications conduit and cable.
- Modifications to the future traffic signals at the Gilbert Road/New River Road intersection will need to be made. The traffic signal modifications may include but are not limited to the following: repair, modification and/or installation of vehicle detection; relocation and/or replacement of traffic signal poles, bases, junction boxes, signal heads and conduit; relocation of traffic signal controller cabinet and base; modification and/or installation of accessible pedestrian signals and illuminated street name signs; repair, modification and/or installation of communications cable (both fibre optics and copper); and property acquisition (or utility ROW) to house traffic signal equipment.

- A future special crosswalk signal will be constructed by the City at the Cedarbridge Way/New River Road intersection. The Developer will provide the necessary drawings for the full crosswalk signal for approval of the Director of Transportation. All necessary conduit pre-ducting, signal standard bases, and other necessary junction and equipment boxes will be installed by the Developer within the area of the scope of their works in a manner so that the Developer's transportation works will not need to be dug-up or removed to allow for the City's future installation of the special crosswalk signal. The Developer shall install temporary street light poles/fixtures on the installed bases. These temporary poles/fixtures are to be tied into the street lighting circuit and should be designed/built in such a fashion that allows them to be disconnected in the future.

(viii) Development Vehicle Access - Vehicle access to this development will be provided via Cedarbridge Way and East Lane. Direct vehicle access from New River Road, Gilbert Road or Alderbridge Way will not be permitted.

(ix) Emergency Vehicle Access - As part of the rezoning and Servicing Agreement processes, the Developer is to consult the Fire-Rescue Department to ensure that the site layout and access are adequate to accommodate emergency vehicles. City Transportation will need to be advised of the outcome of this consultation to ensure that emergency vehicle access requirements are incorporated in the design of road and traffic improvements for this development. In particular, the consultants are to seek input from Fire-Rescue on whether the overall road and traffic improvements and the timing of these improvements relative to the development phases (including the interim/ultimate traffic operations in the vicinity of this development) are adequate for emergency response purposes during construction and post-occupancy.

(x) Construction Parking and Traffic Management Plan - Prior to Building Permit approval, the applicant is to submit a detailed Construction Parking and Traffic Management Plan to the satisfaction of the City. The preliminary plan is to identify (for each development phase): construction vehicle access, emergency vehicle access, parking facilities for construction workers, and staging areas for construction vehicles and materials (facilities for staging activities are not available on any of the peripheral public roadways). The plan will require the use of proper construction traffic control procedures and certified personnel as per Traffic Control Manual for works on roadways (Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.



Signed

Date April 5, 2012

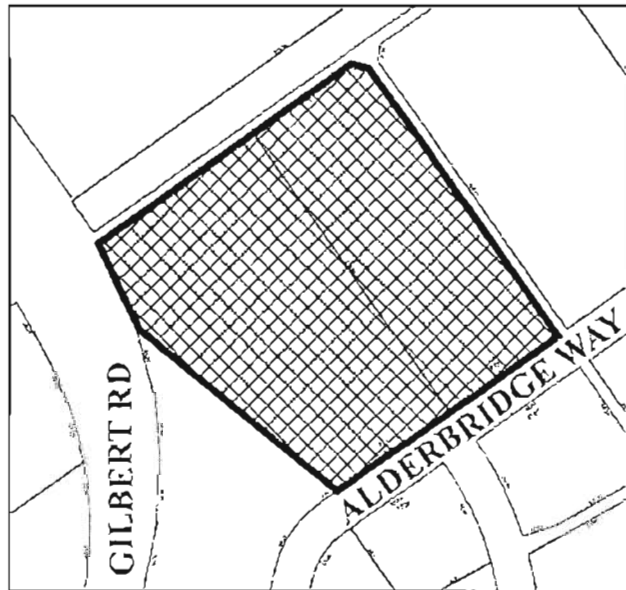


**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 8884 (RZ 11-585209)
7731 and 7771 Alderbridge Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by adding a new sub-section 3 to **Section 8.12.4 Permitted Density** as follows:
 - “3. Notwithstanding Section 8.12.4.2, for the RAH2 zone the maximum **floor area ratio** for the net site area of the site located within the **City Centre** shown on Figure 1 below shall be 2.28, provided that:
 - (a) the conditions in either paragraph 8.12.4.2(a) or 8.12.4.2(b) are complied with; and
 - (b) not less than 3,538 m² of the site is dedicated to the **City as road**.

Figure 1



2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following lots and designating them **High Density Low Rise Apartments (RAH2)**

P.I.D. 000-859-958

Lot 89 Section 5 Block 4 North Range 6 West New Westminster District Plan 38045

P.I.D. 000-806-943

Lot 96 Section 5 Block 4 North Range 6 West New Westminster District Plan 39888

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 8884**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

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

CORPORATE OFFICER



City of Richmond

Report to Committee

To PWT - Apr. 18 2012

To: Public Works and Transportation Committee

Date: April 3, 2012

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

File: 10-6060-01/2012-Vol
01

Re: BC Hydro 20 Year Work Program in the City of Richmond

Staff Recommendation

That Staff report back on BC Hydro activity and progress toward a common voltage for Lulu Island on an annual basis.

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

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REVIEWED BY CAO	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Report

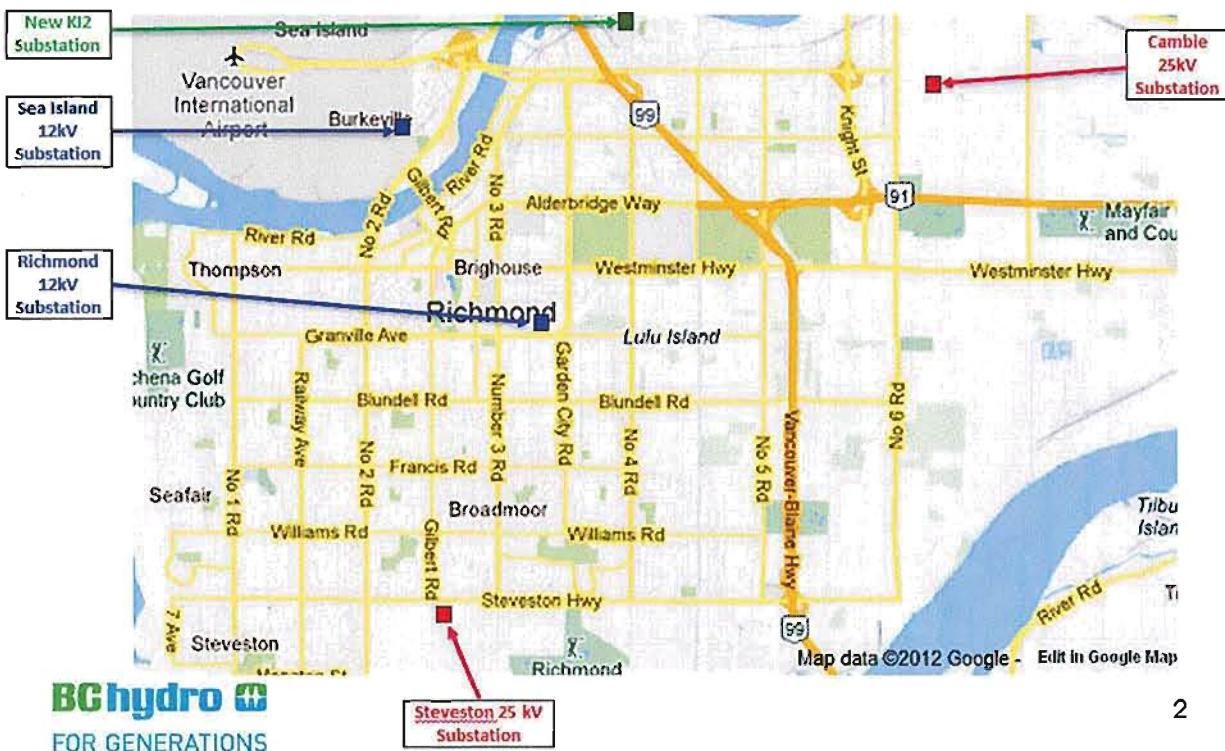
Origin

Even with the success of the BC Hydro Power Smart program and City District Energy initiatives, Richmond's rapid growth is creating a demand for electricity that is approaching the limits of the existing electrical network in the City. For planning purposes, BC Hydro estimates an annual 3% increase in power usage within Richmond for the next 20 years and is taking steps to meet the existing and future demands for electricity. This staff report updates Council on BC Hydro network upgrade activity over the next 20 years and to highlight the level of cooperation between BC Hydro and City staff.

Findings of Fact

Richmond is currently served by two 25 kV substations (Cambie Substation and Steveston Substation) and two 12 kV substations (Richmond Substation and Sea Island Substation) as identified in Figure 1.

Figure 1: BC Hydro Substations in Richmond



2

Richmond's rapid growth is creating a demand for electricity that is approaching full utilization of the capacity of existing substations. To meet growing demand for electricity, BC Hydro has significant network upgrades planned over the next 20 years that will increase capacity and establish a common operating voltage, 25 kV, on Lulu Island. A common operating voltage will provide operational flexibility by allowing load to be switched between substations, thereby enabling reduced outage durations and improving reliability. The higher 25 kV operating voltage

will reduce the number of feeders required to serve Richmond's electrical load and will reduce overall electrical losses.

Work is under way on a new 25 kV substation at BC Hydro's existing Kidd-2 (KI2) transmission switch station at the intersection of River Drive and No. 4 Road (see Figure 1) that will be completed in the spring of 2016. Feeder upgrades are planned that will facilitate decommissioning of the 12 kV Richmond Substation by the spring of 2018, which will be a significant milestone toward a common voltage on Lulu Island. The estimated cost for the upgrades planned for the next two years is between \$18 million and \$27 million. Figures for subsequent years are not yet available to City staff.

The 12 kV Sea Island Substation will also be converted to 25 kV, however, the timing of this upgrade will be largely dependent on the scope and timing of industrial and commercial development on Sea Island as this substation predominantly serves Sea Island.

Attachment 1 is a copy of a presentation BC Hydro made to City staff regarding the scope of work in 2013/2014 and beyond. The information in this presentation is preliminary and the work program may change significantly as the program proceeds. Having said that, the presentation does give the reader a sense of the breadth of the program and the number of neighbourhoods that will be impacted.

BC Hydro staff is working with City staff to identify future population distribution and coordinate their significant body of proposed construction work with other City infrastructure projects and traffic issues. For example, there is an overlap between BC Hydro feeder upgrades and the Metro Vancouver Gilbert Trunk Sewer replacement along the CN rail corridor that will ultimately become the new River Road between Capstan Way and Gilbert Road.

Impacts to Roads and BC Hydro Service

The extensive upgrading of BC Hydro infrastructure will impact a large number of neighbourhoods in the City. Specific projects and information on impacted areas are being determined by BC Hydro staff and will be made available to the public as the program proceeds. The improvements will include significant construction effort that has potential public impacts including traffic disruption and electrical service impacts. City staff will work with BC Hydro staff to minimize public impacts.

Financial Impact

None at this time.

Conclusion

Richmond's rapid growth is creating demands for electricity that are approaching the capacity of the existing electric power network. While the BC Hydro Power Smart program and City District Energy initiatives have significant impacts on reducing per capita electricity demand, city wide demand is projected to increase by 3% per year due to municipal growth.

April 3, 2012

- 4 -

BC Hydro is proactively planning and implementing electrical infrastructure upgrades that will stay ahead of the growing demand and improve system reliability in the future. Hydro's 2013/2014 work plan includes \$18 million to \$27 million in system improvements over the next two years and this work is actively being coordinated with other City infrastructure projects to minimize cost and public disruption.

A handwritten signature in black ink, appearing to read 'L. Bie'.

Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)

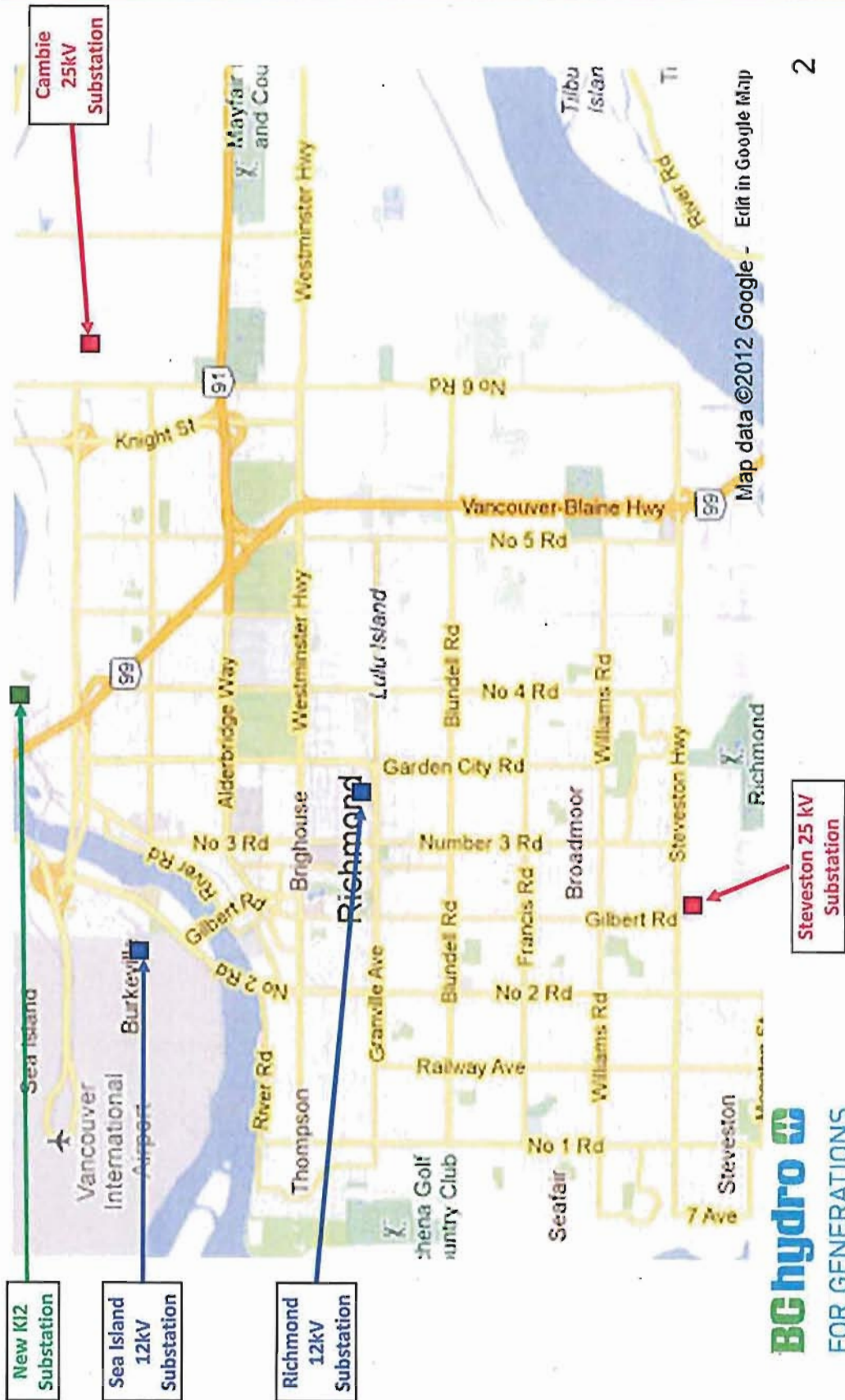
LB:lb

Major Distribution Capital Projects in Richmond *F2013 – F2022*



Distribution Planning
March 2012

City of Richmond Power Supply System



BC hydro
FOR GENERATIONS

Major Distribution Projects in F2013/14 - Overview

Project Description	Fiscal Years	Page
New underground duct bank along No 4 Rd from KI-2 Substation to Bridgeport Road (800m)	F2013/14	4
New underground duct bank along Bridgeport Rd from Garden City to No 3 Rd (600m)	F2013/14	4
4 new KI-2 feeders and 1 standby feeder to offload Richmond and Steveston substations	F2014	5
Voltage Conversion of 6 Richmond Substation feeders (ongoing)	F2013/14	6-8
Voltage Conversion of 3 Richmond Substation feeders	F2013/14/15	9-11

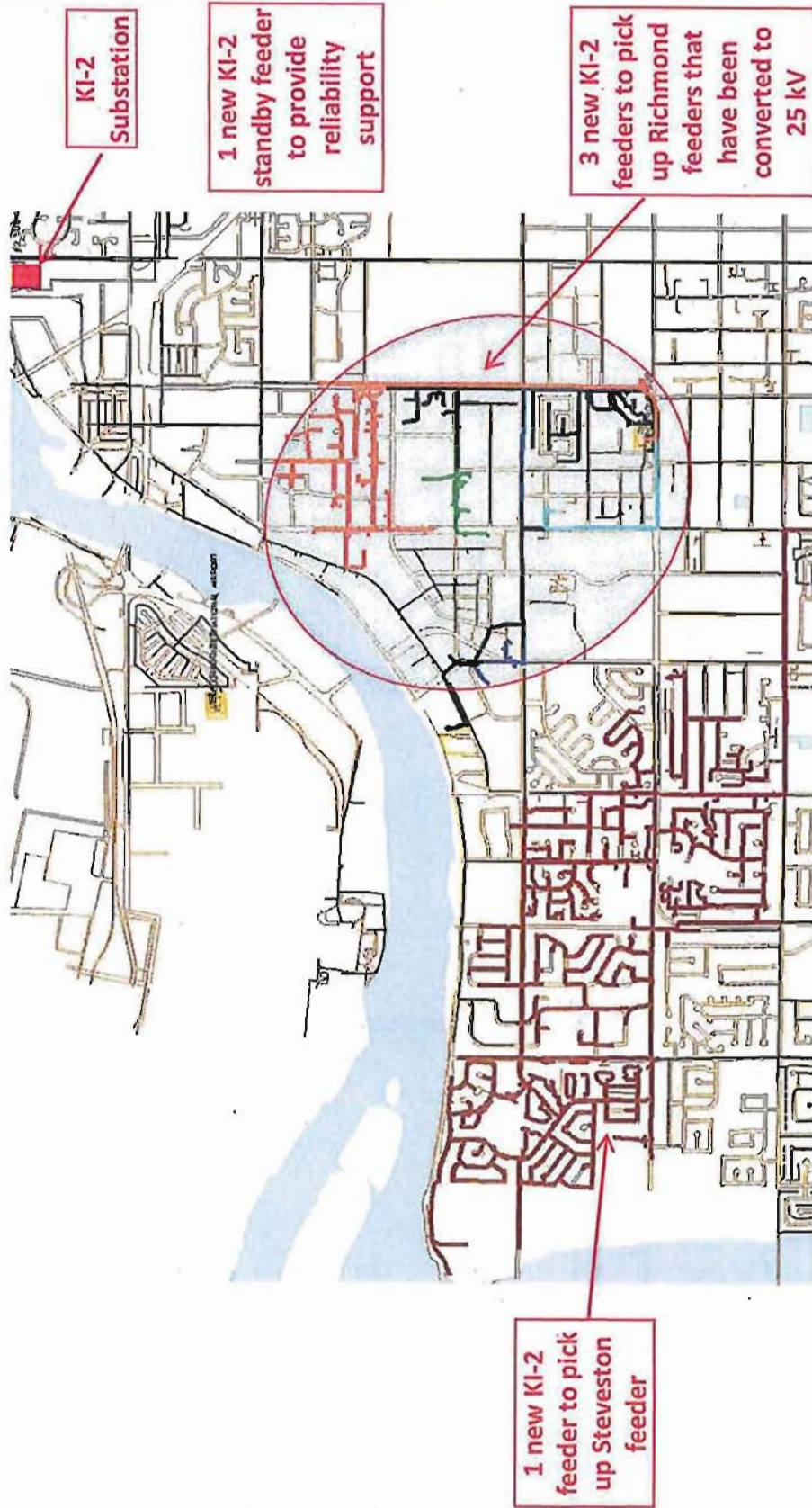
Note: The majority of these projects are currently under design phase. Projects will be submitted for approval when design is complete.

Major Distribution Projects in F2013/14



F2013/14

Major Distribution Projects in F2013/14

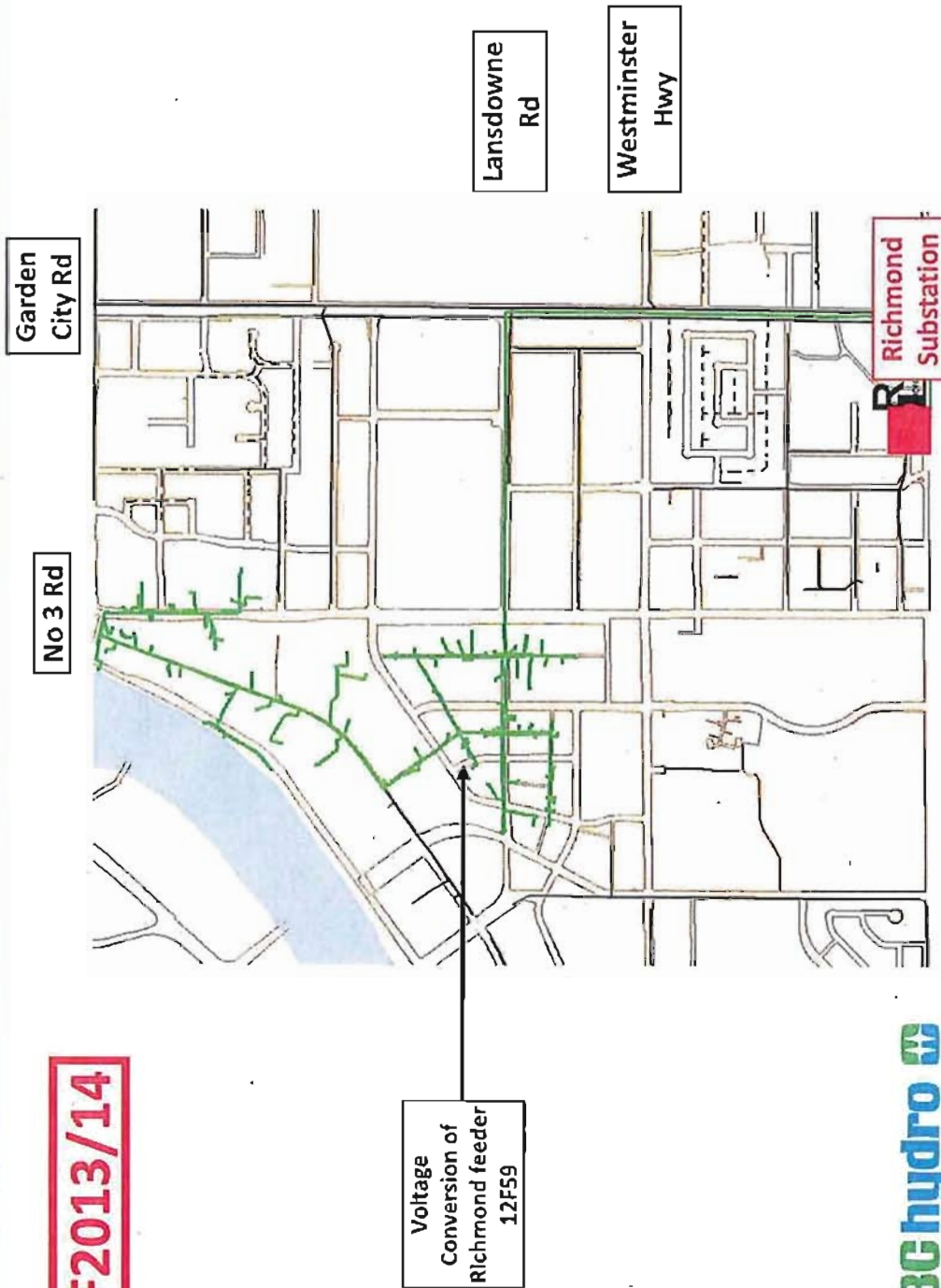


BC hydro 
FOR GENERATIONS

F2014

Major Distribution Projects in F2013/14

F2013/14



BC hydro 
FOR GENERATIONS

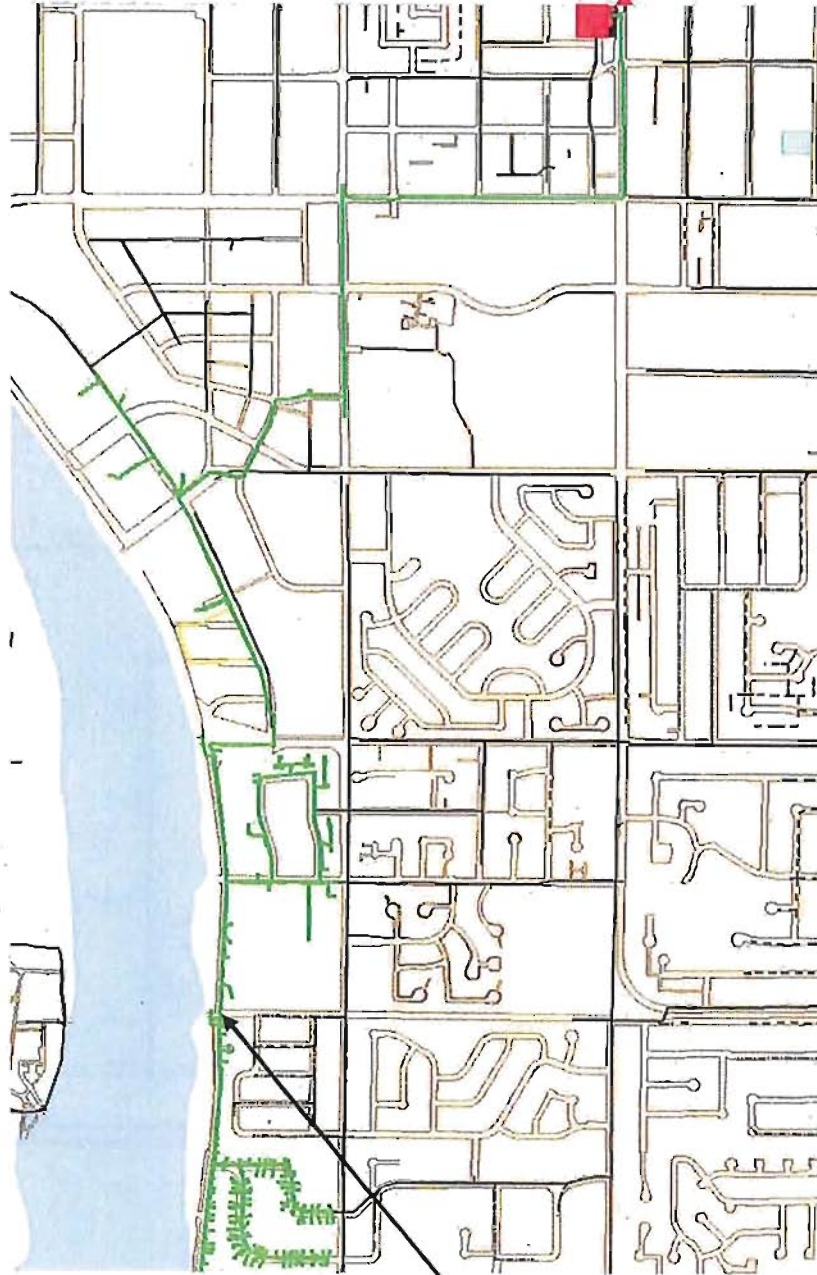
Major Distribution Projects in F2013/14

F2013/14

No 2 Rd

Gilbert Rd

No 3 Rd



Westminster Hwy

Granville Ave

Richmond Substation

BC hydro 
FOR GENERATIONS

Major Distribution Projects in F2013/14

F2013/14

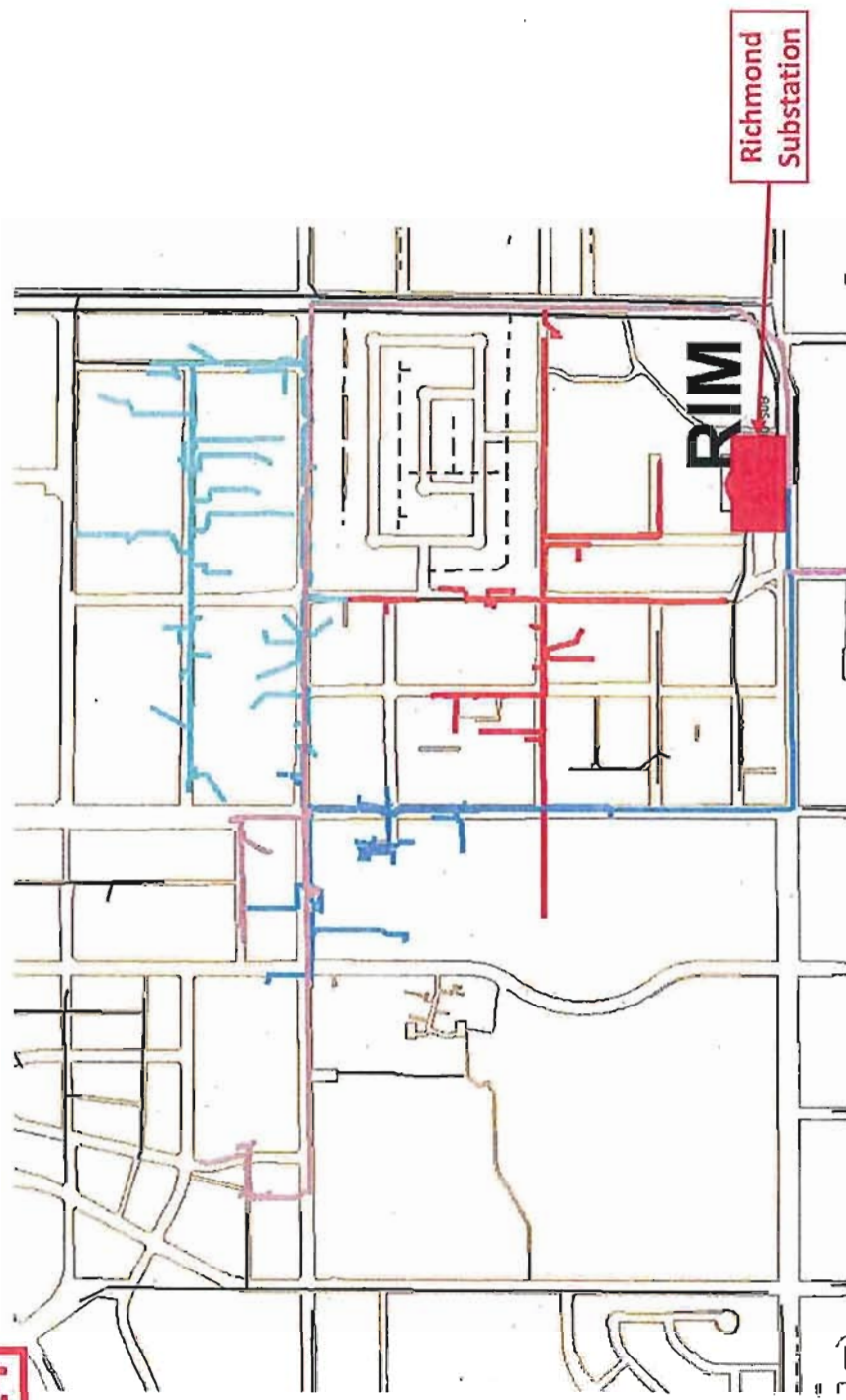
Gilbert Rd

No 3 Rd

Garden City Rd

Westminster Hwy

Granville Ave



Voltage Conversion of Richmond feeders
12F52, 12F56, 12F57, 12F70

BC hydro 
FOR GENERATIONS

Major Distribution Projects in F2013/14/15

F2013/14/15

Gilbert Rd

No 3 Rd

Garden City Rd

Westminster Hwy

Granville Ave



Voltage Conversion of
Richmond feeder 12F53

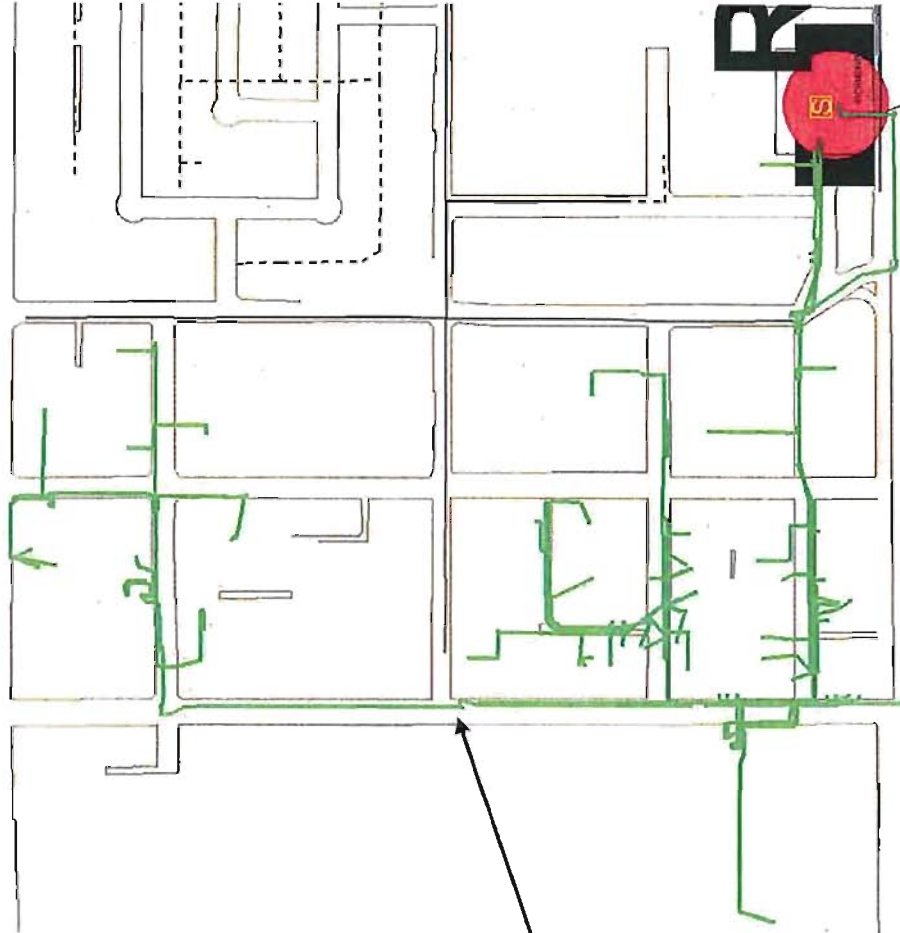
BC hydro 
FOR GENERATIONS

Major Distribution Projects in F2013/14/15

F2013/14/15

No 3 Rd

Westminster
Hwy



Voltage
Conversion of
Richmond feeder
12F61

Granville
Ave

BC hydro 
FOR GENERATIONS

Major Distribution Projects in F2013/14/15

F2013/14/15

Gilbert Rd

No 3 Rd

Westminster
Hwy

Granville
Ave



Voltage Conversion of Richmond
feeder 12F62

BC hydro 
FOR GENERATIONS

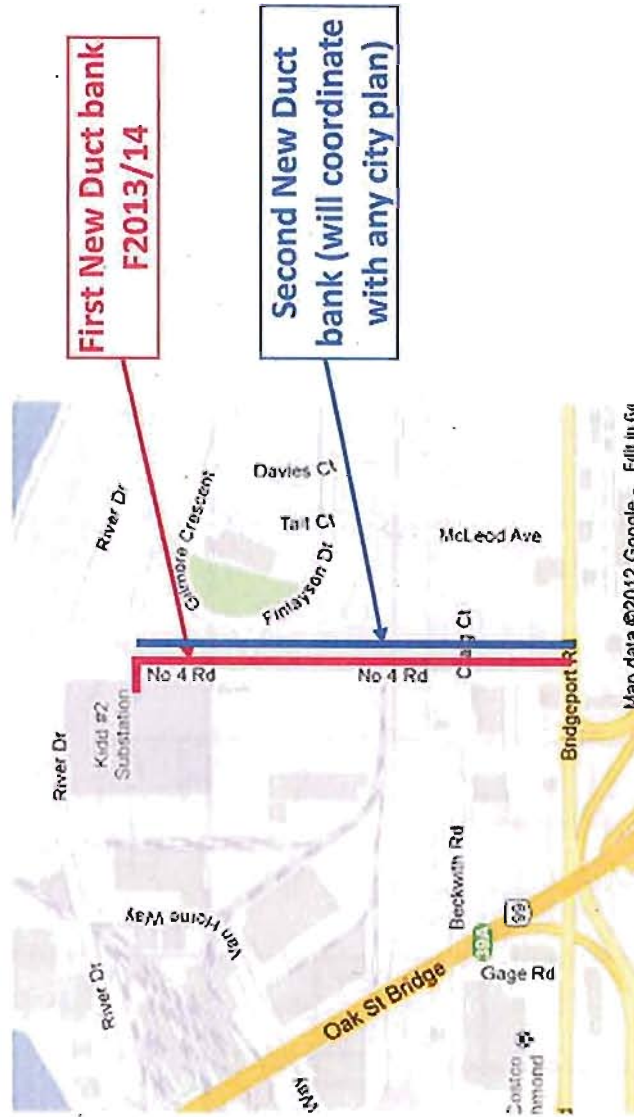
Major Distribution Projects (F2014-F2022) - Overview

Project Description	Fiscal Year	Page
Second new underground duct bank along No 4 Rd from KI-2 Substation to Bridgeport Road (800m)	Will coordinate with city work	13
Voltage Conversion of 5 Richmond Substation feeders	F2014/15/16	14
Richmond Substation Decommissioning	F2016-18	-
KI-2 to pick up 3 Steveston substation feeders	F2014/18/22	-
KI-2 to pick up 3 Cambie substation feeders	F2014/18/22	-
Voltage Conversion of 7 Sea Island Substation feeders	Timing depend on new load	15

Note: These projects from F2014 to F2022 are in the planning stage. Routing and timing of feeder projects may still change based on future growth, detailed planning/design and approvals.

Major Distribution Projects (F2014-F2022)

**Underground 16-way duct bank along No 4 Rd
from KI-2 substation to Bridgeport (800m)**

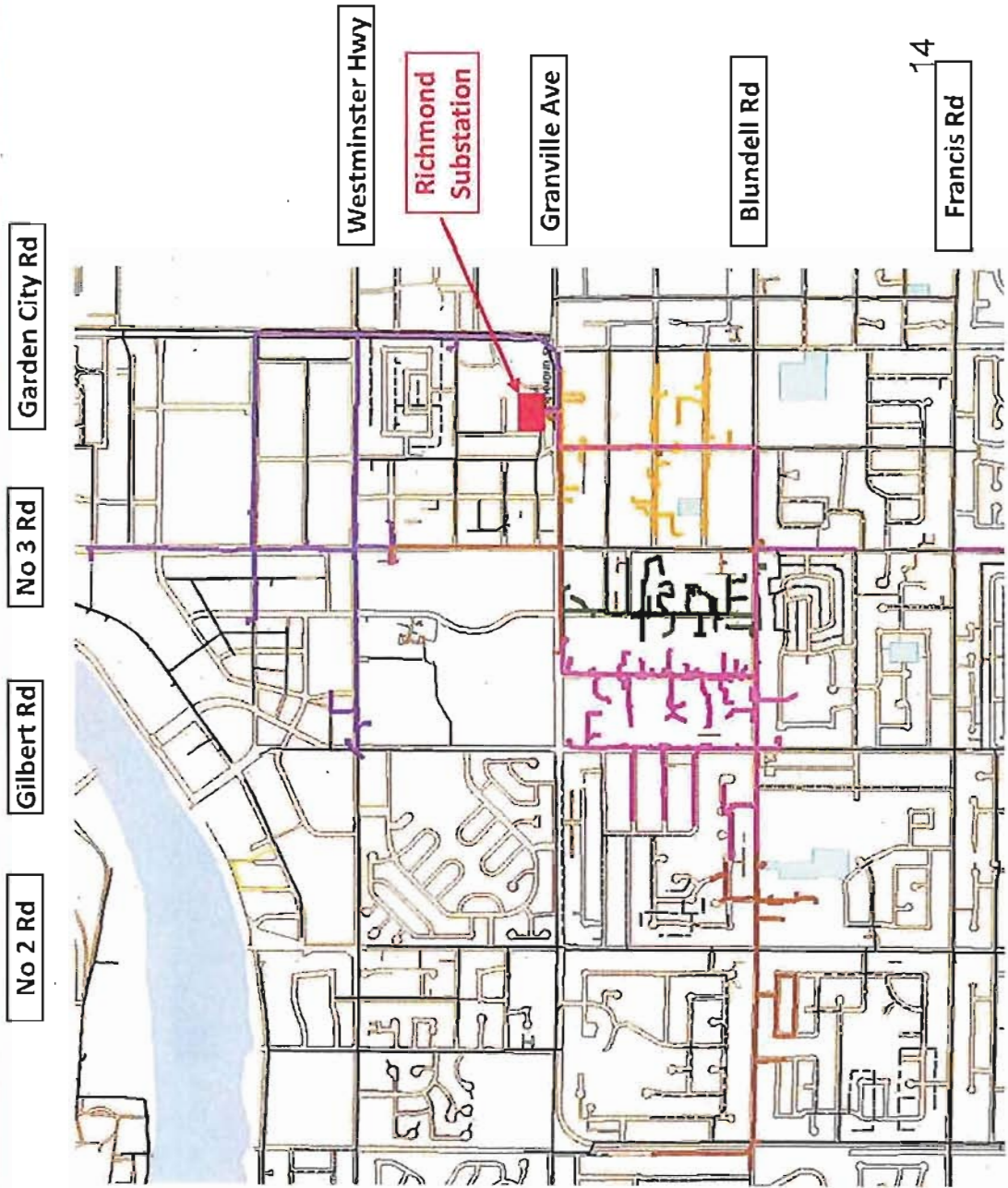


Map data ©2012 Google - Edit in Go

Major Distribution Projects (F2014-F2022)

F2014/15/16

Voltage
Conversion of
Richmond
feeders
12F55, 12F60,
12F63, 12F67,
12F68

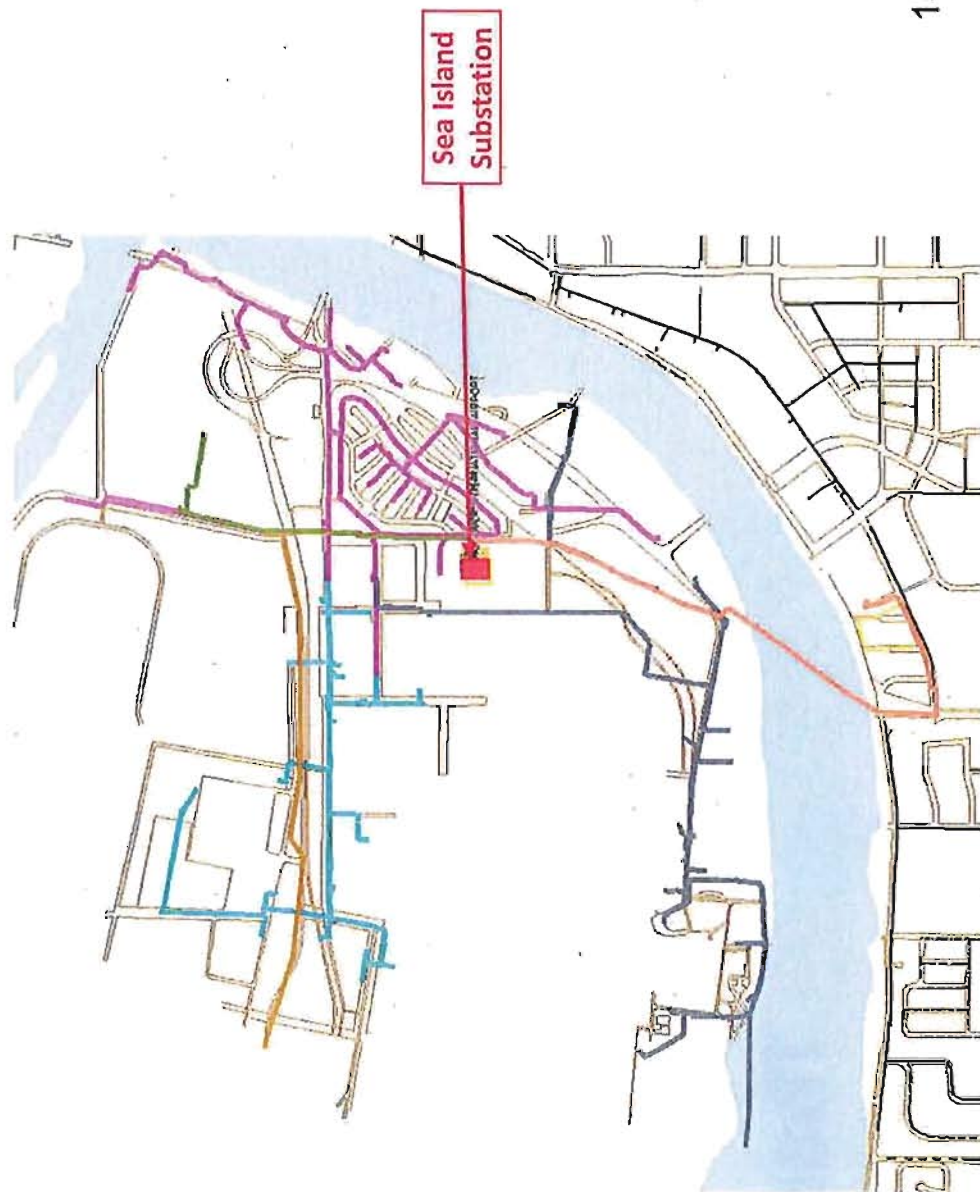


BC hydro 
FOR GENERATIONS

Major Distribution Projects (F2014-F2022)

Voltage
Conversion of
Sea Island
feeders

Timing for
voltage
conversion
will depend
on new load
addition



Thank you!

BChydro 
FOR GENERATIONS



City of Richmond

Report to Committee

TD PUOT Apr. 18 2012

To: Public Works and Transportation Committee

Date: April 3, 2012

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

File: 10-6060-03-01/2012-
Vol 01


Re: Gilbert Trunk Sewer Update

Staff Recommendation

That the updated alignment for the Gilbert Trunk Sewer upgrade as identified in the attached staff report be endorsed.

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

Att.

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Sewerage & Drainage	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The existing Metro Vancouver Gilbert Trunk Sewer runs from the Bridgeport Sanitary Pump Station (at Garden City Road and Bridgeport Road) to the Lulu Island Wastewater Treatment Plant via Bridgeport Road, River Road and Gilbert Road, as per the attached map. This main has been in service since 1970 and is the trunk sanitary conveyance for most of the City, including the high density City Centre. There is no redundant system for this main; therefore, it is critical infrastructure for maintaining sanitary sewer service to the majority of the City's residential, commercial, institutional and industrial customers.

In July 2011, staff reported to Council Metro Vancouver's \$97 million plan for replacement of the Gilbert Trunk Sewer over the next five years and the proposed route for the trunk sewer. This report updates Council on changes to the proposed trunk sewer route and Metro Vancouver's proposed public process for the project.

Findings of Fact

Pipeline Route Update

Since the July 2011 staff report to Council, Metro Vancouver received input from the British Columbia Ministry of Transportation and Infrastructure on the proposed trunk sewer alignment. The Ministry expressed a preference for Sea Island Way as opposed to the originally proposed, and Council endorsed, Bridgeport Road alignment. Metro Vancouver accepted the Ministry's comments and amended the trunk sewer route to include Sea Island Way. An updated route for the trunk sewer is provided in Attachment 1 as part of Metro Vancouver's community relations strategy. Staff have reviewed the proposed re-alignment and have concluded that there are no net negative impacts. Therefore, staff recommend that the revised alignment as identified in attachment 1 be endorsed.

Community Relations Strategy

Metro Vancouver has developed a community relations strategy that has been included as Attachment 1. Metro Vancouver's strategy includes:

- Letters to affected residents and businesses, written in English and Chinese;
- On-site construction and information signage;
- The Metro Vancouver web site;
- A Community Liaison Officer;
- A project information line;
- Traffic advisory radio advertisements;
- Neighbourhood public meetings; and
- Meetings with high impact stakeholders.

The project will include four phases and a traffic management strategy will be developed for each phase. It is expected that streets will remain open; however, parking and through traffic may be temporarily restricted to accommodate construction operations.

Metro Vancouver has committed to work closely with the City of Richmond to ensure the impact to residents and businesses is reduced to the extent possible. Input from affected residents and businesses will be considered when determining mitigation measures. Metro Vancouver is committed to providing stakeholders with regular updates on construction progress and mitigation measures to maintain a high level of public awareness regarding the project. Updates will be maintained using a multi-faceted approach that will include:

- Newsletters/notices;
- Metro Vancouver Information Centre (604-432-6200);
- Gilbert Trunk Sewer project web page within the Metro Vancouver website;
- Traffic advisories provided to various media;
- Project information signs placed at strategic locations near construction;
- Advertisements in local news papers; and
- Neighbourhood public meetings if determined necessary by Metro Vancouver.

Financial Impact

None at this time.

Conclusion

Metro Vancouver has updated the proposed Gilbert Trunk Sewer Route to include Sea Island Way, as opposed to Bridgeport Road, in alignment with British Columbia Ministry of Transportation and Infrastructure comments on the proposed trunk sewer project. Attachment 1 maps the currently proposed trunk sewer route that includes Sea Island Way.

Metro Vancouver has developed a community relations strategy for the Gilbert Trunk Sewer construction. The strategy includes meetings with stakeholders and a multi-faceted strategy for regularly updating stakeholders.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)

LB:lb

Gilbert Road Trunk Sewer

March 30, 2012

Project Overview and
Consultation and Community Relations Strategy



metro
vancouver

www.metrovancouver.org

1. Introduction

a) Project Overview

Metro Vancouver (MV) owns and operates a major trunk sewer in the City of Richmond, which is nearing capacity, and needs to be twinned. A new sewer will be installed to provide increased capacity for future growth. In addition, the majority of the existing sewer will be rehabilitated with a small portion being relocated in order to provide operational redundancy. Together, the two sewers will provide sufficient capacity to service population growth beyond 2061 (see project route map on page 5).

The existing sewer runs from the Bridgeport Pump Station, at Bridgeport Road and Garden City Road, west on Bridgeport Road, south on River Road and south on Gilbert Road to the Lulu Island Waste Water Treatment Plant.

The total length of sewer to be twinned is 9.5 kilometers at a total estimated cost of \$97 million. Due to the size of the project, construction will be phased over the next four to five years. Construction of the first phase, which includes the section between Bridgeport Road and Hollybridge Way, is scheduled for 2012 and 2013.

The City of Richmond has requested that the section of existing sewer located in the dyke along River Road, be relocated rather than rehabilitated. Working with the City of Richmond, Metro Vancouver has determined that the best location for the new sewer is along the abandoned CP Rail right-of-way between Capstan Way and Hollybridge Way (the future location of River Road), where a twin sewer will be installed.

Metro Vancouver staff are currently working with the Ministry of Transportation and Infrastructure to identify the best route between the Bridgeport Pump Station and Capstan Way. Preliminary agreement has been reached on building the sewer from Garden City Way to Sea Island Way to No. 3 Road. Final approval will be subject to the receipt of a detailed design that is acceptable to the Ministry.

b) Community Overview

This project traverses a dense commercial/light industrial area at its northern extent, an area of institutional, municipal and dense residential use in the north-central section, a more single-family-oriented area moving south and into a rural area at the south extent of the overall project.

c) Construction Activities

All areas noted above will be impacted by construction. Activities associated with sewer main installation will include:

- trench excavation
- pipe installation
- backfilling
- valve chamber construction
- traffic detouring and parking restrictions
- increased noise from equipment
- potentially evening and/or weekend work
- restoration.

d) Traffic delays/parking impacts:

There are numerous civic buildings such as a fire hall, hospital and schools which will be impacted by the project. The northern phase of this project is mainly in a railway right-of-way

where there will be only moderate impacts to nearby businesses. However, subsequent phases on Gilbert Road will cause significant traffic delays, and the impact of these will depend on where in the roadway the construction occurs.

A Traffic Management Strategy and Plan will be developed for each phase of this project. It is expected that all streets will remain open during construction, however, parking and through traffic may be temporarily restricted to accommodate the trench and material storage such as pipe, sand and gravel. Pedestrian and bicycle routes may also be temporarily relocated as required and directional signage will be posted in the area.

e) Public Involvement

A responsive approach to informing and receiving input from the affected community is required. This will be achieved through various activities such as:

- letters to affected residents and businesses, written in English and Chinese
- on-site construction and information signage
- the Metro Vancouver website
- a Community Liaison Officer
- a project information line
- traffic advisory radio advertisements
- meetings with high impact stakeholders.

Input from affected residents and businesses is considered when determining impact mitigation measures. In most cases, input received by Metro Vancouver shows that residents and businesses would like to receive regular updates and schedule information.

Metro Vancouver will work closely with the City of Richmond to ensure impacts to residents and businesses is reduced to the extent possible. The commitments to impact mitigation made by Metro Vancouver will be highlighted in communication pieces to the community. Through community dialogue, adjustments to project management will be made to minimize impacts.

This strategy provides an overview of public involvement activities that will be implemented to keep residents informed and provide opportunities for dialogue with the community.

f) Communications Protocol

Prior to the start of construction, Metro Vancouver will draft a Communications Protocol for distribution to Metro Vancouver project staff, the contractor and to City of Richmond staff that provides the following information:

- Brief overview of the project
- Key project contacts
- Project team roles and responsibilities.

Open communication will be the responsibility of the project team:

- Metro Vancouver technical staff and site inspector
- Metro Vancouver's Public Involvement Division
- Metro Vancouver's Community Liaison Officer
- City of Richmond staff.

g) Communication with City of Richmond

The Metro Vancouver project manager will communicate regularly with City of Richmond staff and City of Richmond staff will be requested to assist with the following activities:

- Review and approval of technical documents including permits, variances, etc.
- Review and provide feedback on the Consultation and Community Relations Strategy
- Attend bi-weekly project site meetings
- Attend planning meetings at Metro Vancouver in advance of possible neighbourhood public meeting(s)/open house(s)
- Advise the Metro Vancouver project manager of any issues related to current work
- Respond to inquiries/comments from the public regarding municipal traffic issues, municipal water/sewer main installation, and other City issues.

2. Consultation and Communication Activities

Metro Vancouver provides a variety of opportunities for affected community members to learn more, offer input and ask questions about the project before, during and after construction. Discussions and meetings with affected stakeholders are conducted when necessary and allow for face-to-face interaction with the community.

The following communications activities have been selected to provide information and opportunities for the affected community to ask questions and offer input on this project. These activities are the responsibility of Metro Vancouver staff unless otherwise noted.

- a) **Newsletters/notices** are distributed to the impacted community throughout the project and will be in English and Chinese, including:
- Fact sheet describing the project
 - Pre-construction newsletters to notify the community of upcoming work
 - Update newsletters during construction to advise of changes and impacts
 - Utility interruption notices (if necessary)
 - Driveway blockage door-hanger notices (if necessary)
 - Post-construction newsletters to advise the community of the restoration schedule and thank them for their patience during construction.
- b) The **Metro Vancouver Information Centre** (604-432-6200) supports project community relations by:
- Receiving calls from the public and providing general information about the project or by forwarding technical inquiries to appropriate staff as outlined in the Communications Protocol.
- c) The Public Involvement Division will create a **Gilbert Road Trunk Sewer project web page** within the Metro Vancouver website that will provide up-to-date project and contact information.
- d) Metro Vancouver's **Media Relations Division (Corporate Relations Department)** will provide traffic advisories to various media regarding major road closures/crossings.
- e) **Project information signs** will be placed at strategic locations near the construction area to inform the surrounding community of current and upcoming work.

- f) A **Community Liaison Officer (CLO)** has been assigned to this project and will be most involved when construction is closer to residences and businesses along Gilbert Road. The Metro Vancouver CLO will support project community relations by:
- Visiting the construction site and nearby residents and businesses on a weekly basis
 - Obtaining input from those affected by the construction
 - Providing updates to those affected by construction
 - Tracking issues, input, questions and complaints from the community.
- g) **Advertisements** will be placed in local English and Chinese newspapers as needed, particularly during major closures of roads or public spaces.
- h) **Neighbourhood public meeting(s)** will be held if determined necessary by Metro Vancouver staff and will provide an opportunity for community members to discuss the project, their concerns and the potential impacts. Neighbourhood public meetings will likely not be held during the first phase of the project as the work is located in a primarily commercial/light industrial area and will have minor impacts to the community. Metro Vancouver may, however, hold a neighbourhood public meeting or open house for future phases in which construction will be located in a dense residential area of Gilbert Road, as well as a more residential-oriented area moving south and into a rural area at the south extent of the overall project.

Meetings will be attended by Metro Vancouver engineering and public involvement staff. Municipal staff will be requested to attend to speak to issues under their jurisdiction (e.g. city water mains, traffic management, etc.).

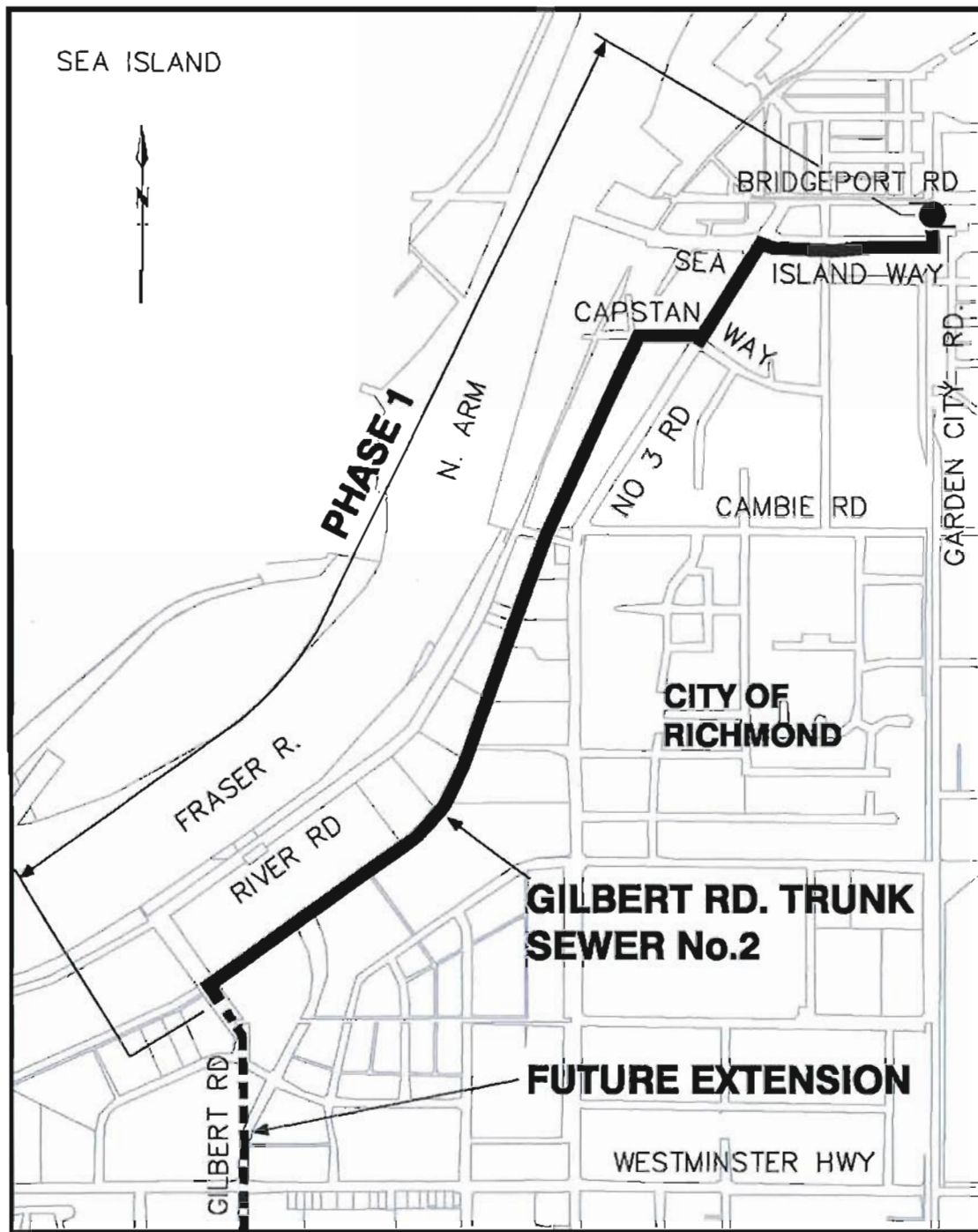
3. Evaluation

Evaluation is an ongoing process to better serve the needs of the affected community members while at the same time demonstrating openness to feedback. Throughout the various construction stages, Metro Vancouver will receive input from the community, project team, site inspector, CLO, municipal staff, and other interested parties.

Input will then be summarized and Metro Vancouver will review the effectiveness of its activities in meeting the consultation and community relations objectives listed in section two of this document.

Feedback from residents and businesses, project team members, municipal staff and other stakeholders will ensure that the consultation and community relations process is transparent and responsive to community interests.

4. Gilbert Road Trunk Sewer Route Maps



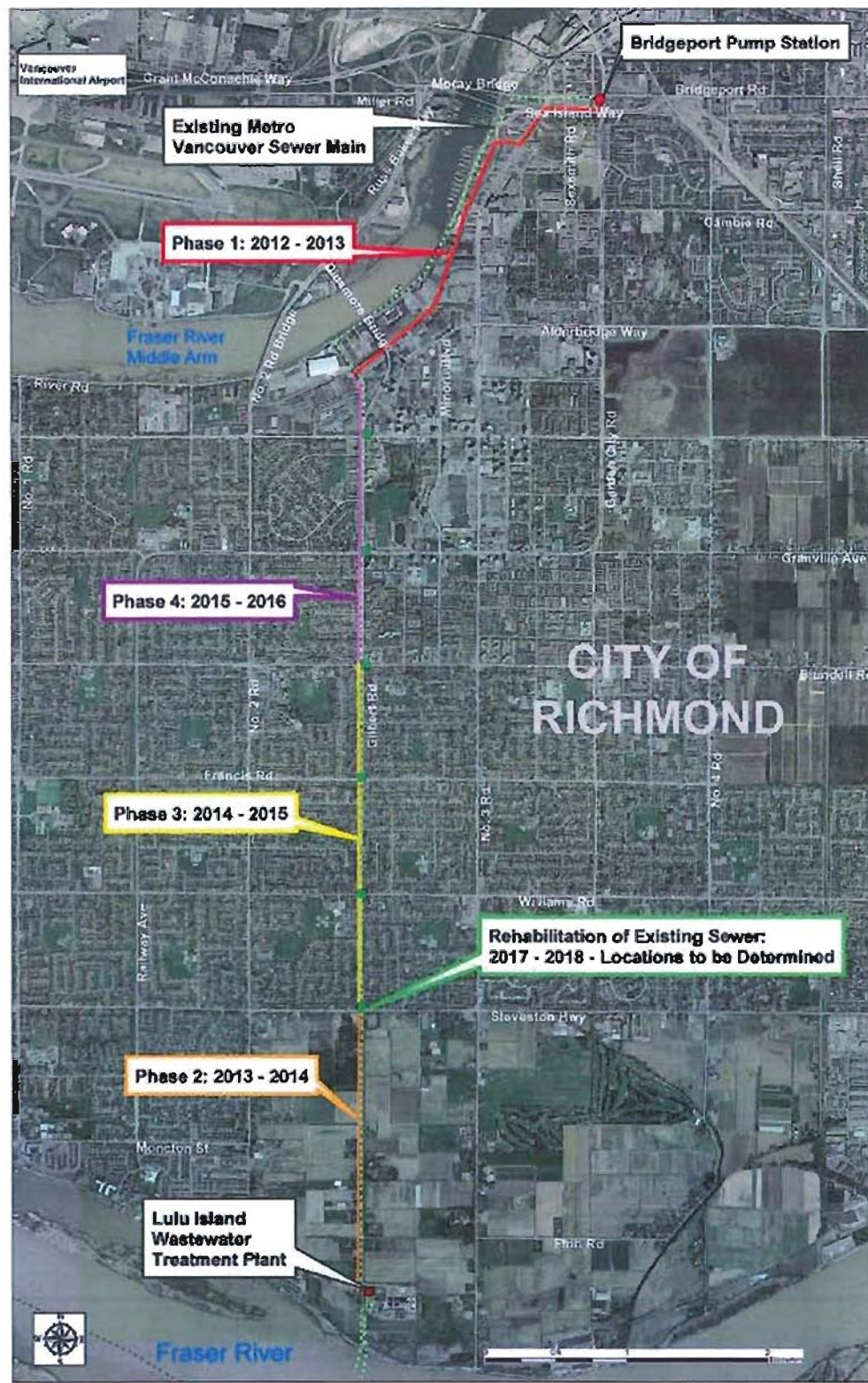
GREATER VANCOUVER SEWERAGE & DRAINAGE DISTRICT
GILBERT RD. TRUNK SEWER No.2 - PHASE 1

SCALE: 12,500

KEY PLAN

GJ/04/2012
X-002

Gilbert Road Trunk Sewer Project Overview and Consultation and Community Relations Strategy





City of Richmond

Report to Committee

TO PLOT - Apr. 18 2012

To: Public Works and Transportation Committee

Date: March 28, 2012

From: Cecilia Achiam, MCIP, BCSLA
Interim Director, Sustainability and District
Energy
John Irving, P.Eng. MPA
Director, Engineering

File: 10-6600-10-01/2012-
Vol 01

Re: **Alexandra District Energy Utility Bylaw No 8641 Amendment Bylaw No 8892**

Staff Recommendation

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892 be introduced and given first, second and third reading.

Cecilia Achiam, MCIP, BCSLA
Interim Director, Sustainability and District Energy
(604-276-4122)

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

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

In 2010, Council adopted the Alexandra District Energy Utility Bylaw No. 8641 establishing the charges that constitute the rate for the service of delivering the energy for space heating and cooling and domestic hot water within the Alexandra District Energy Utility (ADEU) service area.

The purpose of this report is to recommend an amended ADEU rate structure and the rate for the year 2012.

This initiative aligns with Council Term Goal # 8.1, which states:

“Sustainability – Continued implementation and significant progress towards achieving the City’s Sustainability Framework, and associated targets.”

Background

In 2010, Council adopted the Alexandra District Energy Utility Bylaw No. 8641 establishing the regulatory framework for the ADEU. On January 10, 2011, Council adopted the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8688 which expanded the service area of the ADEU to include most of the Alexandra neighbourhood. This gives the ADEU the potential to service up to 3100 residential units and 1.1 million sq. ft. of commercial space at build out over an estimated 10 to 15 year period.

The ADEU was established on the concept that all capital and operating costs will be recovered through revenues from user fees, making the ADEU cost neutral over time.

Council adopted an objective to provide end users with annual energy costs that are less than or equal to conventional system energy costs based on the same level of service. It is anticipated that the proposed revised utility rate structure will achieve this objective. As new developments tie in to the ADEU system, staff will continuously monitor energy costs and review the rate structures with the objective that the average annual energy costs for end users will not exceed a conventional system energy cost for the same level of service.

Staff are preparing a separate report to Council in Spring 2012 with recommendations related to governance models, financing options, and the incremental implementation of the ADEU.

Analysis

Schedule C of the ADEU Bylaw No. 8641 defines the charges that constitute the rate for the service. These charges are: a fixed capacity charge (tied to the building gross floor area), and a variable volumetric charge (tied to the energy consumed by the customer).

At the time this rate structure was developed, the information about the peak energy demand and annual energy consumption for the buildings to be connected to the ADEU was very limited. The only certain information was the gross floor area of the buildings. In order to provide certainty to

developers and their customers with respect to the cost of energy and assurance to the City that the revenue collected will support the utility business case, the rate was set with 100% weight on the charge tied to the floor area of the building. In 2010 the rate for the 2011 calendar year was set at \$0.08 per square foot per month of the gross floor area, with the volumetric charge left at \$0.00 per kilowatt hour as adopted by Council.

Since then the City has received energy modeling reports summarizing the expected heating and cooling loads for the first few developments in the area. Even though the energy loads vary to some extent between the developments, the energy modeling reports have given us a better understanding of the expected energy loads and consumption.

As we are now able to forecast energy use more accurately, we are not as reliant on the singular flat rate for certainty, and we can shift the weighting towards the objectives of equity and conservation from which all the ADEU customers, existing and new, will benefit.

The ADEU was established on the basis that all capital and operating costs would ultimately be recovered through revenues from user fees, making the ADEU financially self-sustaining over the long term. The intent of amending the rate structure is to ensure guaranteed revenue necessary to recover the capital and operating costs, and at the same time, to encourage the energy conservation and building's high energy efficiency. The rate structure though, is designed to provide end users with annual energy costs that are less than or equal to conventional system energy costs based on the same level of service as directed by Council.

The industry-standard practice is to have a rate structure that is comprised of separate capacity and energy charges aiming to recover fixed (capital and operating) costs and variable (operating) costs. These charges are based on the building capacity and energy usage.

Three options of the rate structure are presented for consideration as follows:

1. Leave the rate structure as is.
2. Leave the Capacity Charge as is and introduce the Volumetric Charge.
3. Reduce the charge tied to the gross floor area, and introduce charges tied to the peak energy demand and annual energy demand.

Option 1 – Leave the rate structure as is (Not recommended).

This rate would be comprised of:

1. Capacity Charge - monthly charge of \$0.08 per square foot of the building gross floor area; and
2. Volumetric Charge - charge of \$0.00 per megawatt hour of energy consumed by the building.

The rate structure under this option would not encourage the developers to build energy efficient buildings over time. This could result in the increased capital cost necessary to build energy

generation assets to meet the peak energy demand of the “un-efficient” buildings. The capacity charge would have to be increased to recover the capital costs. Consequently, over time, the energy cost to the customers may increase above the energy cost for the conventional system.

In addition, this rate structure would not encourage the customers to conserve the energy, which could result in higher costs in the electricity and gas required to generate the energy delivered to customers. This would have a negative impact on the variable operating costs of the ADEU.

Option 2 – Leave the Capacity Charge as is and introduce the Volumetric Charge (Not recommended).

This rate would be comprised of:

1. Capacity Charge - monthly charge of \$0.08 per square foot of the building gross floor area; and
2. Volumetric Charge - charge of \$2.25 per megawatt hour of energy consumed by the building.

This rate structure would increase incentives to conserve energy, but would not encourage the developers to build energy efficient buildings. This could result in the increased capital cost necessary to build energy generation assets to meet the peak energy demand of buildings that are not designed for optimal energy efficiency. As a result, the capacity charge would have to be increased to recover the capital costs. Consequently, over time, the energy cost to the customers may increase above the energy cost for the conventional system.

Option 3 – Reduce the charge tied to the gross floor area, and introduce charges tied to the peak energy demand and annual energy demand (Recommended).

This rate would be comprised of:

1. Capacity Charge - monthly charge of \$0.075 per square foot of the building gross floor area, and a monthly charge of \$1.00 per kilowatt of the annual peak heating load supplied by DEU as shown in the energy modeling report required under Section 21.1.(c); and
2. Volumetric Charge - charge of \$3.20 per megawatt hour of energy consumed by the building.

The rate structure under this option follows the industry-standard practice of having separate capacity and energy charges based on the building energy capacity and energy usage. The Capacity Charge will aim to recover the capital investment and fixed operating costs, while the Volumetric Charge will aim to recover the cost of consumed electricity and gas required to generate the energy delivered to a customer (variable operating costs).

The charge tied to the peak energy demand will encourage the developers to build energy efficient buildings, and the charge tied to the annual energy demand will encourage the

customers to conserve the energy. At the same time, this rate structure will ensure guaranteed revenue necessary to recover the capital investment and operating costs.

At this point, the proposed rate is still mainly based on the gross floor area to amortize the impact of the rate structure change on the developments that are in-stream (various stages of building permit and construction). As the City starts metering the district energy consumption by individual buildings after the system becomes operational, more accurate data on the actual energy loads will become available. This information will be used to help calculate annual rate adjustments going forward that continue to encourage energy conservation and efficiency.

The proposed rate is also in line with the Council objective to provide end users with annual energy costs that are less than conventional system energy costs based on the same level of service. In comparison with the existing rate structure, the proposed rate structure is estimated to increase overall cost for service by 4% for 2012, which would be equal to \$0.083/ft²/month. This increase is in line with the most recent BC Hydro rate increase of 3.91%.

Consultation

Staff have consulted with the Urban Development Institute (UDI), local landowners and developers on this rate structure. Staff presented the rate structure at the monthly UDI meeting in March. In addition, a memorandum (**Attachment 1**) clarifying the proposed amended rate structure and new rate for 2012 has been distributed to these stakeholder groups for review and comment. The only comment received to date was that the customers buying units in the ADEU area want to know if their energy cost will be comparable with the energy costs from the conventional system. Upon further analysis of the estimated annual energy consumption for the first few developments (still under construction), the annual cost of energy with the proposed rate for 2012 will be less than or equal to conventional system energy costs based on the same level of service.

Financial Impact

The rate structure outlined in the proposed Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892 (**Attachment 2**), represents full cost recovery for the delivery of energy within the ADEU service area. Considerable effort has been made to minimize the impact of this rate structure change on the developments that are in-stream (various stages of building permit and construction).

Conclusion

The amendment bylaw presented with this report support Council's objective to provide end users within the ADEU service area with annual energy costs that are less than conventional system energy costs based on the same level of service. Staff will continuously monitor energy costs and review the rate structures with the objective of ensuring that the average annual energy costs for end users will not exceed a conventional system energy cost for the same level of service. The proposed rate structure encourages energy conservation and efficiency, while at the same time will ensure some recovery of costs necessary to offset initial capital investment and ongoing operating costs.

Staff will report back to Council towards the end of 2012 to provide recommendations on rate changes for 2013 and any changes with financial projections.



Alen Postolka, P.Eng, CEM, CP
District Energy Manager
(604-276-4283)

Attachment 1	ADEU 2012 Rates – Memo to Developers	REDMS #3498773
Attachment 2	Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 8892	REDMS #3501551



City of Richmond

Memorandum Community Services Department Sustainability

To: Urban Development Institute **Date:** March 26, 2012
From: Alen Postolka, P.Eng., CEM, CP **File:** 10-6600-10-01/2012-Vol 01
 District Energy Manager
Re: Alexandra District Energy Utility 2012 Rate Consultation

In 2010, Council adopted the Alexandra District Energy Utility Bylaw No. 8641. Schedule C of the Bylaw, defines the charges that constitute the rate for the service. These charges are: a fixed capacity charge (tied to the building gross floor area), and a variable volumetric charge (tied to the energy consumed by the customer).

At the time this rate structure was developed, the information about the peak energy demand and annual energy consumption for the buildings to be connected to the ADEU was very limited. The only certain information was the gross floor area of the buildings. In order to provide certainty to developers and their customers with respect to the cost of energy and certainty to the City that the revenue collected will support the utility business case, the rate was set with 100% weight on the charge tied to the floor area of the building. In 2010 the rate for the 2011 calendar year was set at \$0.08 per square foot per month of the gross floor area, with the volumetric charge left at \$0.00 per kilowatt hour.

Since then the City has received energy modeling reports summarizing the expected heating and cooling loads for the first few developments in the area. Even though the energy loads vary to some extent between the developments, the energy modeling reports have given us a better understanding of the expected energy loads and consumption.

As we are now able to forecast the energy use more accurately, we are looking to move towards the more realistic rate structure from which all the ADEU customers, existing and new, will benefit. In addition the rates need to be adjusted for 2012 to reflect increases in projected operating costs.

The proposed 2012 rate structure is as follows:

1. Capacity Charge changed to consist of:
 - a. Monthly charge of \$0.075 per square foot of the building gross floor area, and
 - b. Monthly charge of \$1.00 per kilowatt of the building peak heating load as showed in the energy modeling report required under Section 21.1.(c)
2. Volumetric Charge increased:
 - a. Charge of \$3.20 per megawatt hour of energy consumed by the building.

The proposed 2012 rate structure follows the industry-standard practice of having separate capacity and energy charges based on the contract capacity and metered usage. The Capacity Charge will aim to recover the capital cost of the infrastructure, fixed O&M costs, metering and invoicing, while the Volumetric Charge will aim to recover the cost of consumed electricity and gas required to generate the energy delivered to a customer.

In comparison with the existing rate structure, the proposed 2012 rate structure is estimated to increase overall cost for service by 4% for 2012, which would be approximately equal to \$0.083/ft². This increase is in line with the most recent BC Hydro rate increase of 3.91%. This rate is also in line with the City Council objective to provide end users with annual energy costs that are less than conventional system energy costs based on the same level of service.

As the City starts metering the district energy consumption by individual buildings after the system becomes operational, there will be more accurate data on the actual energy loads. This information will be used to help calculate annual rate adjustments going forward that continue to encourage energy conservation and efficiency.

Staff are proposing to bring forward the proposed rate changes for Council's consideration in April, and are seeking feedback from UDI members prior to Wednesday, April 4, 2012.

For further information please contact the undersigned at apostolka@richmond.ca or 604-276-4283.



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

AP:ap



City of
Richmond

Bylaw 8892

**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw
No. 8892**

The Council of the City of Richmond enacts as follows:

1. **Alexandra District Energy Utility Bylaw No. 8641** is amended by deleting Schedule C in its entirety and substituting Schedule C attached to and forming part of this bylaw.
2. This Bylaw is cited as "**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

SCHEDULE C to BYLAW NO. 8641

Rates and Charges

RATES FOR SERVICES

The following charges will constitute the Rates for Services:

- (a) Capacity charge – a monthly charge of \$0.075 per square foot of gross floor area, and a monthly charge of \$1.00 per kilowatt of the annual peak heating load supplied by DEU as shown in the energy modeling report required under Section 21.1.(c); and
- (b) Volumetric charge – a charge of \$3.20 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property.



**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw
No. 8892**

The Council of the City of Richmond enacts as follows:

1. **Alexandra District Energy Utility Bylaw No. 8641** is amended by deleting Schedule C in its entirety and substituting Schedule C attached to and forming part of this bylaw.
2. This Bylaw is cited as “**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
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SCHEDULE C to BYLAW NO. 8641

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- (a) Capacity charge – a monthly charge of \$0.075 per square foot of gross floor area, and a monthly charge of \$1.00 per kilowatt of the annual peak heating load supplied by DEU as shown in the energy modeling report required under Section 21.1.(c); and
- (b) Volumetric charge – a charge of \$3.20 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property.



City of Richmond

Report to Committee

TO PLOT - Apr. 18 2012

To: Public Works and Transportation Committee

Date: April 12, 2012

From: Cecilia Achiam
Interim Director, Sustainability and District
Energy

File: 10-6125-04-01/2012-
Vol 01

Re: Continuation of Enhanced Pesticide Management Program

Staff Recommendation

1. That the Enhanced Pesticide Management Program as described in the staff report titled "Enhanced Pesticide Management Program Review", dated February 8, 2011, including the TFT Environmental Coordinator, be approved to continue on a temporary basis until the province takes action on the use of pesticides for cosmetic purposes; and
2. That staff will report back to Council when the provincial *Special Committee on Cosmetic Pesticides* recommendations are made public.

Cecilia Achiam, BCSLA, MCIP
Interim Director, Sustainability and District Energy
(604) 276-4122

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Budgets		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
Parks		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	
				YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

The Enhanced Pesticide Management Program (EPMP) has been approved in the 2012 base budget, including the TFT Environmental Coordinator position. This report requests Council to approve the continuation of the EPMP until the province takes action on the use of pesticides for cosmetic purposes.

Analysis

The EPMP was adopted by Council on April 27, 2009. At Council's request, a review of the EPMP was provided in February 2011 and the program was approved to continue on a temporary basis for 2011 (**Attachment 1**). In 2012, the EPMP was approved in the base utility budget.

During the development and implementation of the EPMP, Council requested regular updates on the status of the provincial consultation and action on cosmetic pesticide use to determine direction on the EPMP and future staffing needs for the program. Most recently, the province struck a Special Committee on Cosmetic Pesticide to consider *"the scope of any ban on the sale and use of pesticides, including those used solely for cosmetic purposes; and any appropriate exemptions and restrictions on the sale and use, which may apply."* An updated memorandum on the *Special Committee on Cosmetic Pesticide Proceedings* was sent to Council on February 15, 2012 (**Attachment 2**). The Special Committee is expected to provide recommendations to the Legislative Assembly some time during the spring cabinet session. The impact of the committee's recommendations may not be fully articulated until the fall of 2012 or well into 2013.

Attachment 1 highlights the 2010 EPMP elements. Below are the highlights from the 2011 EPMP:

- Approx. 5000 Pesticide Use Control (PUC) Bylaw Information and Environmental Sustainability workshops brochures distributed:
 - to City facilities
 - to the general public during City Events
 - In local pesticide retailers at point of sale
- 56 Natural Gardening and Lawn care workshops, including 2 in Chinese languages.
- Advertisements and promotion for the PUC Bylaw (e.g. local newspapers, Leisure Guide, City website, community events etc.).
- Organized and hosted Tree Health and Biological Control workshops for Parks Operations Staff.
- Held information booths on *Natural Gardening and Pest Solutions* during City Events and at Steveston Farmer and Artisan Market.
- Responded to over 60 calls and information requests from public and local landscapers regarding the EPMP.
- Staff accompanied Community Bylaw officers to visit 8 Richmond retailers of cosmetic pesticides
 - All 8 agreed to provide the City PUC Bylaw information at point of sale

- Three retailers continue to offer only Permitted Pesticides in their stores
- Developed and implemented an in-house monitoring program to determine the efficiency of Parks and Recreation's use of corn gluten meal for the Sports Field Herbicide Program.
- While no tickets were issued, the staff assisted Community Bylaws with complaints and conducted on-site visits with Bylaw staff to educate residents on alternatives to traditional pesticides.
- Numerous information and complaints calls, e-mails and front of house requests to support compliance of the Bylaw were responded to by staff (~60).
- Assisted drafting:
 - The City's response to Health Canada Pest Management Registration Agency's Re-Evaluation program (REV2010-18) Consultation
 - Letter to Richmond MLA John Yap, appointee to the Special Committee on Cosmetic Pesticides, re-iterating the City's commitment to reducing the use and exposure to pesticides for cosmetic purposes
 - The City's Response to the *Special Committee on Cosmetic Pesticides* Consultation
- Developed and published *Giant Hogweed Identification and Response* webpage on City website; and
- Assisted residents to respond to Giant Hogweed reports, concerns and removal information on their property.

Once the provincial Special Committee recommendations are made public, staff will come forward with a Report to Council highlighting the committee findings. In the meantime, staff are seeking Council approval to continue the EPMP, including the TFT Environmental Coordinator, until the province takes action on the use of pesticides for cosmetic purposes.

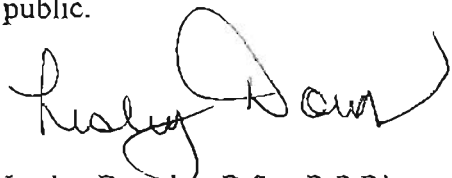
Financial Impact

The total financial impact of the EPMP is \$115,136, which covers staff salary, enforcement and community outreach. The program funding is included in the approved 2012 Environmental Programs, Sanitary and Recycling utility budget. No new funding is being requested.

Conclusion

Since Council's adoption of the EPMP, the City has received significant recognition from other local governments and industry for this comprehensive program and is often cited for its rigorous bylaw and innovative outreach content. Approval to continue the EPMP until the province takes action on cosmetic pesticide use will ensure that this program will continue to achieve Council's directive to control the use of traditional pesticides for cosmetic purposes.

Staff will come forward with a report outlining the recommendations from the *Special Committee on Cosmetic Pesticides* and potential future provincial actions as they are made public.



Lesley Douglas, B.Sc., R.P.Bio.
Mgr, Environmental Sustainability
(604-247-4672)

LD:ld

Attachment 1	Enhanced Pesticide Management Program Review	REDMS 3141372
Attachment 2	Special Committee on Cosmetic Pesticide Proceedings Update	REDMS 3469104



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Cecilia Achiam
 Interim Director, Sustainability and District Energy
 Senior Program Manager, CPMG, CAO's Office

Date: February 8th, 2011
File: 10-6125-04-01/2011-
 Vol 01

Re: Enhanced Pesticide Management Program Review

Staff Recommendation

That the Enhanced Pesticide Management Program (EPMP) as described in the staff report titled "Enhanced Pesticide Management Program Review," dated February 8, 2011 be approved to continue on a temporary basis for 2011.

Cecilia Achiam, MCIP, BCSLA
 Interim Director, Sustainability and District Energy
 Senior Program Manager, CPMG, CAO's Office
 (604-276-4122)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Parks Maintenance and Operations	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The *Pesticide Use Control Bylaw No. 8514* was adopted by Council on October 16, 2009 as recommended in the April 16, 2009 report from the Director of Parks and Public Works Operations, entitled "Pesticide Use Management in Richmond". This report responds to items 2 and 3 of Council's resolution from the April 27, 2009 Council meeting:

1. *That the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled "Pesticide Use Management in Richmond" be received for information;*
2. *That Option 4 (as outlined in the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled "Pesticide Use Management in Richmond"), be enacted and related policies and procedures be reviewed in one year to measure its effectiveness and improve it; and*
3. *That the timing of budgetary implications be reviewed.*

Background

This report provides a review of the Enhanced Pesticide Management Program (EPMP), identifies challenges and provides recommendations for improving the Program. The EPMP comprises five main components: Corporate Reduction; Education and Community Partnerships; Senior Government Regulation; Municipal Regulation; and Cost/Resource Implication (**Attachment 1**).

Since the adoption of the full EPMP and the *Pesticide Use Control (PUC) Bylaw No. 8514* in 2009, a number of related actions have taken place locally and at the provincial level:

- Eight municipalities have recently adopted cosmetic pesticide bylaws, for a total of 34 municipal cosmetic pesticide bylaws province wide.
- The Province posted a summary of comments received during the *Cosmetic Use of Pesticides in British Columbia* Consultation (including those provided by City staff). Over 8,000 comments were submitted to the Ministry of Environment. To date the Ministry has not indicated any "next steps" towards the development of a Provincial Cosmetic Pesticide Regulation.
- The Ministry of Forest and Range (MoFR) carried out the Richmond Aerial Gypsy Moth Program as part of the provincial Gypsy Moth Eradication Program. The TFT Environmental Coordinator responded to a number of phone calls and e-mails from residents about the pesticide used and its relationship to the City's new Bylaw. The MoFR has recently informed City staff that there will be no aerial spray program for Gypsy Moth in 2011 due to the successful results of the 2010 Spray Program.
- Staff confirmed the first location of giant hogweed in Richmond in May 2010. A local media campaign in July and August 2010 helped identify more sites on private and City properties. All hogweed plants on City property were manually removed. Re-growth on City sites is being monitored, however site constraints press consideration for traditional

(i.e. non-exempted) pesticide treatments. The media campaign and approach to giant hogweed control required significant staff resources. The TFT Environmental Coordinator was the technical expert and lead staff person to design the response/treatment plan for giant hogweed control as well as provide technical direction for the media campaign.

- The TFT Environmental Coordinator confirmed the first location of the common reed (*Phragmites australis* subsp. *australis*) for the province on City property. This weed poses a significant risk to City infrastructure, biodiversity and agricultural productivity, warranting further consideration for traditional pesticide treatment.
- In September 2010, the Union of British Columbia Municipalities endorsed resolution B28, brought forward by the City of Coquitlam, advocating "(...) that the Province of British Columbia enact provincial legislation that will ban the sale and use of cosmetic pesticides province-wide."

Analysis

As previously reported by the Canadian Centre for Pollution Prevention (C2P2)¹ the efficiency of an EPMP, including the success of a regulatory cosmetic pesticide bylaw, depends on the implementation of a strong education and community outreach program. Bylaw compliance is difficult to measure and therefore challenging to enforce. The City's EPMP takes a comprehensive approach to the cosmetic pesticide issue by placing emphasis on: Education and Community Partnership; Corporate Reduction; Senior Government Regulation; Pesticide Use Control Bylaw; and Cost/Resource Implications. The following is a review of the *EPMP Program Highlights* in addition to an overview of *Challenges and Improvements/Recommendations* for the 2011 Program.

EPMP Highlights

The following list highlights key actions and initiatives undertaken over the past 12 months to assist the City's implementation of a successful EPMP (See **Attachment 2** for a full list of EPMP achievements):

- Hiring of a Temporary Full-Time (TFT) Environmental Coordinator to implement the EPMP in accordance with the program endorsed by Council (February 2010)
- 44,000 Pesticide Use Control (PUC) Bylaw Information inserts sent with utility bills (February 2010)
- 65,000 PUC Bylaw Information inserts sent with property tax bills (May 2010)
- 5,000 PUC Bylaw Information inserts distributed to City facilities, retailers, and to the general public during events
- 37 Natural Gardening and Lawn Care Workshops, including two Chinese language workshops
- Advertisements and promotion for the PUC Bylaw (e.g. local newspapers, Leisure Guide, City website, community events etc.)

¹ *The Impact of By-Laws and Public Education Programs on Reducing the Cosmetic / Non-Essential, Residential Use of Pesticides: A Best Practices Review*, (2004), Canadian Centre for Pollution Prevention and Cullbridge Marketing and Communications: <http://www.c2p2online.com/documents/PesticidesBestPracticesReview-FINAL040324.pdf>

- 143 PUC Bylaw information inserts, surveys and training opportunity invitations sent to all licensed landscapers operating in Richmond
- 20 City staff and six licensed Richmond landscapers attended a *Pesticide Free Weed Management Training* workshop hosted by the City in partnership with the British Columbia Landscape and Nursery Association (November 19, 2010). An additional spring training workshop is currently being developed
- Informal surveys suggest high community awareness of EPMP (i.e. ~ 79% of responses)
- Staff visited 8 Richmond retailers of cosmetic pesticides
 - All 8 agreed to provide the City PUC Bylaw information at point of sale
 - Three retailers have since removed non-exempted pesticides from their shelves
- Parks and Recreation Department has dramatically expanded the use of exempted (i.e. permitted) pesticides such as horticultural vinegar (i.e. acetic acid) and corn gluten meal since adoption of the PUC Bylaw
- City staff purchased two *Greensteam* machines which utilize high temperature steam to control weeds on City hardscapes
- City staff are collaborating on a number of pilot weed control programs to determine the effectiveness of new products on the market
- Community Bylaws Division have reported two pesticide use incidents and no municipal tickets have been issued under the new PUC Bylaw. While there were no tickets issued, the TFT Environmental Coordinator assisted Community Bylaws with complaints and conducted on-site visits with Bylaw staff. The TFT Environmental Coordinator also fielded numerous information and complaints calls, e-mails and *front of house* requests to support voluntary compliance of the Bylaw.
- Letter sent by Mayor and Council to the Province to support the introduction of province-wide legislation prohibiting the cosmetic use of pesticides
- Staff applied for funding (\$12,000) to Environment Canada to develop an invasive plant management best practices strategy (December 2010)

EPMP Challenges

Corporate Reduction

This first year of transition under the EPMP required a significant change in the City's weed management programming. The new program necessitated a paradigm shift for City landscape management that now requires a higher demand on staff labour resulting from greater dependency on mechanical and labour intensive approaches, with the following consequences:

- Selected shrub medians, beds and borders are in the process of being changed to turf grass in effort to reduce the additional labour costs resulting from the additional weeding;
- Exempted pesticides now used by staff may be more costly or less efficient than non-exempted pesticides, demanding more frequent application and staff time in order to obtain similar results. For example, hardscapes such as boulevards, sidewalks and walkways which used to require two annual applications of glyphosate for maintenance, now require three applications of horticultural vinegar. (**Attachment 3**);

- Planted medians, beds and gardens in popular areas, such as City Centre, now require more frequent tending to manually control weed growth, with some locations requiring up to seven visits per year to maintain the standards expected. As a result, staff labour is concentrated on high priority, publicly visible landscapes;
- Parks Operations has experienced a significant increase in vegetation management complaints since Bylaw Implementation.

The cost of weed management in the City has increased considerably this year, and will remain elevated during this adaptation period. Scientific literature cites that a minimum 25% increase in costs is typically anticipated when an organization moves from the use of non-exempted pesticides to exempted pesticides². Staff anticipate that while Parks costs may continue to increase over the next few years as new methods, machines and products are piloted on the various City landscapes, over time as innovation continues, processes evolve and new methods, machines and products increase, costs should stabilize or decrease. The immediate establishment of a well-resourced, efficient and effective program will position the City to best manage City lands with a sustainable approach, resulting in pest reduction for the community.

Education and Community Partnerships

Following the findings from the previously sourced C2P2 study, the City has taken a very proactive approach to Education and Community Partnerships and targeted a broad audience. Though ambitious and amongst the most comprehensive in the lower mainland, the EPMP's success is difficult to measure. Due to the City's inability to access actual sales data for non-exempted pesticides sold in Richmond, it is very difficult to verify an actual reduction in non-exempted pesticides used on residential lands. However, overall community awareness of the EPMP and Bylaw appears to be high, based on informal surveys and general community feedback from City staff attendance at public events (e.g. Steveston Farmers Market).

Senior Government Regulation

Despite the over 8,000 responses to the Province's *Cosmetic Use of Pesticides in British Columbia Consultation* paper, there are no indications of further action towards a provincial regulation at this time. The TFT Environmental Coordinator will continue to liaise with the province to ensure inclusion on any further consultation. To date, staff effort has been focussed on lobbying for the development of provincial regulation and exploring partnership opportunities locally.

Pesticide Use Control Bylaw No. 8514

Since the adoption of the EPMP, both giant hogweed and the common reed have been confirmed in the City of Richmond. Giant hogweed is an invasive plant that presents ecological, infrastructure, agricultural and human health risks while the common reed presents significant ecological, infrastructure, and agricultural risk. Both species have the potential to expand their range if not dealt with in an aggressive manner. Use of a traditional pesticide (e.g. glyphosate) may prove the best eradication tool to reduce the risks outlined above for both species, yet the Bylaw does not currently permit this use on residential or City owned land.

² Kompenaar et.al., 2007. *Trade off between costs and environmental effects of weed control on pavements*. Crop Protection, Vol. 26, pp 430-435.

Another significant challenge posed by the Bylaw is the lack of provisions for the use of new generation, low-toxicity, domestic pesticides that have been licensed through the federal Pesticide Management Regulatory Agency (PMRA) and approved for sale in other provinces, yet not classified as exempted on the Provincial Integrated Pest Management Regulations, Schedule 2 - Excluded Pesticides list. Ministry of Environment staff have indicated no intention of amending Schedule 2 in the near future.

In the absence of any action towards provincial cosmetic regulation, staff continue to focus on the delivery of an efficient EPMP, including the new Bylaw. This spring staff will bring forward proposed amendments to the Bylaw that include an exemption for infestations to deal with the risk posed by invasive species (i.e. giant hogweed and common reed) and the inclusion of new generation domestic pesticides licensed through the PMRA on Schedule A for Council consideration.

Cost/Resource Implications

Shifting away from a traditional approach to pesticide management requires a strategic and comprehensive plan. The EPMP enacted by Council enabled a program with significant rigour and strong foundation to adjust to this new era of pesticide management. To date, the most significant Program challenge lies in the cost and resource implications to manage weeds on City lands in a cost-effective and risk reducing manner. The new suite of non-traditional pesticides requires more labour, more pesticide (i.e. volume and frequency of spray) and more mechanical treatment. This reality is coupled with the recent detection of two new high-risk invasive plant species (i.e. common reed and giant hogweed) in Richmond in 2010. Forethought for inclusion of control and/or eradication of these species is an important aspect of the EPMP. The table below outlines the existing cost implications for the 2011 EPMP.

EPMP Costs	
TFT Environmental Coordinator (1.0 TFT, salary and benefits)	= \$ 81,162 ¹
Education and Community Partnerships	= \$ 15,000 ¹
TFT Bylaw Enforcement (0.5 TFT, education, patrols and response)	= \$ 37,857 ¹
TOTAL COST	= \$134,019

¹ These three components totalling \$134,019 are currently in the 2011 budget

EPMP Improvements/Recommendations for 2011

Community and corporate awareness of the EPMP is wide spread. Over the past 12 months, staff have implemented all aspects of the Program with the majority of resources and effort expended on the *Education and Community Partnerships* and *Corporate Reduction* components. The following list of actions and improvements are recommended for the 2011 EPMP:

1. *Corporate Reduction* has incurred the greatest challenge for the EPMP. This new approach to pesticide management has required considerable technical expertise to review and adopt new sustainable landscaping best practices, review new pesticide products, design pilot projects, identify high-risk invasive species occurrences, develop invasive species removal plans, track volumes and effectiveness of pesticides, and track

costs and effectiveness of new weed control practices (e.g. manual control, mechanical control including *Greensteam* machine and re-design of landscaping plans). Sustainability Services and Parks Operations staff have determined that the development of an Integrated Pest Management Plan under *Corporate Reduction* for the 2011 EPMP is necessary. This tool will assist the City to undertake the above outlined tasks under a strategic, risk-based and cost-effective framework. Park Operations will continue to monitor staffing and operation needs as the 2011 Program proceeds and may come forward with a Report to Committee this spring to outline additional financial requests to operate the Program. The continuance of the TFT Environmental Coordinator is essential for this and all other EPMP roles for the 2011 Program as the skill sets required to undertake the tasks outlined above do not currently reside in Parks Operations.

2. As previously reported, Bylaw compliance is difficult to measure, however informal surveys and general feedback from community events indicate broad awareness and understanding of the new Bylaw. The 2011 EPMP will build upon the previous *Education and Community Partnership* activities with greater emphasis on building partnerships (i.e. Metro Vancouver, BCLNA, local community organizations and Ministry of Agriculture & Lands) and developing a proactive prevention measure for City practices (e.g. landscaping design guidelines, Integrated Pest Management Plan, invasive plant management best practices through federal grants, etc.).
3. Under *Senior Government Regulation*, the 2011 Program will include more effort to lobby the provincial and federal governments to better regulate pesticide sales and product approvals. Staff will continue to communicate with provincial staff, however the fall cabinet shuffle and lack of provincial direction for a cosmetic pesticide regulation place greater demand on the continuance of the EPMP at the municipal level.
4. Under the *Municipal Regulation* component of the EPMP an amendment to the PUC Bylaw No. 8514 is recommended in 2011. The proposed Bylaw amendments include:
 - An infestation clause under exclusions to deal with recent invasive plant species that have been confirmed in the City (i.e. common reed and giant hogweed). Both plants, and potentially many others, pose a significant risk to City infrastructure, biodiversity and agriculture. Giant hogweed poses significant human health risks.
 - The addition of new-generation pesticides (e.g. Fiesta) to the Bylaw. Due to the lack of Provincial updates or amendments to the IMP Regulations, there are new, low-toxicity pesticides that are licensed for use in British Columbia but not yet included on the Schedule A: Excluded Pesticides permissible by the PUC Bylaw.
5. The 2011 Program *Cost/Resource Implications* will be slightly lower than the 2010 budget due to the reduction in cost related to Bylaw development. The EPMP budget of \$134,019 is already allocated in the 2011 budget.

As reported above, Parks Operations will be coming forward with a Report to Committee this spring outlining additional financial requests to effectively operate the *Corporate Reduction* component of the 2011 EPMP.

The role of the TFT Environmental Coordinator is mandatory for the successful implementation of the EPMP. The technical expertise, liaison role with other levels of government, education & partnership coordination, PUC Bylaw support and overall program facilitation are essential activities led by the TFT Environmental Coordinator for this Program. As the Program matures, the expertise gained in implementation from the EPMP can be "transferred" to facilitate implementation of other sustainability programs and initiatives, such as energy conservation outreach and education, to ensure optimum allocation of resources and staff expertise.

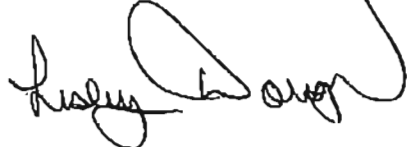
Financial Impact

The 2011 budget for Environmental Sustainability is currently \$134,019, which includes funding for: a TFT Environmental Coordinator salary and benefits; Education and Outreach; and Bylaw Enforcement salary and benefits. These costs are already allocated in the 2011 base-level budget for the EPMP program. Staff will continue to monitor the Bylaw enforcement needs in 2011 for any potential reductions in the 2012 budget.

Conclusion

It is recommended that the funding for the EPMP, as outlined, continue through 2011 and staff report back to Council concurrent with the budget process for 2012 on future funding, progress made and overall policy effectiveness of the EPMP.

Continuation of the EPMP into 2012 is essential to ensure compliance with the PUC Bylaw and the success of Council's response to strong community interest in minimizing potential risks of pesticides to public health in the City of Richmond. At the same time, this Program takes a proactive approach to lobby both provincial and federal levels of government where greater accountability and jurisdiction reside for the development of cosmetic pesticide regulation. Until the provincial or federal government takes action on pesticide regulation, the City is positioned with an EPMP that takes a leadership role in *Corporate Reduction, Education and Community Partnership* and *Senior Government Regulation*. As the EPMP matures, staff resources and experiences gained in community outreach can be reallocated to move other sustainability initiatives forward.



Lesley Douglas, B.Sc., R.P.Bio.
Manager, Environmental Sustainability
(604-247-4672)

Attachment 1	Attachment 1- Table 1 - Option 4 Summary from April 16, 2009 - Report to Committee	REDMS #3012463
Attachment 2	Attachment 2- Table 2 - Overview of Richmond's EPMP Actions in 2010	REDMS #3128553
Attachment 3	Attachment 3 - Table 3 - Outline of Trends in Parks Operations Pesticide Use (Non-Exempted and Exempted)	REDMS #3058422

ATTACHMENT 1

Table 1 - Option 4 Summary, from April 16, 2009 - Report to Committee

Option 4: Policy-Enhanced Management Program and Restrictive Bylaw		
Aim		Targets all types of pesticide use (commercial, agricultural, residential) based on level of risk and benefit
Service Delivery Levels	Corporate Reduction	<ul style="list-style-type: none"> • Cease use of non-exempted pesticides immediately
	Education & Community Partnerships	<ul style="list-style-type: none"> • Expanded education program that includes initiatives to inform on the restrictive bylaw • Work with industry on accreditation • Explore problem prevention measures (e.g. landscaping guidelines) • Encourage Metro Vancouver to take strong regional role in community education • Significant consultation for draft bylaw recommended • Ongoing liaising/consulting with community
	Senior Government Regulation	<ul style="list-style-type: none"> • Actively lobby provincial government to better regulate sales (e.g. ban "Weed and Feed") • Consideration given to lobbying federal government to better regulate product approvals • Explore partnership opportunities (e.g. joint distribution of information on regulations, alternative practices)
	Municipal Regulation	<ul style="list-style-type: none"> • Enforce a Bylaw that restricts the cosmetic use of pesticides on residential and City owned property¹
Cost/Resource Implications		\$210,000 annual operating impact plus \$15,000 for bylaw consultation; 2.7 FTE (1.2 FTE Parks labour; 1 FTE education/advocacy; .5 FTE bylaw enforcement)

¹ Exemptions can be specified, and could include lawn bowling greens, the pitch and putt course, or other scenarios in which eliminating pesticide use may lead to substantial loss or damage of amenities.

Table 2: Overview of Richmond's Enhanced Pesticide Management Program (EPMP) Actions in 2010

Corporate Reduction	
<i>Cease use of non-exempted pesticides immediately</i>	<ul style="list-style-type: none"> • Parks and Recreation Department considerably decreased use of non-exempted pesticides prior to EPMP enactment. • Traditional pesticides and combined fertilizer/ herbicide products substituted by exempted (i.e. permitted) pesticides (Attachment 3) • Increased mechanical, manual and cultural weed control methods. • Acquisition and retrofit of equipment allowing non-traditional approach to weed management (e.g. <i>GreensTeam</i>™ machines and corn gluten meal applicator) • Establishment of pilot programs to determine the effectiveness of these new weed control products and methods • Continuous research and evaluation of new science, products, practices and technologies related to cosmetic pest management.
Education and Community Partnership	
<i>Expanded education program that includes initiatives to inform on the Pesticide Use Control Bylaw</i>	<ul style="list-style-type: none"> • 44,000 PUC Bylaw Information Inserts sent with utility bills (Feb. 2010). • 65,000 PUC Bylaw Information inserts sent with property tax bills (May 2010). • 5,000 PUC Bylaw Information Inserts distributed to City facilities, retailers, and to the general public during events. • 16 Natural Gardening & Lawn Care workshops. • Two Chinese language pesticide free workshops. • 19 Food Garden and Tree Care workshops. • Extensive media coverage including two colour advertisements for the PUC Bylaw, two advertisements in the City Leisure Guide (i.e. Summer & Fall). • Bylaw and EPMP promotion on City website, local newspaper coverage upon Bylaw adoption, promotion at City and Community events (e.g. Earth Day, Steveston Farmers Market, Grow Up), and promotion in Chinese language media. • City website updated with comprehensive resources on the Bylaw, and workshops and technical information on pesticide alternatives. • Established EPMP phone line.
<i>Work with Industry on Accreditation</i>	<ul style="list-style-type: none"> • The PlantHealthBC organization, suggested as a potential partner for industry accreditation, has since dissolved. • To ensure training opportunities for licensed landscaping practitioners, the City offered a pesticide free weed management-training workshop in partnership with the British Columbia Landscape and Nursery Association. City staff continue to network with other municipalities and organizations to maximize effective strategies for effective implementation of the EPMP. • 143 Bylaw information inserts, survey and training opportunity invitation letters sent to all licensed landscapers operating in Richmond.
<i>Explore problem prevention measures (e.g. landscaping guidelines)</i>	<ul style="list-style-type: none"> • With the advent of many new non-traditional pesticides on the market for residential use, considerable staff time has utilized for research, product efficacy and product awareness. This information is shared with residents, the landscaping community and City staff. • In addition to this research, City staff are working with invasive plant specialists, integrated pest management practitioners and horticultural specialists, to ensure the City is optimizing problem prevention practices.

ATTACHMENT 2

<i>Encourage Metro Vancouver to take strong regional role in community education</i>	<ul style="list-style-type: none"> To date, Metro Vancouver has indicated that there is no coordinated community education effort for pesticide management. City staff continue to advocate for a coordinated regional approach to this issue.
<i>Significant consultation for draft Bylaw recommended</i>	<ul style="list-style-type: none"> Completed and reported in staff report dated September 11, 2009, entitled "Pesticide Use Control Bylaw."
<i>Ongoing liaison/consulting with community</i>	<ul style="list-style-type: none"> Feedback from the community has been solicited through a number of informal sources including: a voluntary survey (65 responses) indicating 79% awareness of PUC Bylaw; a telephone survey for licensed landscapers (18 responses) indicating 50% interest in natural lawn care training; booths at public events; e-mails; phone calls, and letters to staff. City staff has visited eight pesticide retailers. By September 2010, all retailers were receptive to the information provided on the EPMP and agreed to post information on the Bylaw at point of sale. Through City staff visits, three retailers have voluntarily removed non-exempted pesticides from their shelves.
Senior Government Regulation	
<i>Actively lobby provincial government to better regulate sales.</i>	<ul style="list-style-type: none"> Letter to the Province sent by Mayor and Council, to support the introduction of province wide legislation prohibiting the cosmetic use of pesticides. City Staff provided a response to the Province's Cosmetic Use of Pesticides in British Columbia Consultation paper in support of a provincial cosmetic pesticide regulation.
<i>Consideration given to lobbying federal government to better regulate product approvals</i>	<ul style="list-style-type: none"> City staff are presently researching options to efficiently promote stronger approval processes to the Pest Management Regulatory Agency.
<i>Explore partnership opportunities</i>	<ul style="list-style-type: none"> City staff are collaborating with the Richmond School District (RSD) for consideration to adopt an EPMP on RSD lands. Most local pesticides retailers are providing information on the Bylaw and the City EPMP Workshops in their stores. As previously mentioned the City is partnering with the BC Landscape and Nursery Association (BCLNA) to provide training opportunities for licensed landscaping practitioners in the City. TerraLink Horticulture has supplied the first 1000 L of corn gluten meal herbicide, at no cost to the City, to assess its effectiveness for weed control on City Sports fields.
Municipal Regulation	
<i>Enforce a Bylaw that restricts the cosmetic use of pesticides on residential and City owned property</i>	<ul style="list-style-type: none"> Adoption of Pesticide Use Control (PUC) Bylaw No. 8514 (October 2009) Assisted Community Bylaws with technical expertise, education and regulatory context regarding pesticide use. Information queries regarding the new Bylaw directed to TFT Environmental Coordinator funded through the EPMP.

ATTACHMENT 3

Table 3 - Outline of Trends in Parks Operations Pesticide Use (Non-Exempted and Exempted)

Parks Landscapes	Type of Pesticides	Amount Used		
		2008	2009	2010
Hardscapes	<i>glyphosate (L)</i>	75*	-	-
	acetic acid (L)	176**	2160**	3620**
Sport fields	<i>fertilizer/herbicide combined products (Kg)</i>	300	-	-
	corn gluten meal (L)	-	-	3000
Planted beds, medians	<i>glyphosate (L)</i>	5	5	-
	Casoron, 250 kg	250	75	-
			<i>Increased manual removal</i>	
Trees	mineral oil (L)	10	10	10
	lime sulphur (L)	10	10	10
	insecticidal soap (L)	20	15	1
	aerosol containers (wasp control)	41	30	42

*(@\$18/L)

**(@\$10/L)

Note: Pesticides that are *italicized* are restricted (i.e. not permitted by PUC Bylaw No.8514) and pesticides that are **bolded** are permitted (i.e. on Schedule A of PUC Bylaw No. 8514)



City of Richmond

Memorandum Community Services Department Sustainability

To: Mayor and Councillors **Date:** February 15, 2012
From: Lesley Douglas, B.Sc., R.P.Bio. **File:** 10-6125-04-01/2012-Vol 01
 Mgr, Environmental Sustainability
Re: **Special Committee on Cosmetic Pesticide Proceedings Update**

On October 3, 2011, the Legislative Assembly appointed a Special Committee on Cosmetic Pesticides to investigate and issue recommendations on the elimination of the unnecessary use of pesticides in British Columbia and to conduct consultations on this issue with the public and key stakeholders (**Attachment 1**).

The Special Committee, composed of *Bill Bennett (Chair), John Yap, John Slater, Ben Stewart, Barry Penner, Rob Fleming, Scott Fraser and Michael Sather*, is tasked to specifically consider:

1. The scope of any ban on the sale and use of pesticides, including those used solely for cosmetic purposes; and,
2. Any appropriate exemptions and restrictions on the sale and use, which may apply.

As specified in the Legislative Assembly *Information Bulletin* dated January 11, 2012, the Special Committee has received over 8,700 submissions, including 7,300 responses to an online questionnaire and 1,400 written submissions to date (**Attachment 2**). The Public Consultation period came to a close on December 15, 2011. City Staff responded to the e-questionnaire and submitted a letter to the Special Committee that reiterates the City's commitment to this issue. The letter includes comments regarding the City's comprehensive Enhanced Pesticide Management Program (EPMP) approach to risk reduction associated with the use of cosmetic pesticides use. The City's strong support for the enactment of provincial legislation restricting the use of cosmetic pesticides and their availability at point of sale is also reiterated in the letter.

The Special Committee also invited 23 stakeholders to present at scheduled public meetings. Stakeholders ranged from government agencies, toxicologists, health organizations, landscaping professionals and chemical industry representatives, all providing their perspective to the Special Committee. Richmond's EPMP, including the pesticide-free gardening workshops and the 2009 Pesticide Use Control Bylaw, was identified in a stakeholder presentation as one of the exemplary municipal models in reducing public exposure to unnecessary pesticide use.

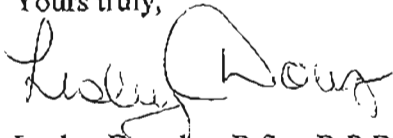
The Special Committee is currently considering the feedback received from the public consultation and expects to table a report to the Legislative Assembly during the spring sitting (February 14, 2012 to May 31, 2012). The report will "...provide recommendations with respect to the development and implementation of legislative provisions regarding the unnecessary use of pesticides" (**Attachment 1**). City Staff will closely follow the Legislative Assembly proceedings for any action on this item, providing updates to Mayor and Councillors accordingly.

February 6, 2012

- 2 -

For more detailed information on the Special Committee's proceedings or on our City's Enhanced Pesticide Management Program, I can be contacted at 604 247-4672 or ldouglas@richmond.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Lesley Douglas', with a large, stylized loop at the end.

Lesley Douglas, B.Sc., R.P.Bio.
Mgr, Environmental Sustainability

LD:jep

Att. 2

pc: TAG
Ted DeCrom, Manager, Parks Operations
Cecilia Achiam, Interim Director, Sustainability and District Energy
Wayne Mercer, Manager Community Bylaws

ATTACHMENT 1

Special Committee on Cosmetic Pesticides

39th Parliament – 3rd Session – 4th Session (Previous Parliaments)			
<u>Current Membership</u>	<u>Terms of Reference</u>	<u>On-line Consultations</u>	<u>Meeting Notices</u>
Reports	<u>Media Releases / Advertisements</u>	<u>Minutes/Transcripts</u>	Related Sites

Terms of Reference

On October 3, 2011, the Legislative Assembly agreed that the a Special Committee on Cosmetic Pesticides be appointed to examine, inquire into and make recommendations with respect to the elimination of the unnecessary use of pesticides in British Columbia and to conduct consultations on this issue with the public and key stakeholders, by any means the Special Committee considers appropriate.

Without limiting the generality of the foregoing to consider, the Special Committee shall specifically consider:

1. The scope of any ban on the sale and use of pesticides, including those used solely for cosmetic purposes; and,
2. Any appropriate exemptions and restrictions on the sale and use, which may apply.

The Special Committee shall provide recommendations to the Legislative Assembly with respect to the development and implementation of legislative provisions regarding the unnecessary use of pesticides.

The Special Committee so appointed shall have all the powers of a Select Standing Committee and is also empowered:

- a. to appoint of their number, one or more subcommittees and to refer to such subcommittees any of the matters referred to the Committee;
- b. to sit during a period in which the House is adjourned, during the recess after prorogation until the next following Session and during any sitting of the House;
- c. to adjourn from place to place as may be convenient; and
- d. to retain such personnel as required to assist the Committee;

and shall report to the House as soon as possible or following any adjournment, or at the next following Session, as the case may be; to deposit the original of its reports with the Clerk of the Legislative Assembly during a period of adjournment and upon resumption of the sittings of the House, the Chair shall present all reports to the Legislative Assembly.

The said Special Committee be composed of *Bill Bennett* (Convener), *John Yap*, *John Slater*, *Ben Stewart*, *Barry Penner*, *Rob Fleming*, *Scott Fraser* and *Michael Sather*.



INFORMATION BULLETIN

January 11, 2012

Committee consultation sets record for public participation

VICTORIA – The Special Committee on Cosmetic Pesticides received over 8,700 submissions, the most a British Columbia parliamentary committee has ever received.

The all-party committee, tasked with inquiring into and issuing recommendations on the elimination of the unnecessary use of pesticides in the province, heard from regulators, toxicologists, health organizations, environmentalists, industry representatives, diverse business sectors, municipalities and local pesticide coalitions. The public had the opportunity to share their opinion by filling out an e-questionnaire or submitting a written or video submission.

The committee received 7,300 e-questionnaires, 1,400 written submissions from individuals and organizations, and 13 video submissions. The committee also heard from 23 invited stakeholders at six public meetings.

The committee is currently considering feedback from the public and stakeholders on the cosmetic use of pesticides to develop report recommendations. The committee expects to table its report during the spring sitting of the Legislative Assembly.

For more information on the cosmetic pesticides consultation process, please visit the Committee's website at: www.leg.bc.ca/pesticidescommittee

The members of the Special Committee on Cosmetic Pesticides are:

Bill Bennett, MLA (Kootenay East), Chair;
 Rob Fleming, MLA (Victoria-Swan Lake), Deputy Chair;
 Murray Coell, MLA (Saanich North and the Islands);
 Scott Fraser, MLA (Alberni-Pacific Rim);

Michael Sather, MLA (Maple Ridge-Pitt Meadows);
 John Slater, MLA (Boundary-Similkameen);
 Ben Stewart, MLA (Westside-Kelowna);
 John Yap, MLA (Richmond-Steveston).

Contact:

Kate Ryan-Lloyd
 Deputy Clerk and Clerk of Committees
 Room 224, Parliament Buildings
 Victoria, B.C., V8V 1X4

Telephone: 250 356-2933 (collect)
 Toll-free: 1 877 428-8337
 Fax: 250 356-8172
 E-mail: pesticidescommittee@leg.bc.ca



City of Richmond

Report to Committee

TU PWOT - ADV. 18 2012

To: Public Works and Transportation Committee

Date: March 21, 2012

From: Dave Semple
General Manager, Parks and Recreation

File: 01-0060-20--
INBOX/Vol 01

Re: Moorage for Canadian Coast Guard Auxiliary Station 10

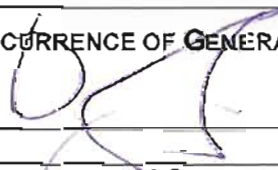
Staff Recommendation

That:

1. Britannia Heritage Shipyard, as detailed in the report, "Moorage for Canadian Coast Guard Auxiliary Station 10," from the General Manager, Parks and Recreation, be approved as the location for the Canadian Coast Guard Auxiliary Pacific Region – Station 10 to moor its boathouse and operate its services; and
2. Staff be authorized to take all necessary steps to complete an agreement with the Canadian Coast Guard Auxiliary – Station 10 to moor its boathouse and operate its services at Britannia Heritage Shipyards, as outlined in the report, "Moorage for Canadian Coast Guard Auxiliary – Station 10," from the General Manager, Parks and Recreation including authorizing the Chief Administrative Officer and the General Manager, Parks and Recreation to negotiate and execute all documentation required to effect the transaction.


Dave Semple
General Manager, Parks and Recreation
(604-233-3350)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Arts, Culture and Heritage	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

At the February 14th 2012 meeting of the Community Safety Committee of Council, staff received the following referral:

- (i) the staff report entitled “Canadian Coast Guard Auxiliary (Station 10) Proposed Boathouse Location” be referred back to staff; and
- (ii) after further consultation with the Scotch Pond Heritage Cooperative, staff bring further information forward to the Community Safety Committee meeting, tentatively scheduled to take place on Wednesday, April 10, 2012.

The original report dated January 20th 2012 proposed that Scotch Pond be approved as a location for the Canadian Coast Guard Auxiliary to moor its boathouse and provide a base for its operations. It outlined the benefit provided to the community by the Coast Guard Auxiliary and the issues associated with its current situation in which its boathouse is tied up in Steveston Harbour and inaccessible, its vessel is moored in the Harbour at significant expense and its equipment is stored in a locked land-side trailer creating negative impacts on response time.

The report also identified concerns of the Scotch Pond Heritage Cooperative and proposed that these concerns be addressed through a process of developing a revised operating agreement with that group and a separate agreement with the Canadian Coast Guard Auxiliary – Station 10.

Analysis

Since the February 14th meeting, staff met twice with the Scotch Pond Heritage Cooperative (SPHC). On the first occasion, the SPHC executive reiterated its willingness to work with the City to come to an appropriate agreement regarding the Coast Guard Auxiliary and its proposed operations at Scotch Pond. At that meeting, the executive also indicated it would bring the matter to its AGM on March 15th. Staff attended the March 15th AGM where the group discussed the issue. Many members were very opposed to the idea of the Coast Guard Auxiliary at Scotch Pond citing concerns about security, access, costs, environmental impacts and past behaviour of the group in its previous tenancy at Scotch Pond. The group asked that the City provide a written request should it wish to moor the Coast Guard Auxiliary at the site and indicated that it was outside the mandate of the SPHC to host other groups at Scotch Pond.

Given the response from the SPHC, staff have again reviewed location options. The Steveston Harbour Authority (SHA) was consulted during this review and has indicated that at this time it is not supporting boathouses in the harbour.

The table on the following page describes three potential city-owned sites. Scotch Pond is owned by the City; the waterlots at Imperial Landing and Britannia Heritage Shipyards are leased from Port MetroVancouver and the lease agreements allow the City to provide moorage.

Table 1: Review of Potential Locations for Coast Guard Auxiliary Boathouse

Criteria	Potential Location		
	Scotch Pond Map: Attachment 1	Imperial Landing Map: Attachment 2	Britannia Heritage Shipyard Map: Attachment 3
Strategic Location; position of boathouse relative to call locations	Dredging at the entrance of the pond may be required to improve ability to respond.	This location provides quick access to most call locations.	This location provides quick access to most call locations.
Strategic Location; fit of boathouse with surroundings	Scotch Pond is a working site. The Coast Guard Auxiliary serves the active fishers in the Cooperative.	The current boathouse may obstruct views and does not fit the look of the Imperial Landing site.	The Phoenix Net Loft is situated adjacent to Britannia Heritage Shipyards – a tourist destination. The boathouse does not contribute to the heritage vision for the site.
Personnel Travel Time; travel time required for crew to reach boathouse from Steveston Hwy and No. 2 Road	7 minutes and 30 seconds	5 minutes and 15 seconds	5 minutes and 00 seconds
Moorage Infrastructure; moorage infrastructure can support boathouse without additional infrastructure	A connection between the float and boathouse will need to be constructed; new piles may be necessary if the current float cannot support the boathouse.	No additional infrastructure required.	No additional infrastructure required.
Security; security of boathouse against intruders, break-ins, etc	Equal at all three sites.	Equal at all three sites.	Equal at all three sites.
Security; security of the site if access left unattended	Potential for security issues and damage to the site and boats owned by the Scotch Pond Heritage Cooperative members.	No issues beyond what currently exists.	Potential for security issues and damage to the site and boats; public may access the site at times when it is not open to the public.
Public Visibility; public can see and recognize the presence and services of the Coast Guard	The public would be able to see the boathouse from Garry Point Park.	The Coast Guard Auxiliary would be highly visible in this proposed location.	The proposed location would not be visible from the land-side.
Neighbours; compatibility, potential for complaint or conflict	Scotch Pond Heritage Cooperative members have expressed concerns.	New neighbours are imminent with Onni development on the land-side.	Neighbours are already adjacent to the site.
Parking; at least three spots within close proximity	Available in Scotch Pond Heritage Cooperative lot.	Can be accommodated in Department of Fisheries and Oceans parking.	Available at south end of Railway Ave.
Services; existing water and hydro services available	Services currently exist; arrangements would need to be made to meter the services separately from the SPHC.	No services are currently available. Services are planned in conjunction with adjacent Onni development.	Services currently exist on site. Some infrastructure would be required to bring them to the boathouse.
Costs	Up to \$20K for the connection and driving piles; environmental approvals will also be required.	None.	None. Any costs for additional services to be paid by the Coast Guard Auxiliary..

Given this review, staff are recommending that the City enter an agreement with the Canadian Coast Guard Auxiliary Station 10 to moor its boathouse and operate its service from the proposed Britannia Heritage Shipyard site. The boathouse is proposed to be situated immediately behind the Phoenix Net Loft, minimizing the visual impact of the structure from the land-side and the agreement with the group will identify penalties for leaving the site in an unsecured manner.

Given the Coast Guard Auxiliary's ongoing service to the community, its role in community safety and its status as a volunteer, non-profit society, it is recommended that only a nominal fee such as \$1 be collected from the group for its moorage. Behaviour of Coast Guard Auxiliary members has been an issue when the boathouse was previously moored at Scotch Pond prior to 2006. The Agreement will include a clause that there will be zero tolerance for inappropriate actions on site. Should these actions occur, the Agreement will be terminated immediately.

Additional proposed agreement terms are outlined in attachment 4.

Financial Impact

There is no financial impact to entering into an agreement with the Canadian Coast Guard Auxiliary – Station 10 for moorage of its boathouse at the Phoenix Net Loft.

Conclusion

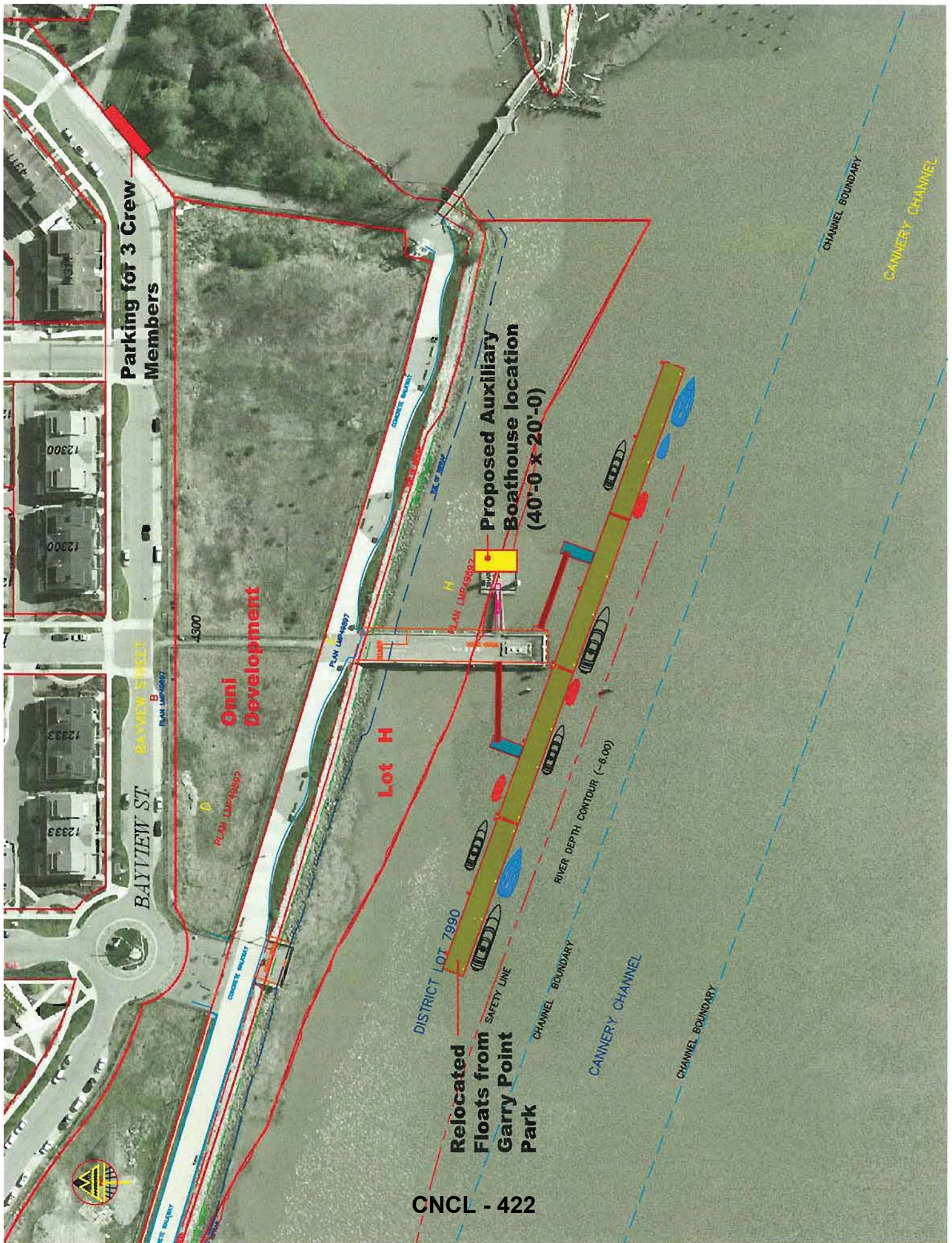
The approval of Phoenix Net Loft as the location for the Canadian Coast Guard Auxiliary – Station 10 will provide the group with an improved location for its boathouse and vessel and it will provide the City with an improved maritime rescue function for its residents and visitors.



Serena Lusk
Manager, Parks Programs
(604-233-3344)



CNCL - 421



CNCL - 422



ATTACHMENT 4

Proposed Agreement Terms between City of Richmond and Canadian Coast Guard Auxiliary – Station 10 for moorage of its boathouse and operation of its services at Britannia Heritage Shipyards

Term	3 years with an option for a 3-year renewal.
Commencement Date:	To be determined, but before June 1 st 2012
Licensee	Canadian Coast Guard Auxiliary – Station 10
Permitted Use	The licensee is permitted to moor its boathouse at the site for the purposes of storing a vessel, operating search & rescue training and performing search and rescue missions.
Standard of Behaviour	The licensee is expected to act in manner consistent with that of those in the public eye. Unruly or inappropriate behaviour will result in immediate termination of the agreement.
Reporting	A monthly incident report must be submitted to the City's Community Safety Division.
Liaison	The licensee will liaise with the site supervisor at Britannia Heritage Shipyards on a regular basis and is responsible for responding to the site supervisor in a timely manner. A written quarterly update and meeting is required with the City.
Policies	All City policies apply to the operation of the Boathouse.
Insurance	\$5 million general liability listing the City of Richmond and its employees as an additional insured is required to be provided by the licensee.
Services	No services are to be provided.
Parking	Parking is permitted in a nearby designated location.
Waste	Waste, recycling and composting is the cost and responsibility of the licensee.
Termination	Either party may, without cause, terminate this agreement on 30 days' notice
Representation	The licensee must not act as the City's representative in any matter and particularly with the media
Partnership	No partnership is implied.
Recognition	The City must be recognized as a supporter in all marketing materials and communications related to the Canadian Coast Guard Auxiliary – Station 10.



Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691

The Council of the City of Richmond enacts as follows:

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

PID: 028-324-030 Lot A Section 6 Block 4 North Range 6 West NWD Plan
BCP 45903

2. This Bylaw may be cited as "**Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691**".

FIRST READING

MAR 26 2012



SECOND READING

APR 16 2012

THIRD READING

APR 16 2012

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (6951 Elmbridge Way) Bylaw No. 8691

HOUSING AGREEMENT BETWEEN 6951 ELMBRIDGE WAY LTD. AND CITY OF
RICHMOND IN RELATION TO 6951 ELMBRIDGE WAY

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 12th day of March, 2012.

BETWEEN:

6951 ELMBRIDGE WAY LTD. (Inc. No. 0597673),
a company duly incorporated under the laws of the Province of British
Columbia and having its registered office at Suite 300 – 550 Robson
Street, Vancouver, BC V6B 2B7

(the “Owner” as more fully defined in section 1.1 of this
Agreement)

AND:

CITY OF RICHMOND,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 6911 No. 3 Road, Richmond, British
Columbia, V6Y 2C1

(the “City” as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (f) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$33,500 or less;
 - (ii) in respect to a one bedroom unit, \$37,000 or less;
 - (iii) in respect to a two bedroom unit, \$45,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$55,000 or less

provided that, commencing July 1, 2012, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (h) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (i) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 201_, under number _____;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

 PID: 028-324-030
 Lot A Section 6 Block 4 North Range 6 West New Westminster District Plan BCP45903
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323; together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are

Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(p) **"Permitted Rent"** means no greater than:

- (i) \$837.00 a month for a bachelor unit;
- (ii) \$925.00 a month for a one bedroom unit;
- (iii) \$1,137.00 a month for a two bedroom unit; and
- (iv) \$1,375.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2012, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

(q) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(r) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(s) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(t) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(u) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

(v) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the

form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
 - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(g) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(g) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

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

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs

the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.4 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators,

personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.8 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and

- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

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

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising

any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.16 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.17 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.18 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.19 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.20 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.21 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.22 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

6951 ELMBRIDGE WAY LTD.,
by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

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

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ _____ per month;
 - (b) the rent on the date of this statutory declaration: \$ _____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ _____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

A Commissioner for Taking Affidavits in the Province of British Columbia

DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and **6951 Elmbridge Way Ltd.** (the "Owner") in respect to the lands and premises legally known and described as:

PID: 028-324-030

Lot A Section 6 Block 4 North Range 6 West New Westminster District Plan BCP45903

(the "Lands")

THE BANK OF NOVA SCOTIA (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1330619 and BB1330620, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

THE BANK OF NOVA SCOTIA

by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and **6951 Elmbridge Way Ltd.** (the "Owner") in respect to the lands and premises legally known and described as:

PID: 028-324-030

Lot A Section 6 Block 4 North Range 6 West New Westminster District Plan BCP45903

(the "Lands")

AVIVA INSURANCE COMPANY OF CANADA (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1330621 and BB1330622, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

AVIVA INSURANCE COMPANY OF CANADA
by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____



5 Year Financial Plan (2012-2016) Bylaw 8867

The Council of the City of Richmond enacts as follows:

1. Schedule "A", Schedule "B" and Schedule "C" which are attached and form a part of this bylaw, are adopted as the 5 Year Financial Plan (2012-2016).
2. 5 Year Financial Plan (2011 – 2015) Bylaw 8707 and all associated amendments are repealed.
3. This Bylaw is cited as "5 Year Financial Plan (2012 - 2016) Bylaw 8867".

FIRST READING

APR 10 2012

SECOND READING

APR 10 2012

THIRD READING

APR 10 2012

ADOPTED

MAYOR

CORPORATE OFFICER



CITY OF RICHMOND
5 YEAR FINANCIAL PLAN (2012 - 2016)
(IN \$000'S)

	2012	2013	2014	2015	2016
Revenues					
Property Taxes	168,204	175,106	182,909	190,245	197,767
Transfer from Capital Equity	44,387	45,163	46,648	46,613	46,736
Utilities	88,085	93,212	96,080	98,971	101,585
Transfer from Capital Equity	7,051	7,208	7,313	7,406	7,538
Fees and Charges	26,329	26,611	26,900	27,193	27,493
Investment Income	16,184	16,265	16,346	16,428	16,510
Grant-in-lieu	13,199	13,331	13,465	13,599	13,735
Gaming Revenue	11,148	11,168	11,196	11,229	11,263
Grants	4,112	4,174	4,237	4,300	4,365
Penalties and Interest on Taxes	990	1,000	1,010	1,020	1,030
Miscellaneous Fiscal Earnings	24,342	24,367	24,392	24,419	24,443
Capital Plan					
Transfer from DCC Reserve	21,366	15,682	11,872	8,055	9,079
Transfer from Other Funds and Reserves	47,194	63,948	34,478	34,013	36,897
External Contributions	4,584	3,779	114	114	114
Carryforward Prior Years	107,019	54,049	41,238	26,311	20,548
TOTAL REVENUES	\$ 584,194	\$ 555,063	\$ 518,198	\$ 509,916	\$ 519,103
Expenditures					
Utilities	95,136	100,420	103,393	106,377	109,123
Law and Community Safety	82,449	84,192	87,493	89,896	92,272
Engineering and Public Works	54,106	55,698	57,443	58,618	59,914
Parks and Recreation	39,485	40,695	42,564	43,344	43,860
Community Services	21,361	21,732	21,821	22,137	22,600
Corporate Services	17,532	17,795	17,856	17,778	18,050
Project Dev and Facility Maintenance	11,714	11,950	12,099	12,319	12,545
Planning and Development Services	12,470	12,798	13,133	13,465	13,727
Business and Financial Services	7,275	7,410	7,549	7,690	7,833
Corporate Administration	4,464	4,548	4,634	4,722	4,812
Fiscal	22,805	24,090	25,301	28,690	29,440
Transfer to Funds: Statutory Reserves	31,124	32,807	34,596	36,387	38,289
Municipal Debt	-	-	-	-	-
Debt Interest	2,999	2,359	1,503	-	-
Debt Principal	1,111	1,111	1,111	-	-
Capital Plan	-	-	-	-	-
Current Year Capital Expenditures	73,144	83,409	46,464	42,182	46,090
Carryforward Prior Years	107,019	54,049	41,238	26,311	20,548
TOTAL EXPENDITURES	\$ 584,194	\$ 555,063	\$ 518,198	\$ 509,916	\$ 519,103
Proposed Property Tax Increase	2.98%	2.90%	3.26%	2.86%	2.80%

CITY OF RICHMOND
5 YEAR FINANCIAL PLAN FUNDING SOURCES
(2012 - 2016)
(In 000's)

	2012	2013	2014	2015	2016
<u>DCC Reserves</u>					
Drainage	97	2,680	2,228	0	0
Parks Acquisition	10,972	4,232	3,292	3,292	3,292
Parks Development	3,174	2,492	2,398	1,411	1,176
Roads	4,554	5,152	3,954	3,340	3,275
Sanitary Sewer	2,569	1,126	0	12	1,336
Water	0	0	0	0	0
Total DCC Reserves	\$21,366	\$15,682	\$11,872	\$8,055	\$9,079
<u>Reserves and Other Sources</u>					
<u>Statutory Reserves</u>					
Affordable Housing Reserve Fund	1,333	975	975	975	975
Capital Building and Infrastructure Reserve Fund	254	7,300	0	0	0
Capital Reserve Fund	12,798	22,675	8,762	8,541	8,085
Child Care Development Reserve Fund	1,150	275	275	275	275
Drainage Improvement Reserve Fund	5,347	6,019	5,590	1,441	3,748
Equipment Replacement Reserve Fund	3,528	2,607	2,177	3,342	4,272
Leisure Facilities Reserve Fund	0	0	0	0	0
Local Improvements Reserve Fund	0	0	0	0	0
Neighbourhood Improvement Reserve Fund	428	0	17	0	0
Public Art Program Reserve Fund	503	100	100	100	100
Sanitary Sewer Reserve Fund	4,487	3,621	1,500	3,172	4,238
Watermain Replacement Reserve Fund	7,807	13,600	9,215	9,155	9,311
Total Reserves	\$37,635	\$57,172	\$28,611	\$27,001	\$31,004
<u>Other Sources</u>					
Appropriated Surplus	5,694	4,432	4,432	4,432	4,432
Enterprise	465	0	0	0	0
Utility Levy	640	1,184	275	1,420	301
Library Provision	1,160	1,160	1,160	1,160	1,160
Water Metering Provision	1,600	0	0	0	0
Grant, Developer and Comm. Contributions	4,584	3,779	114	114	114
Total Other Sources	\$14,143	\$10,555	\$5,981	\$7,126	\$6,007
TOTAL CAPITAL FUNDING	\$73,174	\$83,409	\$46,464	\$42,182	\$46,090

**City of Richmond
2012-2016 Financial Plan
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:

- 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 tax rate.

Table 1:

Revenue Source	% of Total Revenue*
Property Taxes	64.1%
User Fees & Charges	10.0%
Investment Income	6.1%
Grants in Lieu of Taxes	5.0%
Gaming Revenue	4.2%
Grants	1.5%
Other Sources	9.1%
Total	100.0%

**Total Revenue consists of general revenues*

Table 1 shows the proportion of total general revenue proposed to be raised from each funding source in 2012.

Distribution of Property Taxes

Table 2 provides the estimated 2012 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: (based on the 2012 Preliminary Roll figures)

Property Class	% of Tax Burden
Residential (1)	52.1%
Business (6)	38.4%
Light Industry (5)	7.8%
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.