

## City Council Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Monday, April 8, 2024 7:00 p.m.

Pg. # ITEM

## **MINUTES**

1. Motion to:

CNCL-9 (1) adopt the minutes of the Regular Council meeting held on Monday, March 25, 2024; and

CNCL-20 (2) receive for information the Metro Vancouver 'Board in Brief' dated March 22, 2024.

**AGENDA ADDITIONS & DELETIONS** 

## COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 13.

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
- Arts Services Year in Review 2023
- Richmond Accessibility Plan 2023–2033
- Land use applications for first reading (to be further considered at the Public Hearing on May 21, 2024):
  - 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road Rezone from Single Detached (RS1/E)" Zone to the "Light Industrial, Office and Limited Commercial (ZI21) Aberdeen Village (City Centre)" Zone and the "School & Institutional Use (SI)" Zone (Billard Architecture Inc applicant)
- Application by Pooni Group For a Temporary Commercial Use Permit at 13651 Bridgeport Road
- Request to extend the Rezoning Adoption Deadline for the Application by Landa Oval Development Ltd at 6851 and 6871 Elmbridge Way
- Low-End Market Rental (LEMR) Program and LEMR Unit Management

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

Consent Agenda Item 6. **COMMITTEE MINUTES** 

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held on March 26, 2024; (distributed separately)
- CNCL-29 (2) the General Purposes Committee meeting held on April 2, 2024;
  - (3) the Finance Committee meeting held on April 2, 2024; (distributed separately); and
  - (4) the Planning Committee meeting held on April 3, 2024; (distributed separately)

be received for information.

Consent Agenda Item 7. ARTS SERVICES YEAR IN REVIEW 2023

(File Ref. No. 11-7375-01) (REDMS No. 7569237)

CNCL-33

#### See Page CNCL-33 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) That the Arts Services Year in Review 2023 as presented in the staff report titled, "Arts Services Year in Review 2023", dated February 2, 2024, from the Director, Arts, Culture and Heritage Services, be received for information; and
- (2) That the Arts Services Year in Review 2023 be circulated to Community Partners and Funders for their information.

Consent Agenda Item 8. RICHMOND ACCESSIBILITY PLAN 2023–2033

(File Ref. No. 08-4055-05) (REDMS No. 7579296)

#### **CNCL-101**

#### See Page CNCL-101 for full report

#### GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) That the Richmond Accessibility Plan 2023–2033 as outlined in the report titled, "Richmond Accessibility Plan 2023–2033", dated February 21, 2024 from the Director, Community Social Development, be adopted; and
- (2) That the Richmond Accessibility Plan 2023–2033 be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.

Consent Agenda Item 9. APPLICATION BY BILLARD ARCHITECTURE INC. FOR REZONING AT 8180, 8200, 8220, 8240, 8260, 8280 AND 8300 LESLIE ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "LIGHT INDUSTRIAL, OFFICE AND LIMITED COMMERCIAL (ZI21) - ABERDEEN VILLAGE (CITY CENTRE)" ZONE AND THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE

(File Ref. No. RZ 20-921503) (REDMS No. 7423001)

#### **CNCL-193**

#### See Page CNCL-193 for full report

#### PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 to create the "Light Industrial, Office and Limited Commercial (ZI21) — Aberdeen Village (City Centre)" zone, and to rezone 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the "Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) — Aberdeen Village (City Centre)" zone and the "School & Institutional Use" zone, be introduced and given first reading.

Consent Agenda Item 10. APPLICATION BY POONI GROUP FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13651 BRIDGEPORT ROAD

(File Ref. No. TU 23-024083) (REDMS No. 7574005)

#### CNCL-248

#### See Page CNCL-248 for full report

#### PLANNING COMMITTEE RECOMMENDATION

- (1) That the application by Pooni Group for a Temporary Commercial Use Permit (TU 23-024083) to allow a maximum of 1,490 m² (16,043 ft²) of floor area to be used for 'Warehouse Sales' limited to the sale of household appliances, and the provision of 87 parking spaces, at 13651 Bridgeport Road until February 28, 2027 be considered; and,
- (2) That the application be forwarded to the May 21, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.

Consent Agenda Item 11. REQUEST TO EXTEND THE REZONING ADOPTION DEADLINE FOR THE APPLICATION BY LANDA OVAL DEVELOPMENT LTD AT 6851 AND 6871 ELMBRIDGE WAY

(File Ref. No. RZ 17-782750) (REDMS No. 7606790)

#### **CNCL-270**

#### See Page CNCL-270 for full report

#### PLANNING COMMITTEE RECOMMENDATION

That the rezoning adoption extension request, by Landa Oval Development Ltd., be granted and that the Rezoning Considerations (Item 25) be revised to require Bylaw 10423 to be adopted on or before June 10, 2024.

Consent Agenda Item 12. LOW-END MARKET RENTAL (LEMR) PROGRAM AND LEMR UNIT MANAGEMENT

(File Ref. No. 08-4057-051) (REDMS No. 7575578)

**CNCL-278** 

### See Page CNCL-278 for full report

#### PLANNING COMMITTEE RECOMMENDATION

That staff be authorized, via an expression of interest, to explore opportunities to retain an independent organization to manage the Low-End Market Rental (LEMR) Program and report back to Council.

\*\*\*\*\*\*\*

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

\*\*\*\*\*\*\*

PUBLIC ANNOUNCEMENTS AND EVENTS

**NEW BUSINESS** 

BYLAWS FOR ADOPTION

CNCL-302 Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10542

Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

Council Agenda – Monday, April 8, 2024				
Pg. #	ITEM			
		Chak Luen Ho and Abey Yee to delegate on the Steveston London Dog Park		
	15.	Motion to rise and report.		
		ADJOURNMENT		



## **Regular Council**

## Monday, March 25, 2024

Place:

Council Chambers

Richmond City Hall

Present:

Mayor Malcolm D. Brodie

Councillor Chak Au Councillor Carol Day

Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Corporate Officer - Claudia Jesson

Call to Order:

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

RES NO. ITEM

## **MINUTES**

R24/6-1

. It was moved and seconded

That:

- (1) the minutes of the Regular Council meeting held on March 11, 2024, be adopted as circulated; and
- (2) the minutes of the Regular Council meeting for Public Hearings held on March 18, 2024, be adopted as circulated.

**CARRIED** 



## Regular Council Monday, March 25, 2024

## **AGENDA ADDITIONS & DELETIONS**

R24/6-2

It was moved and seconded

That the following groups for public engagement be added to Item No. 7 - "Economic Development Strategy Update" CNCL page 43-Table 1 (Workplan): Chamber of Commerce, Steveston Harbour Authority, Farming groups and co-ops, Trucking and Transportation groups, and Chinese Business groups.

That Item No. 12– "Low-End Market Rental (LEMR) Program and LEMR Unit Management" be deleted from the Council Agenda and be moved to the April 8th Council meeting

CARRIED

## **PRESENTATION**

Rose Gardner and Devyn Cairns, HUB Cycling, presented the 2023 HUB Cycling Education Champion Award to the City of Richmond in recognition of the City's contribution in expanding cycling education initiatives at local schools and throughout the community.

Jane Fernyhough, Chair, Board of Directors, Richmond Gateway Theatre Society and Barbara Tomasic, Executive Artistic Director, Richmond Gateway Theatre Society, presented their annual report with the aid of a PowerPoint presentation (copy on file, City Clerk's office) highlighting the following information:

- In 2023 the Lunar New Year was celebrated with a live play reading and lantern making activity;
- Hey Viola, a musical production, played on the Gateway Theatre mainstage for 9 performances in April 2023;
- Gateway Theatre received the Ovation Award for Best Professional Production in Vancouver for their production of Cinderella;
- Gateway Theatre is committed to community outreach;



## Regular Council Monday, March 25, 2024

- In 2023 a workshop was produced of Kowloon Bay by Jovanni Sy which is expected to be presented on the main stage in 2026;
- The Gateway Theatre Academy delivered more then 490 hours of theatre education to 143 students;
- Community rentals are almost up to pre-pandemic levels;
- There was a revenue surplus in 2023 due to covid funding;
- To attract younger ticket buyers focus has been on marketing single ticket sales instead of subscriptions;
- City staff are working with Gateway Theatre to prepare and submit a Canada Cultural Services Space Fund grant application;
- The final show of the current season will be Baskerville: A Sherlock Holmes Mystery playing from April 11 to April 20; and
- 2024/2025 Season is the 40<sup>th</sup> anniversary season for Gateway Theatre.

## COMMITTEE OF THE WHOLE

R24/6-3 2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:15 p.m.).

**CARRIED** 

- 3. Delegations from the floor on Agenda items None.
- R24/6-4 4. It was moved and seconded *That Committee rise and report (7:16 p.m.).*

CARRIED

**CONSENT AGENDA** 



## Regular Council Monday, March 25, 2024

R24/6-5

5. It was moved and seconded

That Items No. 6 through No. 11 and 13 through 17 be adopted by general consent.

**CARRIED** 

#### 6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on March 12, 2024;
- (2) the General Purposes Committee meeting held on March 18, 2024;
- (3) the Planning Committee meeting held on March 19, 2024
- (4) the Public Works and Transportation Committee meeting held on March 20, 2024; and
- (5) the Council/School Board Liaison Committee meeting held on January 31, 2024,

be received for information.

#### ADOPTED ON CONSENT

## 7. ECONOMIC DEVELOPMENT STRATEGY UPDATE

(File Ref. No. 08-4150-13-001) (REDMS No. 7586290)

That the approach to updating the City's Economic Development Strategy as outlined in the staff report titled, "Economic Development Strategy Update," dated February 23, 2024, from the Director, Business Services, be endorsed.

#### ADOPTED ON CONSENT

## 8. HOMELESSNESS STRATEGY 2019-2029: 2023 UPDATE

(File Ref. No. 08-4057-11-03) (REDMS No. 7556775, 7561726)

(1) That the Homelessness Strategy 2019–2029: 2023 Update, as outlined in the staff report titled "Homelessness Strategy 2019–2029: 2023 Update", dated February 12, 2024 from the Director, Community Social Development, be received for information; and



## Regular Council Monday, March 25, 2024

(2) That the Homelessness Strategy 2019–2029: 2023 Update be distributed to key community partners, local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.

#### ADOPTED ON CONSENT

9. AMENDMENTS TO THE BUILDING REGULATION BYLAW NO. 7230

(File Ref. No. 12-8060-20-010506; 12-8060-20-010504; 12-8060-20-010505; 12-8060-20-010544) (REDMS No. 7577843, 7130814, 7251579, 7251640, 7327626)

- (1) That Building Regulation Bylaw No.7230, Amendment Bylaw No. 10506, be introduced and given first, second and third readings;
- (2) That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10504, be introduced and given first, second and third readings;
- (3) That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 10505, be introduced and given first, second and third readings; and
- (4) The Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10544, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

10. RICHMOND HERITAGE COMMISSION 2023 ANNUAL REPORT AND 2024 WORK PROGRAM AND BUDGET ALLOCATION (File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 7575141)

That the Richmond Heritage Commission's 2023 Annual Report and 2024 Work Program and Budget Allocation, as presented in the staff report titled "Richmond Heritage Commission 2023 Annual Report and 2024 Work Program and Budget Allocation", dated February 20, 2024, from the Director of Policy Planning, be approved.

ADOPTED ON CONSENT



## Regular Council Monday, March 25, 2024

11. HOUSING AGREEMENT BYLAW NO. 10545 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 6851 AND 6871 ELMBRIDGE WAY

(File Ref. No. 12-8060-20-010545) (REDMS No. 7591913, 7591864)

That Housing Agreement (6851 and 6871 Elmbridge Way) Bylaw No. 10545 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by rezoning application RZ 17-782750, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

12. LOW-END MARKET RENTAL (LEMR) PROGRAM AND LEMR UNIT MANAGEMENT

(File Ref. No. 08-4057-051) (REDMS No. 7575578)

Please see Page 2 for action on this item.

13. E-SCOOTER PILOT PROJECT UPDATE

(File Ref. No. 03-1000-20-7204P; 10-6460-03) (REDMS No. 7529724)

- (1) That the extension of the City's E-Scooter Pilot Project as described in the staff report titled "E-Scooter Pilot Project Update", dated February 21, 2024, from the Director, Transportation, be endorsed;
- (2) That staff advise the Province that the City of Richmond consents to the Electric Kick Scooter Pilot Project taking place within the City, effective April 5, 2024; and
- (3) That staff provide a yearly safety and enforcement review.

ADOPTED ON CONSENT



## Regular Council Monday, March 25, 2024

# 14. WATER CONSERVATION RELATED TO SINGLE-PASS COOLING SYSTEMS

(File Ref. No. 10-6650-14-01) (REDMS No. 7566529)

That, as outlined in the staff report titled "Water Conservation Related to Single-Pass Cooling Systems", dated February 27, 2024, from the Director, Engineering, the proposed resident and business engagement strategy for water conservation related to single-pass cooling systems be endorsed.

#### ADOPTED ON CONSENT

## 15. AWARD OF CONTRACT 8247P – SECURITY GUARD SERVICES (File Ref. No. . 03-1000-20-8247P) (REDMS No. 7521749)

- (1) That Contract 8247P Security Guard Services be awarded to The British Columbia Corps of Commissionaires for a three-year term for an estimated value of \$1,351,000.00, excluding taxes, as described in the report titled "Award of Contract 8247P Security Guard Services," dated February 12, 2024 from the Director, Facilities and Project Development;
- (2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial three-year term up to the maximum term of five years, for the additional estimated value of \$971,000.00, excluding taxes;
- (3) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contracts and all related documentation with The British Columbia Corps of Commissionaires; and
- (4) That the Consolidated 5 Year Financial Plan (2024-2028) be amended to increase the Engineering and Public Works operating budget by \$272,234.00 funded by the Rate Stabilization Account as detailed in the report titled "Award of Contract 8247P Security Guard Services," dated February 12, 2024, from the Director, Facilities and Project Development.

ADOPTED ON CONSENT



## Regular Council Monday, March 25, 2024

# 16. AWARD OF CONTRACT 8274Q - ON-CALL PLUMBING CONTRACTOR SERVICES

(File Ref. No. 03-1000-20-8274Q) (REDMS No. 7529360)

- (1) That Contract 8274Q On-Call Plumbing Contractor Services be awarded to Baza Ventures Inc. (dba PJB Mechanical), Pacific Mechanical Systems Ltd. (dba Kern BSG Management Ltd.) and Cobing Building Solutions Ltd. (dba C&C Electrical Mechanical) for a three-year term for an aggregate value of \$2,020,000.00, excluding taxes, as described in the report titled "Award of Contract 8274Q On-Call Plumbing Contractor Services," dated February 14, 2024 from the Director, Facilities and Project Development;
- (2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to extend the initial three-year term, up to a maximum of five years, for an additional value of \$1,385,000.00 excluding taxes; and
- (3) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contracts and all related documentation with Baza Ventures Inc. (dba PJB Mechanical), Pacific Mechanical Systems Ltd. (dba Kern BSG Management Ltd.) and Cobing Building Solutions Ltd. (dba C&C Electrical Mechanical) over the five-year term.

ADOPTED ON CONSENT

# 17. SOLID WASTE AND RECYCLING REGULATION BYLAW NO. 6803, AMENDMENT BYLAW NO. 10542

(File Ref. No. 12-8060-20-010542) (REDMS No. 7566870, 7576407)

That Solid Waste and Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10542 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

## PUBLIC ANNOUNCEMENTS AND EVENTS



## Regular Council Monday, March 25, 2024

Mayor Brodie congratulated and thanked Joe Erceg, General Manager Planning and Development for his 26 years of service, highlighting Mr. Erceg's significant contributions to the City of Richmond.

## BYLAW FOR 1st/2nd/3rd READINGS AND REVISIONS

# ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW NO. 10225

(File Ref. No. 06-2290-20-183; RZ 19-870807) (REDMS No.)

R24/6-6

It was moved and seconded

- (1) Road Closure and Removal of Road Dedication Bylaw No. 10225 (Portion of Road adjacent to 8740, 8760, 8780, and 8800 Spires Road) be introduced and given 1st, 2<sup>nd</sup> and 3<sup>rd</sup> readings;
- (2) The required notice of road closure and disposition of the closed road be advertised prior to final adoption;
- (3) Staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;
- (4) Staff be authorized to take all necessary steps to raise title to the road closure areas totalling ±170.8 square metres and transfer them to 1219002 B.C. Ltd. or its designate for \$580,000 plus applicable taxes; and
- (5) Staff be authorized to take all necessary steps to complete all matters as contained in the report titled "Road Closure and Removal of Road Dedication Bylaw No. 10225 (Portion of Road adjacent to 8740, 8760, 8780, and 8800 Spires Road) and Disposition of the Closed Road Area in relation to RZ 19-870807" dated February 10, 2022 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.

**CARRIED** 



## Regular Council Monday, March 25, 2024

# ADMINISTRATIVE REVISION – ZONING BYLAW 8500, AMENDMENT BYLAW 10465

(File Ref. No. 06-2290-20-183; RZ 19-870807) (REDMS No.)

R24/6-7

It was moved and seconded

That Zoning Bylaw 8500, Amendment Bylaw 10465 be amended to add the following legal descriptions:

- (1) P.I.D. 010-472-517 Lot 15 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489;
- (2) P.I.D. 004-063-309 Lot 16 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489:
- (3) P.I.D. 010-472-541 Lot 17 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489;
- (4) P.I.D. 009-104-194 Lot 18 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489; and
- (5) a closed portion of Spires Road and Cook Crescent dedicated by Plan 21489, Sections 9, Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 128236.

**CARRIED** 

## BYLAW FOR ADOPTION

R24/6-8

It was moved and seconded

That Road Closure and Removal of Road Dedication Bylaw No. 10459 be adopted.

**CARRIED** 

## PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R24/6-9

18. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:57 p.m.).

**CARRIED** 



## **Regular Council** Monday, March 25, 2024

R24/6-10

19. It was moved and seconded

That Committee rise and report (7:58 p.m.).

**CARRIED** 

## **ADJOURNMENT**

R24/6-11

It was moved and seconded

That the meeting adjourn (7:59 p.m.).

**CARRIED** 

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, March 25, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

## **metro**vancouver

## **BOARD IN BRIEF**

4515 Central Blvd, Burnaby, BC V5H 4J5

604-432-6200

metrovancouver.org

#### For Metro Vancouver meetings on Friday, March 22, 2024

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: media@metrovancouver.org.

## **Metro Vancouver Regional District**

#### E1.1 Barnston Island Dike Improvement Project – Updated Dike Assessment

**APPROVED** 

Metro Vancouver is the local government for Barnston Island and is responsible for emergency management for the island. There is a 10-kilometre ring dike on the island to protect it from flooding that is maintained by the local resident-volunteer Barnston Island Diking District and overseen directly by the Province. Recognizing the longstanding need to make improvements to the dike, the Province provided Metro Vancouver with a grant of \$5.25 million in 2023 to manage the process and implementation of dike improvements.

As a first step, Metro Vancouver retained Northwest Hydraulic Consultants Ltd. to review and update the 2012 Barnston Island Dike Assessment Report, including updating previously estimated costs of recommended improvements and re-evaluating priority ratings. The updated assessment has been recently completed and is presented as part of this staff report. Staff developed a list of priorities as a guide for implementing individual improvements using the grant amount as a maximum budget, and with the aim of completing all improvements by the March 22, 2026 provincial deadline.

The Board received the report and directed staff to use the cost and priority rating table as presented in this report, as a guide for implementing individual Barnston Island dike infrastructure improvements.

#### E1.2 Electoral Area A Community Works Fund – University Endowment Lands Project

**APPROVED** 

The Community Works Fund is delivered to all local governments in British Columbia through a direct annual allocation to support local eligible priorities, and is distributed within Electoral Area A based on community population. Over the past 10 years, the annual amount Electoral Area A receives has averaged approximately \$130,000. As of the end of 2023, the University Endowment Lands' (UEL) accumulated portion based on population stands at approximately \$160,000. In 2022 and 2023, the Electoral Area A Director and staff consulted with the UEL Community Advisory Council (CAC) and UEL administration on potential projects that are eligible under the Community Works Fund. In January 2024, the UEL CAC, with support from the UEL administration, endorsed seeking funding for the Chancellor Boulevard Sidewalk Project with an estimated cost of \$157,000. The project involves replacement of the current substandard walkway with a two-metre-wide finished concrete sidewalk.

The Board approved funding from the Electoral Area A Community Works Fund as presented.

604-432-6200

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#### E1.3 Electoral Area A Emergency Response Reimbursement – Update

RECEIVED

The Electoral Area A Emergency Response Reimbursement Temporary Policy expired December 31, 2022. The temporary policy set out rules (e.g. eligible costs, maximum reimbursement amounts) for reimbursing adjacent local governments for responding to emergencies on their own accord in the portions of Electoral Area A outside of UBC and UEL. Before the temporary policy expired, Metro Vancouver led the development of a Regional Public Works Mutual Aid Agreement that was signed by the MVRD for Electoral Area A, and by all member jurisdictions that are adjacent to the rural and remote areas of Electoral Area A. The agreement enables mutual aid upon request in the event of an emergency that is beyond the capacity of a single local authority and is effective as of December 31, 2022.

Under the mutual aid agreement, Metro Vancouver is able to request assistance for an emergency in Electoral Area A, and would then reimburse the responding local authority for their costs. If a local authority responds to an emergency in Electoral Area A on their own accord, the agreement would not be activated and any reimbursement would be at the discretion of Metro Vancouver. The agreement has yet to be used in Electoral Area A, and staff will keep the Electoral Area Committee and MVRD Board apprised of any instances of its use, along with an evaluation of its effectiveness as a tool to address emergencies in Electoral Area A.

The Board received the report for information.

#### E2.1 Pilot Program to Permit Alcohol Consumption in Regional Parks

**APPROVED** 

In June 2023, the Regional Parks Committee directed staff to report back on the feasibility of a pilot project to allow for the responsible consumption of alcohol in select areas of some regional parks. Utilizing specific site criteria, staff have developed a proposed pilot program for 2024 that would permit responsible alcohol consumption in designated areas at six regional parks:

- Boundary Bay Regional Park
- Brunette Fraser Regional Greenway
- Campbell Valley Regional Park
- Capilano River Regional Park
- Derby Reach Regional Park
- Iona Beach Regional Park

The 2024 pilot program is proposed to run from Friday, June 28 to Monday, October 14, with alcohol consumption to be permitted at any time during park hours during the duration of the pilot program.

The Board approved the pilot program for the six regional parks, directed staff to report back with any required bylaw amendments, and directed staff to report back with a new draft liquor in parks bylaw to ensure compliance with the *Liquor Control and Licensing Act of the Province of British Columbia*.

604-432-6200

metrovancouver.org

### E2.2 Amended təmtəmíx wtən/Belcarra South Design Concept

**APPROVED** 

A draft Amended təmtəmíx "tən/Belcarra South Design Concept includes improved trail and road connections, invasive species removal, rehabilitation of an existing creek, improved beach access, a picnic area, small amphitheater, restoration of the Bole House as a bookable multipurpose space, and the removal of the seven cabin structures.

Staff are working closely with səlilwətał (Tsleil-Waututh Nation) on all aspects of the project. The Amended təmtəmíx tən/Belcarra South Design Concept will improve visitor experience and resource management at təmtəmíx tən/Belcarra Regional Park, and reduce capital and operating expenses.

The Board approved an amended design concept for təmtəmíx tən/Belcarra South as presented.

#### E2.3 Manager's Report - Regional Parks

**RECEIVED** 

The Board received for information a report that includes the Regional Parks Committee Work Plan for 2024 as well as information on:

- Volunteer appreciation and networking event
- Metro Vancouver Regional Parks Foundation 2023 annual report
- Regional Park at Cape Roger Curtis project update
- Family Day events, February 19
- Pacific Spirit Regional Park upcoming event: Night Quest, March 22 and 23

#### E3.1 Regional Multi-Hazard Mapping Project

**RECEIVED** 

This report highlights the results of the Regional Multi-Hazard Mapping project, which includes the completion of regional single-hazard maps, data quality rating maps, and multi-hazard maps for coastal flooding, riverine flooding, earthquake, and wildfire. Understanding the region's at-risk and hazard-exposed areas is critical to making informed land-use decisions. The results will allow Metro Vancouver and member jurisdictions to consider and integrate regional-scale hazard information for several hazard types into planning analysis, projects, and models for the first time. The results found that in a high-probability scenario, approximately 63 per cent of Metro Vancouver's land base would be susceptible to one to three hazard types of the four hazards assessed in this study. The mapping will be shared internally and externally with key partners, and will be made publicly available upon request. Metro Vancouver will update the hazard maps in the future as new data becomes available. The Regional Planning work plan for 2024 includes a project that will explore options to supplement these hazard maps with information related to risk and vulnerability to determine how local and regional resilience efforts can be best supported and coordinated to minimize the risks to people and property.

The Board received the report for information.

604-432-6200

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### E3.2 Metro 2050 Implementation Guideline – Sewerage Area Amendment Applications

**APPROVED** 

Metro Vancouver is developing and updating a suite of implementation guidelines in an effort to support the interpretation and implementation of *Metro 2050*. This updated implementation guideline is intended to be a resource that member jurisdictions can refer to when considering applying for amendments to regional sewerage areas.

The main changes include describing common sewerage area amendment scenarios and corresponding board procedures, updating the sewerage area amendment application process diagram, and readability improvements.

The Board endorsed the *Metro 2050 Implementation Guideline – Sewerage Area Amendment Applications* as presented.

#### E3.3 Request for Sanitary Service Connection at 4276 – 248 Street, Township of Langley

**APPROVED** 

The Township of Langley requested an amendment to the Fraser Sewerage Area boundary to include the building footprints on 4276 – 248 Street. The application is seen to be generally consistent with *Metro 2050*.

The Board resolved that Township of Langley's requested regional sewer service boundary amendment is generally consistent with the provisions of *Metro 2050*, and shall forward it the to the GVS&DD Board for consideration.

# E3.4 Acceptance of the Fraser Valley Regional District Regional Growth Strategy - Bylaw APPROVED No. 1706, 2023

The Fraser Valley Regional District (FVRD) has submitted its *Fraser Valley Future 2050* regional growth strategy (*Bylaw No. 1706, 2023*) to Metro Vancouver for acceptance. Per Section 436 of the *Local Government Act,* before such a bylaw can be adopted, other affected local governments must pass a resolution formally accepting the regional growth strategy. Staff have reviewed the strategy relative to *Metro 2050* and have found the two regional growth strategies to be well aligned.

The Board accepted the FVRD's *Fraser Valley Future 2050* pursuant to Section 436 of the *Local Government Act* and resolved to send a letter forwarding the Board resolution to the FVRD Board.

## E3.5 Inclusionary Housing Policy Review – Final Report and Regional Model Policy Framework

**RECEIVED** 

The *Inclusionary Housing Policy Review* assesses inclusionary housing policies and practices in the region, and advances a regional inclusionary housing model informed by best practices, economic analysis, and stakeholder feedback for inclusionary housing. Inclusionary housing has been an important tool in the region, contributing approximately 9,200 new below-market units to date. Recent changes to provincial legislation, changing market conditions, and experience in implementing current policies suggest opportunities to better use inclusionary housing tools in the region.

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The regional model policy framework is intended to help member jurisdictions seeking to adopt or update inclusionary housing policies and encourage policy consistency across the region, while recognizing the varied housing markets in Metro Vancouver and impacts of inclusionary housing on development feasibility.

The Board received the report for information and resolved to send correspondence to member jurisdictions, requesting that the regional model policy framework be considered when adopting or updating inclusionary housing policies.

#### E4.1 Metro Vancouver Long-Term Financial Plan Framework and Timeline

**APPROVED** 

The draft Metro Vancouver Long-Term Financial Plan framework and timeline that was presented in January's Finance Committee was well received by the regional advisory committees. The framework will include assumptions on long-term trends and potential risks region wide with respect to supply chain, inflation, interest, development revenue and other levels of government funding. With the significant changes to the population planning projections, which have impacts to infrastructure planning, costs and funding sources, the draft Long Term Financial Plan will be brought forward in the fourth quarter of 2024.

The Board approved the Long-Term Financial Plan framework and timeline as presented.

### E5.1 Provincial Housing Legislation: Provincial Advocacy and Supportive Roles

**APPROVED** 

In early November 2023, the Province of BC introduced legislation intended to stimulate the infill and intensification of housing in single-detached neighbourhoods and transit-oriented areas. Since the release of the new housing legislation, Metro Vancouver has been working with member jurisdictions and the Province at multiple levels to engage, support, and receive feedback regarding the potential impacts of the legislation and regulations, as well as considering potential roles for Metro Vancouver in supporting the implementation in the region.

Engagement with, and continued advocacy to, the Province will be critical to mitigate the shared concerns that are being raised by local governments. While Metro Vancouver has an important role to play in helping to coordinate a regional response to the legislation, advocacy efforts will be multifaceted, and will involve separate efforts from individual local governments and the Union of BC Municipalities. Feedback from across the region has highlighted three advocacy areas that would be relevant and appropriate for Metro Vancouver to advance to the Province: infrastructure investments; improved alignment with *Metro 2050*, the regional growth strategy; and greater support for non-market or affordable housing.

To support member jurisdictions in implementing the legislation and to make best use of resources, feedback was also sought on areas where Metro Vancouver is able to support its members. Considering that member jurisdictions are sensitive to infringement on local jurisdiction, staff have identified three balanced roles where Metro Vancouver could assist: housings needs reports; cooperative procurement for consulting support; and regional modelling or mapping.

The Board directed staff to provide an "opt in" opportunity for member jurisdictions for Metro Vancouver to undertake the housing needs reports as per the provincial methodology and requirements; directed staff to advance and coordinate "opt in" opportunities for co-operative procurement of consultants for member jurisdictions necessary for implementing the new provincial housing legislation; and resolved to advance

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advocacy actions to the Province directed towards: infrastructure programs and funding to ensure that sufficient infrastructure is in place to accommodate the increases in population and housing projected; better alignment with *Metro 2050*; and stronger support for non-market and affordable housing.

## G1.1 Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024

**APPROVED** 

The Metro Vancouver Housing Corporation (MVHC) is seeking to borrow through MVRD an amount up to \$70 million over the next five years, to fund required building envelope repairs and deep retrofits to reduce greenhouse gas emissions and improve energy efficiency at several of its housing complexes.

Adoption of a loan authorization bylaw is required to allow long-term borrowing from the Municipal Finance Authority on behalf of MVHC up to \$70 million.

The Board approved entering into an agreement with MVHC authorizing borrowing from MFA for the capital programs as requested.

The Board gave first, second, and third readings to *Loan Authorization Bylaw No. 1381, 2024* and forwarded it to the Inspector of Municipalities for approval.

Upon approval from the Inspector of Municipalities, the Board will direct the Corporate Officer to undertake an alternative approval process. Further more the Board specified the extent, form, and deadline for receiving elector responses to obtain participating area approval for the bylaw pursuant to section 407(3)(b) of the *Local Government Act*.

### E2.1 Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023 Al

**APPROVED** 

In April 2023, the Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the 2024-2028 Financial Plan, and directed staff to approach the financial plan with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Engagement with industry, member jurisdictions, First Nations and the public was undertaken in fall 2023, during which feedback and comments were received and addressed.

On October 27, 2023, the GVS&DD, GVWD, and MVRD Boards gave third reading to the three DCC bylaws and subsequently sent them to the Inspector of Municipalities, who granted statutory approval in February 2024. The bylaws will be effective as of January 1, 2025 with a three-year phase-in of the DCC rates to a one-per-cent assist factor to January 1, 2027.

The Board adopted the Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023.

### I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees as follows.

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#### Regional Parks Committee - March 6, 2024

Delegations:

C1 Dr. Cheryl Young, Fraser Health Authority

Subject: Pilot Program to Permit Alcohol Consumption in Regional Parks

C2 Dr. Michael Schwandt, Vancouver Coastal Health

Subject: Pilot Program to Permit Alcohol Consumption in Regional Parks

Regional Planning Committee - March 8, 2024

Information Items:

### E7 Regional Food System Strategy Update - Scope of Work and Engagement (Phase 2)

Since endorsing its first *Regional Food System Strategy* (RFSS) in 2011, Metro Vancouver and its member jurisdictions have collectively worked to support a sustainable, resilient, and healthy food system. These efforts focused on continuing to protect agricultural land and food production and increase local food security in the face of advancing climate stability, changing socio-economic circumstances, and regional development pressures. During preparation of the *Climate 2050 Agriculture Roadmap*, endorsed by the MVRD Board in 2023, an update to the *Regional Food System Strategy* was identified in order to address ongoing policy gaps. The update to the RFSS, identified in the Board Strategic Plan (2022-2026) as a priority action, is intended to connect with all segments and sectors of the region's food system, understand the issues, challenges, and successes each sector has experienced over the past 13 years, develop a shared vision and goals, and establish actions and a strategic direction to move forward.

#### Mayors Committee - March 15, 2024

Information Items:

# E2 Report on 2024 Invest Vancouver Management Board Meeting Schedule, Work Plan, and the Invest Vancouver 2024 Annual Plan

The attached report titled 2024 Invest Vancouver Management Board Meeting Schedule, Work Plan, and the Invest Vancouver 2024 Annual Plan was considered by the Invest Vancouver Management Board at its meeting of February 2, 2024 and by the MVRD Board at its meeting of February 23, 2024, and is presented here to the Mayors Committee for its information. Invest Vancouver works closely with member jurisdictions to support local economic development plans. For example, since the MVRD Board's adoption of the *Invest Vancouver 2024 Annual Plan*, the City of Surrey, at its January 29, 2024 council meeting, approved the Invest Surrey's 2024 Economic Strategy. This economic strategy focuses on the City of Surrey a modern, highly-livable, world-class city while also positioning it as a recognized investment destination and innovation centre in the region.

Economic development plans support collaboration and coordinated efforts between industries, community partners and stakeholders, and Invest Vancouver works with member jurisdictions to attract foreign direct investments in order to facilitate the creation of high-value jobs to advance broadly shared prosperity for all residents of the Metro Vancouver region. Local economic strategies and Invest Vancouver's 2024 Annual Plan are intended to complement each other, and both will help build a future-

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**APPROVED** 

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focused economy for the region that can compete globally and increase resiliency to endure shocks resulting from times of uncertainty.

#### **Metro Vancouver Housing**

# E1.1 Award of ITT No. 23-411 for Construction Services for Strathearn Court – Building Envelope Rehabilitation

As a part of Metro Vancouver Housing's Asset Management Program, the Strathearn Court site was identified in 2018 as requiring a full building envelope renewal. The project will be completed with tenants remaining in place, and is focused on exterior renovations to renew, revitalize, and extend the serviceable life (50 years) of the existing townhouses and apartment building. The project is construction ready, with a building permit issued by the City of Vancouver on October 30, 2023. This renewal project provides an excellent opportunity to significantly improve energy performance and sustainability, which directly impacts tenant comfort and affordability. Upon completion, there will be an estimated reduction in energy and GHG by 25 per cent, which will contribute to the *Metro Vancouver Housing 10-Year Plan* as part of MVH's GHG Reduction Plan.

The Board approved award of a contract for Strathearn Court – Building Envelope Rehabilitation in the amount of up to \$8,160,895 (exclusive of taxes) to Signia Construction Ltd, subject to final review by the CAO.

#### **Greater Vancouver Water District**

# G1.1 Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. APPROVED 260, 2023

In April 2023, the Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the 2024-2028 Financial Plan, and directed staff to approach the financial plan with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Significant engagement with industry, member jurisdictions, First Nations and the public was undertaken in fall 2023, during which feedback and comments were received and addressed.

On October 27, 2023, the GVS&DD, GVWD and MVRD Boards gave third reading to the three DCC bylaws and subsequently sent them to the Inspector of Municipalities, who granted statutory approval in February 2024. The bylaws will be effective as of January 1, 2025 with a three-year phase-in of the DCC rates to a one-per-cent assist factor to January 1, 2027.

The Board adopted the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No.* 260, 2023.

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

# G1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023

**APPROVED** 

In April 2023, the Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the financial plan with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Significant engagement with industry, member jurisdictions, First Nations and the public was undertaken in fall 2023, during which feedback and comments were received and addressed.

On October 27, 2023, the GVS&DD, GVWD and MVRD Boards gave third reading to the three DCC bylaws and subsequently sent them to the Inspector of Municipalities, who granted statutory approval in February 2024. The bylaws will be effective as of January 1, 2025 with a three-year phase-in of the DCC rates to a one-per-cent assist factor to January 1, 2027.

The Board adopted the *Greater Vancouver Sewerage* and *Drainage District Development Cost Charge Bylaw No. 371, 2023.* 





## **General Purposes Committee**

Date:

Tuesday, April 2, 2024

Place:

Council Chambers

Richmond City Hall

Present:

Mayor Malcolm D. Brodie, Chair

Councillor Chak Au Councillor Carol Day

Councillor Laura Gillanders (by teleconference)

Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Call to Order:

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

## **MINUTES**

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on

March 18, 2024, be adopted as circulated.

**CARRIED** 

## General Purposes Committee Tuesday, April 2, 2024

## **DELEGATIONS**

1. (1) Catharine Hume, Co-Executive Director, RainCity Housing and Sean Spear, Associate Director, RainCity Housing, presented on Alderbridge Supportive Housing highlighting that (i) Alderbridge received an extension for 3.5 years, (ii) provide transitional housing for people experiencing homelessness noting that many of their tenants also experience substance use and mental health challenges, (iii) provide onsite internal and external support services highlighting their Peer Services Department and Tapestry Church partnership, (iv) pet friendly housing and pet care, (v) offer assistance in obtaining identification, filing taxes and educational tools that all support tenants becoming independent, and (vi) currently have 5-6 tenants looking for permanent housing.

In reply to queries from Committee, the delegation noted that (i) RainCity is interested in additional supportive housing opportunities in Richmond, (ii) the eligibility criteria is given to those that have lived in Richmond for 1 year with established community connections, (iii) not an abstinent based program focusing on housing first, and (iv) RainCity works with outreach workers daily and the hiring of the City's outreach staff is welcomed.

(2) Julie Roberts, Executive Director, Community Builders spoke on Aster Place Supportive Housing noting that (i) Aster Place opened in September 2022, providing transitional housing for 40 people, (ii) pet friendly, inclusive, holistic community based program helping people to stabilize and to gain the skills and tools needed to move on to permanent housing, (iii) provide daily support workers focused on individual plans and primary care, (iv) offer cultural, indigenous, professional and peer services and supports, (v) onsite chef that provides meal programs and education, and (vi) several residents waitlisted for permanent housing.

In reply to queries from Committee, the delegate noted that (i) recent rent subsidies received and the hiring of a mobile support worker is helping their residents move into LEMRs and/or private rentals, (ii) Aster Place's Peer Program allows residents to earn a small income, build a resume and gain employment, (iii) continually looking for affordable housing options and registries within Richmond, and (iv) outreach workers are regularly involved at Aster Place and they look forward to the support and partnership with the City's outreach staff.

## General Purposes Committee Tuesday, April 2, 2024

(3) Brenda Plant, Executive Director, Turning Point Recovery Society, representing the Storeys' consortium spoke on the Supportive Housing at Storeys highlighting that (i) Storeys innovative design concept includes 129 units of affordable housing, commercial and office space noting the Social Enterprise Café onsite, (ii) the success of Storeys is a collaboration between 3 levels of government and 5 non-profit housing providers, and (iii) Storeys offers a diverse selection of programs and supports for seniors, mental health challenges, addiction use, as well as continuing care and after care programs.

In reply to queries from Committee, the delegate noted that (i) affordable housing is the biggest barrier to residents leaving, (ii) residents have access to outreach workers and supports, (iii) an approximate length of stay at Storeys is 5 years, (iv) Richmond Addiction Services and Foundry are great supports for youth addiction, however Richmond does not have a housing program for youth addiction, (v) more social service providers are needed in Richmond but affordable space is difficult to find, and (vi) Turning Point supports the City's new outreach staff.

## PLANNING AND DEVELOPMENT DIVISION

#### 2. RICHMOND ACCESSIBILITY PLAN 2023-2033

(File Ref. No. 08-4055-05) (REDMS No. 7579296)

In response to queries from Committee, staff advised that (i) the plan is designed to meet the requirements of the Accessible British Columbia Act in addition to the City's enhanced design guidelines that utilize the new National Standard for the built environment, (ii) a report will be forthcoming with recommendations around the Rick Hansen Foundation standards, (iii) staff will forward the Richmond Accessibility Plan to the Richmond Chamber of Commerce and the business community in Richmond, and (iv) the Let's Talk Survey feedback allowed staff to review the plan to adjust details and to add clarity.

#### It was moved and seconded

- (1) That the Richmond Accessibility Plan 2023–2033 as outlined in the report titled, "Richmond Accessibility Plan 2023–2033", dated February 21, 2024 from the Director, Community Social Development, be adopted; and
- (2) That the Richmond Accessibility Plan 2023–2033 be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.

**CARRIED** 

## General Purposes Committee Tuesday, April 2, 2024

### 3. MANAGER'S REPORT

None.

## **ADJOURNMENT**

It was moved and seconded *That the meeting adjourn (4:41 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 Tuesday, April 2, 2024.

Mayor Malcolm D. Brodie Chair Mizuguchi, Andrea Legislative Services Associate



## **Report to Committee**

To:

Parks, Recreation and Cultural Services

Date:

February 2, 2024

Committee

Marie Fenwick

File:

11-7375-01/2024-Vol

From:

Director, Arts, Culture & Heritage Services

Re:

Arts Services Year in Review 2023

#### Staff Recommendations

- 1. That the Arts Services Year in Review 2023 as presented in the staff report titled, "Arts Services Year in Review 2023", dated February 2, 2024, from the Director, Arts, Culture and Heritage Services, be received for information; and
- 2. That the Arts Services Year in Review 2023 be circulated to Community Partners and Funders for their information.

MTenvick
Marie Fenwick

Director, Arts, Culture and Heritage Services

(604-276-4288)

Att. 1

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Community Social Development Parks Services Recreation & Sport Services	<u>지</u>	Elf-5		
SENIOR STAFF REPORT REVIEW	Initials:	APPROVED BY CAO		

#### Staff Report

#### Origin

ArtWorks: Richmond Arts Strategy 2019–2024 was developed through extensive community engagement, guidance and consultation to help guide the City's actions in making Richmond a city with a thriving arts scene that animates the city every day; offers rich arts education and experiences, festivals and events; fosters social connections and wellness; builds arts and culture leadership; and provides creative spaces.

The Strategy provides Five Strategic Directions to guide the City and its stakeholders' involvement in supporting the arts sector and ensuring a thriving and visible arts scene in Richmond:

- 1. Ensure affordable and accessible arts for all;
- 2. Promote inclusivity and diversity in the arts;
- 3. Invest in the arts;
- 4. Increase awareness and participation in the arts; and
- 5. Activate public spaces through (and for) the arts.

These strategic directions create a foundation and help to ensure the City is purposeful in its continued advancement of the arts in the community and that the arts play a strong role in place making, community building, tourism, health and social well-being, economic development and more. This report presents *Arts Services Year in Review 2023* (Attachment 1), which highlights this last year's achievements in the arts.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

- 6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.
- 6.3 Foster intercultural harmony, community belonging, and social connections.
- 6.5 Enhance and preserve arts and heritage assets in the community.

#### **Analysis**

The Arts Services Year in Review 2023 describes last year's achievements in the arts. 2023 saw public programming in the arts fully return to, and often surpass, pre-pandemic levels of service provision and participation.

As always, the arts maintained its vital and sustaining presence in the community. City-led programming and artist-led themes continued to explore Richmond's cultural and community identities, reconciliation, local ecology, climate change, and more. Residents and visitors were invited to discover and share new arts experiences at cultural venues, community centres, in the public realm, and online.

Highlights and achievements of 2023 include:

- In October, the City was awarded the 2023 Creative Cities Network of Canada Award of Excellence for Thomas Cannell's monumental glass artwork, *Sea to Sky*, located in the Keltic Development at the corner of No. 3 and Cook Road. At five-storeys high, the work, which was completed through the Private Development Public Art Program, powerfully acknowledges and celebrates Musqueam culture in the heart of City Centre.
- Twenty-two Richmond-based artists were contracted for public art commissions, providing vibrant works for exhibition along No. 3 Road, as well as murals and utility box wraps throughout the city.
- The annual Children's Arts Festival (CAF) continued its City-wide approach to providing in-person artist-led activities for Richmond School District No. 38 (SD 38) students. CAF artists led activities not only at the Richmond Library/Cultural Centre, but also at six community centres and the Richmond Nature Park. Over two weeks, 2,733 children representing 48 classes from 35 Richmond elementary schools took part, many by simply walking or riding their bikes there.
- After a ten-year hiatus, the Richmond Art Gallery revived its popular open-call exhibition
  of postcard-sized artworks open to anyone over age 18. Artworks were sent through the
  postal service, and every artist's entry was accepted into the online and gallery
  exhibition, and later auctioned to raise funds for public programs offered through the
  Richmond Art Gallery Association. The exhibition saw many returning participants and
  included works by 288 artists from 32 countries.
- In partnership with the Richmond Arts Coalition and Britannia Shipyards National
  Historic Site Society, the 20th Richmond Maritime Festival presented more than 50 local
  artists, performers and "pop-up" style heritage storytellers, amidst maritime-themed
  décor and installations throughout the site. Twelve wooden and working boats along the
  dock and a range of food and community vendors rounded out the festival.
- City Centre Community Association marked the darkest day of the year with a new intercultural event, *Invite the Light: A Winter Solstice Celebration*, held at City Centre Community Centre. The event included a meditative labyrinth comprised of 500 lanterns brought to life by Richmond artist Marina Szijarto, a reflective interactive activity by Indigenous artist Christine Mackenzie, stories about local nocturnal wildlife by the Richmond Nature Park, and more.
- From National Indigenous Peoples Day in June through National Day for Truth and Reconciliation in September, the Richmond Cultural Centre rotunda played host to *Hope and Healing Canada*, a site-responsive temporary artwork by Ontario-based Métis artist Tracey-Mae Chambers. As one of more than 100 sites across Canada, the installation—comprised of crochet, knit and woven red yarns—illustrated connections between First Nations, Inuit, and Métis peoples with settlers and newcomers, while addressing the

decolonization of public spaces. Experiences and stories gathered from each participating site will inform a forthcoming book project and traveling exhibition.

- Ranked by the national Culture Days office as No. 1 in BC and No. 3 in Canada for midsize cities based on the level of community engagement and participation, Richmond continued to be a national leader in 2023 with a campaign boasting 93 free, in-person and online activities presented by 62 artists and cultural organizations. The opening weekend event at the Richmond Cultural Centre attracted an estimated 2,000 people.
- \$124,256 was invested through the 2023 Arts and Culture Grant Program providing
  operating and project assistance grants to 21 non-profit arts organizations, in order to
  strengthen the infrastructure of arts and culture organizations, increase funding for arts
  opportunities, show support for the careers of local artists and support a wide range of
  artistic and cultural activity.
- The Richmond Youth Media Program (RYMP), a free referral-based program for youth aged 13–24, completed its 13th year as a signature offering of the Richmond Media Lab. In 2023, 43 RYMP members completed more than 3,200 hours learning media arts skills and building social connections.
- Community event rentals at the Gateway Theatre totaled 44 performances by 20 clients presenting music, dance, awards ceremonies and more.

The Arts Services Year in Review 2023 also highlights the significant value and benefits the arts bring to Richmond by encouraging self-expression, creating a sense of community identity and pride, enhancing understanding of issues in society, providing opportunities to develop and foster new skills and encouraging collaboration and connections. All of these benefits contribute to individual well-being and healthy, sustainable communities.

#### **Financial Impact**

None.

#### Conclusion

The Arts Services Year in Review 2023 highlights activities and achievements in the arts in the community and the importance the arts play in further enhancing Richmond's identity as one of the best places to live, work and play. Art in everyday life creates a sense of place as well as a sense of personal meaning and community identity.

Liesi Jauk

Manager, Arts Services

(604-204-8672)

Att. 1: Arts Services Year in Review 2023



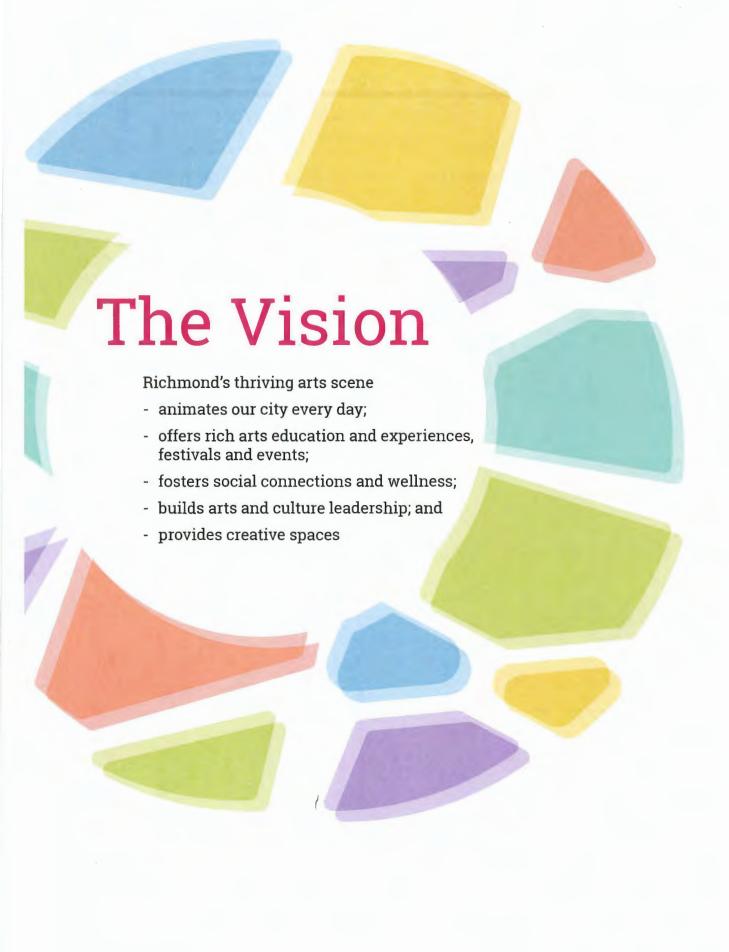














#### TABLE OF CONTENTS

- 6 Community Cultural Development
- 14 Signature Events
- 18 Richmond Art Gallery
- 28 Richmond Public Art Program
- 38 Richmond Arts Centre
- 44 Richmond Media Lab
- 48 Beyond Arts Services
- 56 Gateway Theatre
- 61 Appendix 1: Arts & Culture Grants
- 63 How Richmond Supports Arts & Culture (2023 Statistics)

## Introduction

Against a backdrop of preparation and anticipation for the new Richmond Cultural Centre Annex opening in 2024, 2023 saw public participation and programming in the arts return to, and often surpass, pre-pandemic levels.

It was also a year of notable achievements: a national public art award for Thomas Cannell's monumental glass artwork, *Sea to Sky*; the long-awaited return of both the Lulu speaker series and the Richmond Art Gallery's *International Mail Art* exhibition (288 artists from 32 countries); and a repeat of our long-standing Culture Days ranking as BC's top city and Canada's number three medium-sized city for the total of free, interactive activities: a whopping 93 by 62 local groups and individual artists.

As always, community support, collaboration and development remained at the forefront with the biannual ArtRich exhibition presented by the Richmond Arts Coalition (who are soon to embark on a two-year pilot project with space in the Cultural Centre Annex), the culmination of the year-long *Mosaic Firefly* project engaging two cohorts of seniors and youth around themes of antiracism and discrimination; seven professional development workshops for artists and arts organizations; 22 public art commissions for Richmond artists (including 14 utility box wraps); and more than \$124K invested in the programs and operations of 21 arts and culture organizations through the City grants program.

Themes of identity, public participation and local ecology continue to lead with the majority of activities, programs and exhibitions showcasing, supporting and/or actively involving members of diverse, equity-seeking communities; while again, hands-on public activities working with natural materials marked National Indigenous Peoples Day and other programs.

The 2023 Arts Services Year in Review demonstrates how the City continues to foster arts and cultural opportunities for community engagement and connection, reflecting Richmond's diverse population in cultural facilities, schools, libraries, community centres, festivals and the public realm.

For more about the arts in Richmond, visit HowArtWorks.ca





ArtWorks: Richmond Arts Strategy 2019 – 2024

## **Major Strategic Directions**



1. Ensure affordable and accessible arts for all



2. Promote inclusivity and diversity in the arts



3. Invest in the arts



4. Increase awareness and participation in the arts



5. Activate public spaces through (and for) the arts

The Arts Services Year in Review summarizes progress made towards achieving the goals of *ArtWorks: Richmond Arts Strategy 2019–2024*. Throughout the document, you will see coloured icons that show how the year's activities help to advance the Strategy's five strategic directions.



# Community Cultural Development

Community Cultural Development refers to a wide range of programs, activities and events that support local artists and/or cultural organizations through direct investment, public profile or recognition, professional development and other creative opportunities for collaboration and mentorship.

## Arts and Culture Grant Program 🔒 🥕





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

In addition, an in-person grant writing workshop and information session presented an overview of the grant process and offered coaching on effective grant writing practices to 32 arts practitioners and/or representatives of various arts organizations.

In 2023, Council approved the distribution of \$124,256. A total of \$88,658 in Operating Assistance was distributed to 12 recipients and \$35,600 in Project Assistance went to nine programs and projects. Throughout summer and fall, grant recipients met individually with staff to discuss their programs and share feedback about the grant application process.

"The funds provided by the City of Richmond Operating Grant allow us to further our mission of providing equality of access to quality music education ... and ultimately, deepening our connection and outreach network with the community."

- Richmond Music School









## 2023 RICHMOND ARTS AWARDS RECIPIENTS

Arts Education:

Mike Booton and Donna J. Wilson

Artistic Innovation and Excellence: Nikhat Izhar Qureshi

Business and the Arts:

Steveston Harbour Authority

Volunteerism: Gabby Cometa

Youth Arts: Botao Chen

Cultural Leadership: Dr. Jim Tanaka



## Richmond Arts Awards 🤎 🥕 🖃







reated in partnership with the Richmond Arts Coalition, the annual ▶ Richmond Arts Awards recognizes artistic achievements and contributions to the cultural community by residents, artists, educators, organizations and business leaders. The purpose is to:

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

This year, 57 nominations were reviewed by a selection panel comprised of community members and seven recipients were selected. As part of the City's commitment to providing meaningful opportunities for youth, 2022 Youth Arts award recipient Megan Yung was invited to join the selection panel to share her perspective during the adjudication process.

The awards ceremony, hosted by Mayor Malcolm Brodie, was held on May 17 at the Gateway Theatre. The evening featured an Indigenous welcome by Morgan Guerin of Musqueam Nation, a keynote speech by CBC's Margaret Gallagher, as well as performances by Canada YC Music Academy, Edward Sembatya and the Richmond Singers.

The Richmond Arts Awards are a partnership with the Richmond Arts Coalition (RAC) and are sponsored by the *Richmond News*.

# Lulu Series: Art in the City 🔒 🥕 🖃







fter a three-year hiatus, the Lulu Series: Art in the City guest speaker series returned to explore the relationship between art and our urban environment with the following free inspirational evening talks:

September 21: Milena Droumeva, Associate Professor of Communication and Glenfraser Endowed Professor in Sound Studies at SFU, explored the question of how we can reconsider the design and impact of sounds around us. Droumeva's current project explores best practices for soundscape design in cities and civic participation approaches to storytelling with sound. This talk was preceded by a musical performance by Konstantin Bozhinov.

October 19: Members of the collective Other Sights shared a range of recent projects that include a FLEET of mobile artist studios, the Blue Cabin floating artist residency, a public art performance exploring care recipient autonomy and creative systems of access, and a trio of public artworks that further important dialogues about public spaces on unceded territories. Their talk was preceded by a performance by members of the Canada YC Chinese Orchestra.

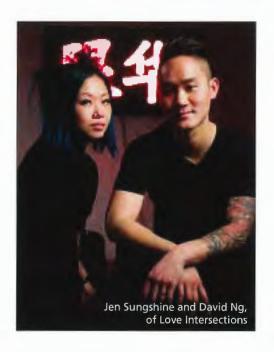
November 23: Through his studio's work for the Steveston Nikkei Memorial, the Canadian Navy Monument in Ottawa, Yi Fao Park in New Westminster and various design competitions and unrealized works, Joseph Fry, principal at Hapa Collaborative, reviewed some of the lessons he has learned in pursuing commemorative design work through his career, and shed light on how public art and memorialization in the public sphere is changing in the age of reconciliation. This talk was preceded by a performance by Ali Razmi.











## Writer-in-Residence 🔓 🧡 🚍







he Writer-in-Residence program delivers hands-on programming for local emerging and aspiring writers in partnership with Richmond Public Library.

This year, celebrated author Audrey Thomas was Richmond's twelfth writerin-residence. The program was launched as part of Culture Days on September 23 with a reading followed by an informal reception with refreshments and warm conversation.

Throughout her two-month residency, Audrey shared her love for writing with local established and emerging writers through creative writing workshops, engaging conversations and reflections on diverse approaches to writing. Free sessions included Memoir Writing: Everyone Has a Story, Flash Fiction: A Very Short Story (Teens), All in the Family: Writing About Relationships, Writing Circle for Teens, and Conversations.

Audrey was born in Western New York State and immigrated to Canada in 1959. She has taught workshops and held residencies in several countries and has received many awards including the Canada Scotland Award, Canada Australia Award, Engel Award, W.O. Mitchell Award and recently, Governor's Award for Literary Excellence. She has published 18 books.

## Pride Week 🔓 🤝 🗐 🔾









T n 2023, a cross-departmental committee programmed arts experiences lacksquare during Pride Week at the Richmond Cultural Centre. This team included staff with diverse identities and gender expressions, including allies, who contributed their perspectives to create a program that included themes of identity, diversity, equity and inclusion, social justice and community celebration.

On July 30, youth and adults were invited to enjoy a afternoon with QueerProv, whose Queer + Improv = QueerProv show at the Performance Hall was full of games, laughs and queer stories as well as a two-hour workshop to learn improv games and skills seen on stage.

The annual Pride Stairs painting activity returned on August 3. This favourite all-ages drop-in activity invites anyone to pick up a paintbrush and brighten up the Cultural Centre plaza and Minoru Boulevard entrance stairs. Organized by the Arts Centre's summer student, the activity is supported by Richmond Youth Media Program and other youth groups.

Artist and educator Mr. Tony offered a drop-in visual art workshop, Push the Petal on August 4. Participants designed a petal or leaf to add to a community artwork that celebrates harmony; each petal was included in the "Garden of Diversity", which grew with each contribution that day.

Also on August 4, Love Intersections presented Hot Pot Talks: Queer Asian Storytelling at the Performance Hall. Co-Artistic Directors Jen Sungshine and David Ng shared their award-winning film, Yellow Peril: Queer Destiny (2019), and the sequel, Yellow Peril: Queer Futures (2022), followed by an interactive storytelling workshop on filmmaking and community care. The evening was geared for adults and created a safe space for questions and open dialogue.

These five free programs together engaged 200+ participants.









#### CULTURE DAYS BY THE NUMBERS:

attendees at kick-off weekend 2,000

20 volunteers

62 participating artists and cultural organizations

93 free, public activities

## Culture Days 🔓 🧡 🚍 🔾









reach year, across Canada, Culture Days reaches millions of people to experience the transformative role of the arts and reminds us that creativity, culture and connection are the cornerstones of vibrant communities. The 14th annual Culture Days was held from September 22 to October 15, and offered a wide-range of free, participatory activities, workshops and events.

The Richmond Cultural Centre was the official hub, hosting a kick-off weekend on September 23 and 24 that welcomed an estimated 2,000 attendees. An opening ceremony included remarks by Mayor Malcolm Brodie and an Indigenous welcome by Musqueam elder Mary Point, with Councillors and community leaders in attendance.

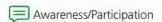
The Richmond Arts Centre's resident art groups held open studio events and offered drop-in activities and demonstrations throughout the Cultural Centre and outdoor plaza. Weekend highlights included the launch of the Writer-in-Residence program, featuring celebrated author Audrey Thomas; the Richmond Art Gallery's Classification Crisis and Mail Art exhibitions and drop-in workshop; Richmond Museum's opening of their new exhibition, Richmond Kids alongside a popular kite-making workshop; the Canadian Rock Painting Association's Richmond on the Rocks exhibition; a Cinderella meet-and-greet hosted by Gateway Theatre, and the Date Movie video installation by local artist Ron Reed.

Free participatory activities continued for 17 days across Richmond, including a public art bus tour, improv and acting workshops, choir and orchestra open rehearsals, community art exhibitions, as well as a number of self-guided and online activities.

Culture Days reserves September 30, the National Day for Truth and Reconciliation, exclusively for public commemoration and Indigenous-related programs. Feature activities shared First Nations, Métis, and Inuit experiences and perspectives from across the country, and honoured the creative and cultural expressions of First Peoples and communities.

Richmond is consistently recognized as being among Culture Days' top 10 most engaged cities in the country. The national office congratulated Richmond as the #1 top participating community in BC, placing third nationally among Mid-Size Cities and fourth overall, with 93 activities.







## How Art Works Instagram and Arts & Culture eBlast







s part of the Richmond Arts A Strategy, Arts Services continued to engage with the Richmond arts community (and beyond) through the How Art Works Instagram account and Arts & Culture eBlast. The How Art Works Instagram audience more than doubled in 2023, to share local arts opportunities and updates with 2,100 followers.

Meanwhile, after more than a decade in service, this fall, the Arts & Culture eBlast discontinued monthly publications in order to endorse the Richmond Arts Coalition's Arts Events & Artists Opportunities eNewsletter. As a reliable source for funding and training opportunities, artist calls, local arts and culture events, arts advocacy issues and more, RAC is well-positioned to keep artists and arts groups informed while eliminating duplication in the provision of this vital community service.

Subscribers to the City's Arts & Culture eBlast will still occasionally receive communications directly from Richmond Arts Services related to specific topics, such as the Richmond Arts Strategy. September marked the final regular monthly edition of the eBlast which was sent to more than 700 subscribers.



## Branscombe House-Blue Cabin Partnership 🔓 🛡 🖃 🔾

he Branscombe House Artist Residency takes place in a restored Edwardian-style house in the residential area of Steveston. Since its inaugural residency in 2016, the program has hosted seven visiting professional artists for 11 month community-engaged arts residencies. Branscombe House, built in 1908 and restored in 2014, is located at 4900 Steveston Highway and is one of the earliest settler homes in the area.

The Blue Cabin is currently moored at Imperial Landing. Built by a Norwegian carpenter in 1927, the cabin was sited near Cates Park on the North Shore for more than 80 years before undergoing extensive remediation. The cabin's long-time inhabitants, prominent Canadian artists Al Neil and Carole Itter, as well its unique vernacular architecture and association to artistic happenings in the area, contribute to the heritage building's cultural significance.

In 2023, the Artist Residency program took a break to enter a partnership with the Blue Cabin Floating Artist Residency to provide artist-led public programs at Branscombe House in association with activities at the floating residency located at Imperial Landing. Free artist talks, open studio events and workshops animated the heritage home while also providing accommodations to visiting artists from Ontario, Germany and Australia. Artists Michelle-Marie Letelier, Erica H Isomura and Tarryn Love offered public activities, while Other Sights' Foreshore Immersive sessions and a free printmaking workshop by Richmond-based artist Atheana Picha of Kwantlen First Nation, stoked creativity and curiosity among participants.

In addition, behind-the-scenes tours of the Blue Cabin were offered throughout the year, including during annual cultural events such as Doors Open Richmond in June and Culture Days in September and October.









"I just wanted to say thanks so much for offering last night's workshop, and the valuable feedback. I love the format of having artists come together at a round table for discussion.

 participant, Preparing **Exhibition Proposals** 

#### ART AT WORK BY THE NUMBERS:

free workshops

91 in-person participants

online participants 58

304 on-demand YouTube views

## Art at Work Program 🔒 🥕 🗐







resented in collaboration with the Richmond Art Gallery Association and Richmond Public Art, Art at Work provides professional development opportunities for local artists and creative professionals working in the cultural sector. The goals of the program are to:

- support the growth and development of the arts and cultural sector;
- provide artists and cultural workers with practical, inspiring and careerenhancing programming; and
- encourage networking and sharing within the arts and culture community.

In 2023, Art at Work presented the following free workshops:

- Tax Basics for Artists An introduction to tax management for selfemployed creative professionals by Mariana Scott of Quantum Accounting Services. Attendance: 32 online, 157 on-demand via YouTube.
- Conservation and Maintenance: Best Practices for Artists Working in Public Art An overview facilitated by Sabina Sutherland, Art Conservator, on materials as well as long-term durability and maintenance of artwork in public spaces. Attendance: 26 online, 89 on-demand via YouTube.
- Conservation Best Practices for Studio-Based Artists An introduction to artwork conservation for a wide range of media facilitated by Sabina Sutherland, Art Conservator. Attendance: 5 in-person.
- Applying for Public Art Calls Informative seminar for artists with limited experience with public art, using mock artist calls to share best practices in applying for art calls facilitated by Biliana Velkova, Public Art Planner. Attendance: 35 in-person.
- Art Rental Information Session An introduction to submitting artworks to an art rental program facilitated by Florene Belmore, North Van Arts. Attendance: 8 in-person.
- Preparing Exhibition Proposals A workshop on the fundamentals of crafting exhibition proposals for non-profit galleries, artist-run centres and community art spaces facilitated by Shaun Dacey, Director, Richmond Art Gallery. Attendance: 11 in-person.
- Arts and Culture Grant Program Information and Application Tips An overview of grant writing practices led by Camyar Chaichian, Program Manager, Community Cultural Development. Attendance: 32 in-person.















## National Indigenous Peoples Day

s part of her ongoing project, Hope and Healing Canada, Métis artist Tracey-Mae Chambers installed a site-responsive temporary artwork in the Cultural Centre rotunda, as one of more than 100 she has done across Canada. Each knit and woven red yarns to illustrate connections between Indigenous, Inuit, and Métis peoples with settlers and newcomers, while also addressing the decolonization of public spaces. Experiences and stories gathered from each participating site will inform a forthcoming book project and traveling exhibition. The exhibition in Richmond remained until the end of September, including the National

Tracey-Mae Chambers is an artist and member of the Métis Nation of Ontario. Her family is from, and some still reside, in the traditional Métis community in Sault Ste. Marie and Penetanguishene, Ontario.

On June 25, Musqueam artists Rita Kompst and Zoe Kompst facilitated a cedar weaving workshop at the Arts Centre where they shared traditional techniques of Coast Salish weaving and ancestral knowledge with 15 participants. The artists prepared locally harvested red cedar for the activity, and displayed examples of their red and yellow cedar baskets,



## Richmond Cultural Centre 🔓 🤝 🥕 🧔 🔾









The Cultural Centre and Plaza regularly provide low-cost venue rentals to local arts and cultural organizations and plays host to arts events and activities from pottery sales to musical performances.

The Cultural Centre supported two in-person events in the Performance Hall this year:

- The Vancouver Cantonese Opera Society presented two performances to full houses on August 5 and October 21. In September, three water sleeve workshops were offered to the public in partnership with the Arts Centre.
- As part of the Richmond Arts Strategy and City DEI initiatives, a Kwanzaa event was held on December 28. Partner organization, Great Lakes Society, provided a free public performance that helped introduce African arts and culture to Richmond.

This year also saw the return of the Kwantlen St. Farmers Market where local vegetables and artisanal goods were available May to November every Tuesday from 11:00 am- 4:00 pm.

Over the spring, two key locations within the Cultural Centre — Richmond Art Gallery and Richmond Museum — participated in the Vancouver Attractions Group Tourism Challenge. This was the Cultural Centre's fourth year participating in this program that attracts thousands of tourism sector workers from across the region to visit and discover what is offered here over a period of six weeks.

And on December 10, Bayit, Chabad of Richmond, Ebco Group of Companies, Lightspeed and Richmond Public Library/Cultural Centre celebrated the 35th annual Menorah Lighting with special guests including Mayor Malcolm Brodie as well as elected officials from three levels of government such as the current and former British Columbia Premiers, Hon. David Eby, Bill Vander Zalm and Michael Harcourt. The evening featured Chanukah family activities indoors followed by the lighting of the 25 ft Menorah on the Cultural Centre Plaza.

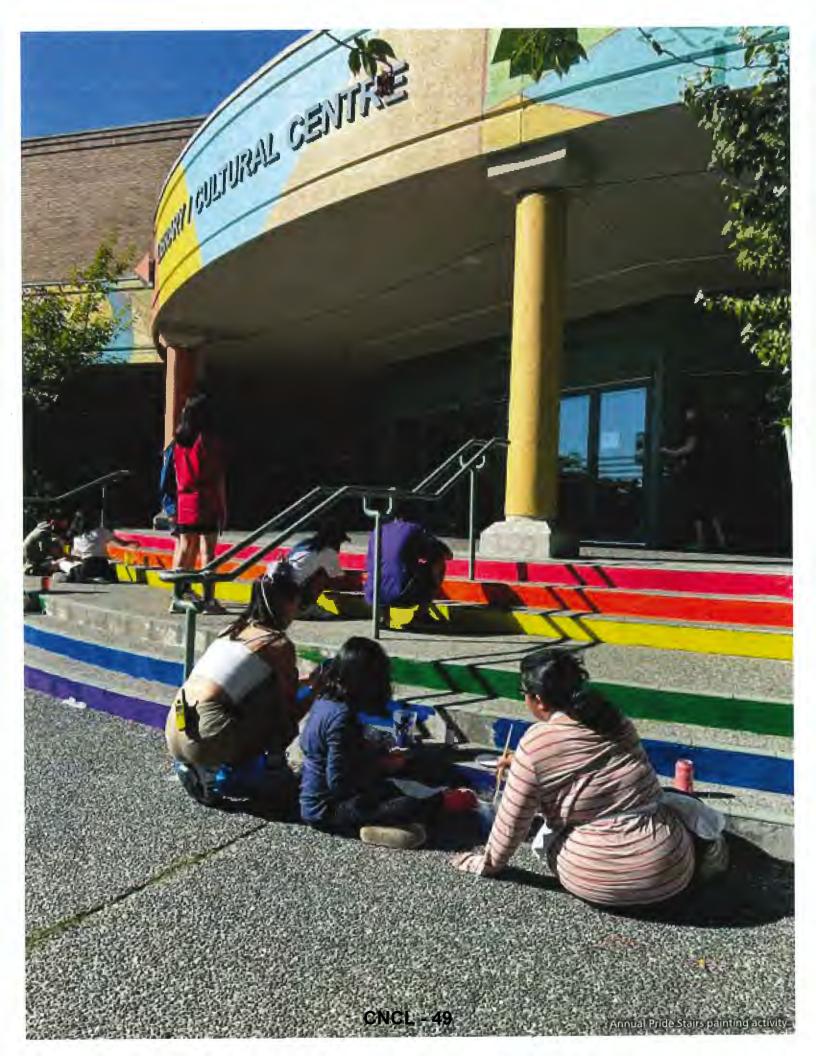














# Signature Events

Based on extensive public feedback, the Richmond Arts Strategy identifies free festivals and events as its number one priority. This is consistent with national data indicating that festivals and events are the most common form of Canadians' participation in the arts. Festivals foster civic pride, inclusion and encourage intercultural understanding. In 2023, along with Doors Open, Richmond produced five major events, attracting hundreds of thousands of participants to sites throughout the city.

"The festival was welloragnized. What a great community!"

2023 visitor survey response

#### SALMON FEST BY THE NUMBERS

**75,000+** visitors

211,416 people reached via social media

274 volunteers

1.406 volunteer hours

35+ artists

## Steveston Salmon Festival 🔓 🗢 🖃 🔾









he 76th annual Steveston Salmon Festival on July 1, was successfully delivered in alignment with the festival's theme "It's about COMMUNITY" in partnership with the Steveston Community Society. Visitors appreciated the expanded footprint and return of some traditional activities including the Steveston Salmon Festival Parade, Salmon Bake, Chow Mein Community Food Booth, Japanese Cultural Show, Martial Arts demonstrations, children's activities, market/trade show and welcome ceremony including local, federal and provincial government and First Nations representatives.

Musical artists included the Irish Wakers, J.N. Burnett Senior Concert Band, Ishinomonosashi and Dave McArthur among many others on the main stage and throughout the site. Visitors also enjoyed roving performers including stilt walkers, living statues, a vetriloquist and circus artists.













"I was so inspired to see families interacting with the event and the site. Parents were taking teachable opportunities with their children and encouraging a connection to the history here."

festival attendee

#### RMF BY THE NUMBERS

40,000+ visitors

182,000 people reached via social media

105 volunteers

870 volunteer hours

50 artists, performers and heritage storytellers

## Richmond Maritime Festival 🔓 🤝 🖃 🔾









he 20th annual Richmond Maritime Festival animated the Britannia ▲ Shipyards National Historic Site on the weekend of August 26–27. The event program included 12 wooden and working boats along the dock, including local restored heritage boats, maritime-themed décor and installations throughout the site, roving performances, pop-up style heritage storytellers, food and beverage vendors, and community booths.

Staged performances included Vancouver Okinawa Taiko Drummers. Richmond Delta Youth Orchestra, Dan Prop, The Seabillys and Blackthorn Blossoms while visitors also encountered visual arts such as Indigenous weaving, origami, and painting by muralists Bea Martin and David Camisa.

## Richmond Cherry Blossom Festival 🔓 🛡 🖃 🔾









elebrating the arrival of spring and the blooming of Garry Point Park's 255 Akebono cherry trees, this annual event is produced in partnership with representatives from the BC Wakayama Kenjin Kai. Returning to its pre-pandemic format for the first time on April 2, the event featured live music and performances, food from a local restaurant and food trucks, a Japanese cultural display and demonstrations.

The Sister City Advisory Committee also hosted a display highlighting the 50th anniversary of Richmond's Sister City relationship with Wakayama. The 2023 Cherry Blossom Festival theme was 感 謝 (kansha), meaning gratitude or appreciation. More than 5,000 visitors attended the festival.











## 2023 CHILDREN'S ARTS FESTIVAL BY THE NUMBERS

6,300+ Participants

43 Schools

21 **Artists** 

## Neighbourhood Celebration Grants



t the end of January, residents, artists, community champions and community organizations were invited to apply to the Neighbourhood Celebration Grant Program to invest in creative initiatives that offer residents of diverse backgrounds opportunities to connect through shared experiences. There were 67 successful applicants —including Parent Advisory Councils, student groups, strata groups and non-profit societies—who collectively received \$78,983 and delivered all manner of events including 14 school events, 14 block parties and 39 community events and programs.

## Children's Arts Festival 🔓 🤝 🚍 🔾

Library and Community Associations and Societies.







he annual Children's Arts Festival is Richmond's signature event for children aged 3 to 12 years and includes two components, both presented by the Richmond Arts Centre: a public event on Family Day and a two-week program of workshops for schools delivered in partnership with Parks, Recreation and Sport Services and SD38, with support from Richmond Public

In 2023, the Family Day public event on February 20 saw more than 5,200 people visit the Richmond Library/Cultural Centre. Activities and performances included singer and storyteller Gina Lina, Let's Make a Song! with festival favourite Peter GG, cedar bark weaving with Musqueam artist Rita Kompst, Bollywood dance performances and workshops with Canadian National Dance Champion Karima Essa, Taiko drumming with Uzume Taiko, beatboxing by Infinitus String Trio, as well as artist-led Imagination Stations for creative and fun hands-on art making activities. The Richmond Public Library also hosted author readings with Richmond's Sharon Dulay, author of Gia and the Moon, and Kung Jaadee presenting Haida and Squamish stories and songs.

For the school days component (February 21 to 24), 1,075 children representing 43 classes from 28 Richmond elementary schools attended programs at:

- Richmond Library/Cultural Centre (Library, Art Gallery, Museum, Arts Centre, Media Lab, Public Art);
- City Centre, Hamilton, South Arm, Steveston, Thompson and West Richmond Community Centres; and
- Richmond Nature Park.













#### 2023 EXHIBITION ATTENDANCE

- 3,407 Sunny Side Up and other sorrowful stories + Codes of silence
- 8,899 a small but comfy house and maybe a dog
- 2,363 MOTHLIKE/silvery-blue
- Classification Crisis + Collecting 3,167 & Reassembling: International Mail Art Exhibition & Fundraiser
- ArtRich 2023 2,199

# Richmond Art Gallery

Richmond Art Gallery (RAG) is a nationally recognized municipal gallery featuring Canadian and international artists. It is known for a diverse array of exhibitions, educational programs and events that address issues and ideas of importance to our community and contribute to the growth of a vibrant cultural scene in Richmond. Through 2023, RAG welcomed more than 20,000 visitors to the gallery and many more via programs and across digital platforms including live digital talks and on-demand video content found on the gallery's website and YouTube.

## Exhibitions 🔓 🛡 🛹 🗐 🔾

**R** AG presented seven exhibitions in the Gallery and seven off-site exhibits at Richmond Public Library (Brighouse branch), City Hall Galleria, and at two Canada Line stations (Aberdeen and Lansdowne). Exhibits represented emerging to senior artists from the Lower Mainland and beyond. Each exhibition featured a range of contemporary artistic mediums including sculpture, installation, video, painting, performance and collage.

#### GALLERY

SUNNY SIDE UP AND OTHER SORROWFUL STORIES Mike Bourscheid January 28-April 2, 2023

Brussels-based Canadian artist, Mike Bourscheid, melded family anecdotes, fictional tales, domestic work, and tropes of masculinity—from clown to cowboy—in this new body of work. Bringing together several sculptural works and a short film starring the artist, Sunny Side Up could also be purposed as a stage or set ready to be activated. Bourscheid's sense of play and pathos percolated through this series of carefully hand-crafted and bespoke costumes, furniture, props, prosthetics and puppets.









#### CODES OF SILENCE

Shirley Bruno, Aleesa Cohene, Caroline Monnet, Cauleen Smith January 28-April 2, 2023

Within the public sphere, the voice is vital for expressing untold stories, collective identities and political perspectives; when the voice is quieted, we tend to think of censorship or the marginalization of oral histories. Codes of silence radically overturned this illusory binary with videos in which the voice is muted, withheld, or unexplained in ways that cultivate interiority and intimacy. Videos by Shirley Bruno, Aleesa Cohene, Caroline Monnet and Cauleen Smith were presented in tandem with a selection of paintings by Toni Onley, Leslie Poole and Harry Stanbridge from the Gallery's Permanent Collection, which resonated with the exhibition's themes, creating an ambience of contemplation.

"An emotional tour de force that moves you from varied, individual experiences into something more cohesive. Quiet choral voices come together to express the ineffable, the unbearable, the silent secret current of life that runs underneath us all."

- The Tyee on Codes of Silence exhibition

A SMALL BUT COMFY HOUSE AND MAYBE A DOG Amy Ching-Yan Lam with Haeahn Woo Kwon Curated by Su-Ying Lee April 22-June 11, 2023

The title of this exhibition comes from a text that Amy Ching-Yan Lam wrote at age 11, speculating that by the age of 25 she'd be married, have a career, and "a small but comfy house and maybe a dog." Starting from these childhood fantasies of domestic and financial stability, Lam presented artworks that explore how these dreams functioned within the wider context of colonial history. With humour, she examined the relationships between property, family, institutional power, collections and theft. A central part of the exhibition was a series of models created by Lam in collaboration with artist HaeAhn Woo Kwon: remade toys, domestic materials and found objects reconstructed into a fantasy communal home. The exhibition also featured works from the Richmond Public Library's Dr. Kwok-Chu Lee Collection.





















#### MOTHLIKE/SILVERY-BLUE **Amy-Claire Huestis** June 29-August 20, 2023

Threaded through this exhibition was the poetic tale of "Silvery Blue," a fictional character who embodied the land. The artworks—created to be animated through dance, sound performance and community participation share a story cycle of Silvery Blue's transformation from woman to butterfly to land. Constructed of ecologically friendly materials including recycled packing materials, natural pigments, and honest cotton, the works were accompanied by sound design and composition by Huestis's main collaborator, Omar Zubair, played throughout the gallery. A "Nest-work" in the back gallery offered a place for communal action and knowledge, including bird-friendly window treatments, artworks and live footage of a barn owl nest box in the Richmond Nature Park's Nest Box Program. The exhibition was preceded by a public performance/procession at Garry Point Park on June 21.

#### CLASSIFICATION CRISIS Sonja Ahlers Curated by Godfre Leung September 9-November 5, 2023

For 30 years, Victoria-based artist Sonja Ahlers has been making books in a distinct visual idiom that is equal parts collage and poetry. Classification Crisis, a major survey of her career, emerged from Ahlers's project of the last halfdecade to prepare her archive. The exhibition included her Riot Grrrl zines of the nineties, one-of-a-kind chapbooks spanning 30 years, a decade of unseen work after she "quit art" in the wake of the Vancouver art boom, and other artworks and ephemera from a career of collecting images and scraps of language.

#### COLLECTING & REASSEMBLING: INTERNATIONAL MAIL ART EXHIBITION & FUNDRAISER September 9-November 5, 2023

After a ten-year hiatus, the gallery revived its popular open-call exhibition of postcard-sized artworks open to anyone over age 18. All artworks were sent through the postal service, and every artist's entry was accepted into the online and gallery exhibition. This year saw many returning participants and included works by 288 artists from 32 countries. Leading up to the exhibition, free drop-in workshops were held to offer visitors the opportunity to make an artwork just for the exhibition. At the conclusion of the exhibition, the postcard artworks were auctioned online to raise funds for future gallery public programs offered through the Richmond Art Gallery Association.

## ARTRICH 2023

November 24-December 31, 2023

Presented in partnership with the Richmond Arts Coalition, this dynamic juried exhibition featured 50 emerging and established artists from Richmond, the Lower Mainland, and nearby communities. Showcasing a diverse range of artists engaging with an eclectic array of styles and subject matter, this fifth edition of ArtRich offered a remarkable view into the art scene of Richmond and its environs.







"Very beautiful – My grandparent pioneers would agree with this."

"Very peaceful environment and a reminder of nature preservation."

- gallery visitors, MOTHLIKE/silvery-blue

#### **OFF-SITE**

#### CAPTURE FESTIVAL ON THE CANADA LINE

Faune Ybarra, Iceberg Stranded In My Bed (Aberdeen Station) Jaspal Birdi, 11h02m (Lansdowne Station)

Presented in partnership with the Capture Festival, Public Art and Canada Line Public Art Program.

Ybarra responds to Robert E. Holloway's influential book, Through Newfoundland with the Camera (1905), in her pursuit to provide a nuanced perspective to the evolving story of the province, where she once lived for four years. In this series of stills from her video performance created during the initial pandemic shutdown, the artist enshrouds herself with a white blanket while standing on a mattress in her Vancouver apartment as Holloway's archival photo captioned "Iceberg Stranded Outside St. John's Harbour for Three Weeks" is projected onto her and the blanket.

Jaspal Birdi's work 11h02m, also takes the viewer back to the isolating times of 2020, when the artist found herself re-located to her Toronto home from an art residency in Milan. The work features an abstracted and picturesque blue sky adorned with low-lying clouds printed onto a gold rescue blanket, a lightweight yet stable material. The result is an ethereal image offering a window into how the artist navigated a time of unprecedented collective uncertainty.







## CITY HALL GALLERIA 2023

The Richmond Art Gallery organizes exhibitions by local artists for display in Richmond City Hall. In 2023, visitors could see:

- Janette Calubad and Karen Leon: Iridescent Landscape, January 13–May 2
- Steveston Japanese Canadian Culture Centre: Contributing to a Diverse and Multicultural Canada, May 2-June 5
- Julie Pappajohn: Ditch, July 4-September 19
- Aspire Richmond: Treasure Hunt, September 19–November 7













## Permanent Collection ~ (=)

Containing nearly 400 works of art in a variety of media collected from 1982 to 2020, RAG's Permanent Collection is representative of the history of its exhibitions as well as a broader history of artistic production in BC and beyond. The collection includes works by established artists such as Anna Wong, Wayne Ngan, Susan Point, Greg Girard and Gu Xiong among numerous others.

In 2023, two gallery exhibitions prominently featured artworks from the Collection:

Codes of silence showcased paintings by artists Toni Onley, Leslie Poole and Harry Stanbridge. Displayed alongside four contemporary videos, these paintings created an atmosphere of guiet contemplation, while echoing thematic and aesthetic elements of the videos.

The exhibition a small but comfy house and maybe a dog featured artworks selected by artist Amy Ching-Yan Lam. Some of these works were presented in the gallery while others were showcased on a wall in a high traffic zone at the Library, nearby. These works were part of a lending program that offered Richmond residents the rare opportunity to borrow an artwork during the exhibition's duration. Featured artists included Diyan Achjadi, Evan Lee and Alan Wood among others.

Since 2022, the Gallery also re-initiated an ongoing program of installing collection works throughout City Hall and City Hall Annex.

The Permanent Collection is available to view online at richmondartgallery.org/ragcollection

## Community Outreach and Programs 🔓 🧡 🧪 🚍







hrough 2023, RAG stayed connected with Richmond's artists and art lovers through a combination of engaging digital and in-person programming.

#### **EXHIBITION TOURS**

The gallery offers in-person gallery tours led by gallery staff or exhibiting artists to provide a deeper understanding of the exhibitions and to offer visitors the opportunity to ask questions directly to the artist or curator.

For each exhibit, an in-person tour in Mandarin is offered, providing some Richmond residents the opportunity to learn about the local art scene in their first language.













## 2023 ARTIST SALON BY THE NUMBERS

8 sessions

10 artists and curators

282 Livestream and In-person

443 Video views

## Accessibility Initiatives 🔓 🛡 🚍



#### ARTIST SALON SERIES

Artist Salon is an ongoing series of gatherings that connect emerging and established artists, particularly those who live or work in Richmond, with professional artists and arts workers in order to share experiences, skills and knowledge.

In 2023, Artist Salon continued to offer hybrid sessions throughout the year, delivered as monthly live-streams or in-person talks that included Q&A with participants. This year, the program partnered with Richmond Arts Coalition and Community Arts Council of Richmond to build connections with local artists and invite their input regarding programming of future sessions.

All online sessions were recorded and provide a video library of resources for artists, available on the RAG website and YouTube channel. The in-person sessions provided a more intimate setting where participants could connect directly with presenters for personalized discussions as well as a networking opportunity, and some of these were also recorded for on-demand viewing.

#### COLLAGE PARTY: HANDS-ON ART FOR ADULTS

In 2023, the gallery started regular Collage Party events in the gallery in conjunction with each exhibition. Local artists were invited as guests to introduce their work and demonstrate collage techniques for participants. These social and educational events provided a relaxed environment to experiment with art making.

#### ARTIST INTERVIEWS ON VIDEO

For each exhibition, RAG produces video interviews of the artists or curators talking about their work. In 2023, there were four exhibition videos produced: Mike Bourscheid for Sunny Side Up and other sorrowful stories, Amy Ching-Yan Lam for a small but comfy house and maybe a dog, Amy-Claire Huestis for MOTHLIKE/silvery-blue, and Sonja Ahlers for Classification Crisis.











## 2023 SCHOOL PROGRAMS BY THE NUMBERS

art workshops 86

11 tours

13 Indigenous Art Classroom Art Kit rentals

2.914 students

# Youth Programming 🔓 🛡 🥕 🚍









#### SCHOOL ART PROGRAM

The Richmond Art Gallery Association's School Art Program introduces students from Preschool to Grade 12 to the world of contemporary art through interactive gallery tours and exhibition-based, hands-on art activities. The program also provides professional development opportunities for teachers with workshops and resources online to help teachers incorporate contemporary art practices and content on local, regional and national art and artists into their lessons.

This year saw a return to regular school programming, and a return to partnering with the Richmond Museum to distribute program information to SD38. RAG provided 11 high school tours for 400 students, 86 school art workshops for 1,976 students, and 13 Indigenous Art Classroom Art Kit rentals reaching 538 students.

#### FCUAD YOUTH ART + CULTURE LAB

Continuing the partnership started in 2018 with Emily Carr University of Art + Design (ECUAD), RAG co-hosted an art course for youth aged 12–15 years. Sessions were held on Sundays bi-weekly over seven months with alternating visits at RAG and at ECUAD. Students worked with instructors, a teaching assistant, and visiting artists throughout the course to develop projects in response to RAG exhibitions and explore the practices of contemporary artists.

The culmination of the program will be a student showcase in the RAG Program Room in April 2024.













"I love your educational programs because they are diverse (painting, water colouring, gluing, sewing, cutting out, etc.) and easy for my students. We need not to forget to teach Arts as it is a way to express oneself other than the paper/pencil activity.

A lot of children at a very early age like Arts because they can achieve something. I will come back next year."

- Teacher, Homma Elementary

## Publications ~ =

**R** AG has a significant history of publishing exhibition catalogues and artist books; these serve as promotional tools or "calling cards" for both the Gallery and the artists involved, while contributing to discourse around local and national contemporary art practices. RAG produced two major publications this year.

#### SONJA AHERS' CLASSIFICATION CRISIS 240 pages. Edited by Godfre Leung Co-published with Conundrum Press

Sonja Ahers' Classification Crisis is an important survey of the artist's 30-year career, published on the occasion of a major retrospective at RAG in 2023. The first half of this hardcover publication functions as an exhibition catalogue, featuring texts reflecting on different periods of Ahlers' career by Tavi Gevinson, Kathleen Hanna, Doretta Lau and Lisa Prentice; a methodological essay by archival theorists Alexandra Alisauskas and Jennifer Douglas; a survey essay by curator Godfre Leung, and lavish illustrations of artwork from throughout Ahlers' career. The second half of the publication is "Rabbit-Hole," a new long form collage work, that the artist describes as a "feminist memoir/ scrapbook/confessional commentary on the art world and my place within it."

#### BRENDAN FERNANDES: INACTION 158 pages. Edited by Alhena Katsof Co-published with Skira, Ezra & Cecile Zilkha Gallery

This soft-cover publication is a detailed exploration of Fernandes's multimedia exhibition Inaction co-presented by Ezra and Cecile Zilkha Gallery at Wesleyan University in Connecticut, USA in 2019 and by RAG in 2021. It comprises a richly illustrated archive of the project, bringing together photographic documentation, architectural drawings, an original dance score, and in-depth texts, including three scholarly essays, and a conversation between the artist, featured dancers, and the exhibition's curators.









## RAGA BOARD OF DIRECTORS 2022-2023

- Kurt Aydin
- Kristal Hamakawa, Vice President/Treasurer
- Russna Kaur
- Jas Lally, President
- Allison Liu
- Daria Sheina
- Lei Tian
- Council Liaison: Carol Day

## Richmond Art Gallery Association • ~ •







The Gallery benefits from financial and in-kind support of many organizations via Richmond Art Gallery Association (RAGA), an independent, non-profit society formed to support the RAG through fundraising, membership and advocacy. In 1987, RAGA was registered as a non-profit society to enable the Gallery to receive donations and issue tax receipts as a charitable organization.

In 2023, RAGA received cash and in-kind assistance from three levels of government, businesses, private foundations and individuals.

By developing educational and public programming, RAGA provides the community with opportunities to learn about contemporary art and participate in art-making activities. Proceeds from RAGA's fundraising efforts contribute to the Gallery's active program of artist and curator talks, panel discussions, tours, workshops and video interviews as well as brochures and catalogues that serve as interpretive texts accompanying exhibitions.

## Partnerships 🔓 💚 🥕 📃 🔾











he Richmond Art Gallery has developed and continues to consolidate relationships with numerous partners such as the Aspire Richmond, Birds Canada, Capture Photography Festival, Emily Carr University, Kwantlen Polytechnic University, Nanaimo Art Gallery, Richmond Arts Centre, Richmond Media Lab, Richmond Museum Society, Richmond Public Art Program, Richmond Public Library, Richmond School District, Sheraton Vancouver Airport Hotel, Simon Fraser University, SUCCESS, Tourism Richmond, UBC Faculty of Education, Vancouver Asian Heritage Month Society, and Walk Richmond.

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













## RICHMOND PUBLIC ART PROGRAM TO-DATF:

406 total number of artworks

199 permanent artwork installations

temporary installations

202 (85 no longer on display)

316 number of permanent and temporary artworks currently

on display

27,770+ hours of community participation in the annual

Engaging Artists in Community

**Program** 

# Richmond Public Art Program

The Richmond Public Art Program provides a means for including art in the creation of a vibrant, healthy and sustainable city. In addition to permanent and temporary artworks, the Public Art Program offers a stimulating program of educational and community engagement activities to increase public awareness of the arts and encourage public dialogue about art and issues of interest and concern to Richmond residents.

## Civic Public Art Program 🛗 💚 🥕 🚍 🔾











 $\mathbf{T}$  n 2023, public art commissioned by the City through this program was Linstalled on two civic properties:

#### **TYPHA**

Charlotte Wall and Puya Khalili Hollybrdige Way at Middle Arm Waterfront Greenway

Inspired by the Typha plant's inherent connection to water, this sculpture serves as a visual marker for the Fraser River which is unseen from street level, and thereby symbolizes the river, connecting the community to the hidden yet vital water source. Situated in a high profile location visible by land, water and air, Typha aims to evoke a strong sense of place and pride for Richmond residents. The three stainless steel forms embody the interplay of elements, such as water, vegetation and wildlife that interact with human inhabitants and have shaped this landscape over time.











## 2023 Creative Cities Network of Canada (CCNC) Award of Excellence

Richmond was awarded the CCNC Public Art Legacy Award on October 5 at the annual Summit held in St. John's, Newfoundland and Labrador. The award honours Sea to Sky, completed in 2021, the five-storey integrated glass artwork by Musqueam artist Thomas Cannell located on No. 3 Road as part of the Keltic Development.

The Public Art Legacy Award recognizes a Canadian municipality that demonstrates visionary leadership by supporting an excellent program and process that led to a successful public art project or program,

specifically, permanent projects valued over \$75,000. This artwork, that powerfully acknowledges and celebrates Musqueam culture in the heart of City Centre, was made possible by the City's Private Development Public Art Program.

Sea to Sky offers impressive views for pedestrian and vehicular passersby, while the interior spaces - including Seedlings Early Childhood Development Hub – invite a more intimate stained glass-like viewing experience that conveys the hand-made and textural qualities of the work.



# Nathan Lee, Fireside

#### LEAPING HOME Celan Bouillet 12071 No.5 Road

Leaping Home serves as a wayfinding feature to welcome staff and visitors to the Richmond Animal Shelter. The work is comprised of a wall of colourful animals representative of those cared for at the shelter — including cats, dogs, birds and rabbits — set against a forest-like background. The work also takes into consideration the experience of drivers and pedestrian visitors, concealing barbed wire along the top of the fence that encloses a dog run.

## Private Development Public Art Program









hrough the development applications process, private developers continued to provide high quality public art to enrich the public realm. In 2023, the following project was completed:

#### FIRESIDE Nathan Lee 6611 Pearson Way

In reviewing the history of this site, artist Nathan Lee learned that an early settler dwelling, likely built in the early 1900's, was burned down as part of a Richmond Fire Department exercise in 1979. Fireside is a playful reference to the chimney structure that would be left in the aftermath of such a fire, as well as a gathering space with benches oriented around the hearth. The work is, therefore, an invitation to connect, dialogue and exchange ideas. The fireplace, painted a vibrant fuchsia, also references fire and warmth, as well as fireweed, a symbol of ecological rebirth.

















## Community Mural Program 🔒 🤝 🥕 🥃 🔾









he City of Richmond's Community Mural Program provides opportunities to add vibrancy to highly visible public spaces, foster community dialogue and cross-cultural exchange, and engage diverse and multi-generational communities.

Annually, a Call for Walls is announced and community facilities and businesses can apply to have a mural on their property. If successful, they are matched with a pre-qualified artist to create the mural, developing the design through a collaborative or community-engaged process. The program is funded through the voluntary contributions of private developers to the City's Public Art Program Reserve Fund.

#### GILLNETTER AT NIGHT

Mark Anderson

Pacific Net & Twine Ltd., 3731 Moncton Street

The mural was inspired by the stories of the Nakashima family who have owned and operated Pacific Net & Twine Ltd. for 50 years.

#### **JOURNEY HOME**

Nicole Larsen

Steveston Outdoor Pool, 4151 Moncton Street

This mural celebrates the artist's own Japanese culture, while honouring both her ancestors and Steveston's Japanese Canadian community, past and present.

#### DOG DAYS

Rory Doyle

South Arm Outdoor Pool, 10100 South Arm Place

This colourful mural celebrates a typical summer day at the pool. The mural depicts a diverse community of people engaging with each other and enjoying themselves.

#### MOVEMENTS THAT MAKE US

Ben Evely

Mitchell Elementary School, 3800 No. 5 Road

The design of this mural reflects the most prevalent themes gathered from students and staff at Mitchell Elementary School; they were prompted to created drawings and written works about their passions, curiosities, and the spaces in which they feel most comfortable or at home.

#### PATCHWORK OF UNITY Ho Lay Hoon

22855 McLean Avenue

Inspired by community engagement activities at the Hamilton Community Centre, this mural reflects the values, stories and aspirations of local residents.















"Exploring the seasonal cycles and climate change through art allowed for a collective contemplation of our natural surroundings."

Terra Nova Nature School and Sharing Farm



## **Engaging Artists in Community** Public Art Program 🔓 💚 🥕 🤘

his annual program connects artists with socially-oriented art practices with Richmond-based community organizations. Community-based artworks can express a shared goal or theme and provoke dialogue on ideas related to cultural identity, social history or the environment. The following were funded through the voluntary contributions of private developers to the City's Public Art Program Reserve fund.

#### CREATIVE COMMUNITY RESILIENCE

J Peachy

Ferris Elementary School in partnership with Richmond Emergency Programs.

This project is an arts-based response to the question, "How can an elementary school help prepare the larger community for emergencies?" Through a variety of hands-on art activities including storytelling, puppetry arts, wood crafting, needle felting and Indigenous storytelling through music and song, the project engaged approximately 60 students from grades 5 and 6. The artist-led workshops were guided by the questions: "How can we build personal and community resiliency?" "Where in nature and the life spirit of all living beings are there examples of resiliency and responses to threats?" and "How can we draw on this knowledge and apply it to climate change adaptation strategies?" A celebratory community gathering was held on June 1 to share the project learnings and outcomes with the larger community and public. For more information, visit www.ferrisresilience.ca

#### **GARDEN TIME**

Aaron Friend Lettner Sharing Farm and Terra Nova Nature School

This project focused on a variety of plant and agricultural crop species and their ability to teach vital lessons about how climate and weather patterns are changing and affecting local ecology. Through free and accessible photobased art activities, workshops and events, young learners, community members and the general public learned, observed and engaged in dialogue on these vital issues. For more information, visit www.eacgardentime. wordpress.com

#### WEAVING LIVES TOGETHER

Mariana Frochtengarten

East Richmond Community Association at Tait Riverfront Park in collaboration with Tait Elementary School

This project invited young learners and local residents to share and express individual stories through a variety of art activities including weaving, photography, paper tie-dye, jelly plate prints, storytelling, painting and printmaking. The creative expressions were then used by the artist to create a digital collage for a vinyl art wrap that covers a storage locker at the park pavilion. This project fostered social connection and community building among new and long-time residents in the Tait Neighbourhood. For more information, visit www.nanafro8.wixsite.com/weavinglivestogether













#### 2023 PUBLIC ART BY THE NUMBERS

39 new works installed (36 temporary, 3 permanent)

124 submissions received for 4 Public Art Calls

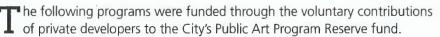
Richmond artists contracted for 22 Public Art commissions

8 community groups engaged to inform and create public art projects

160 +volunteer hours

1,575+ participants attended in-person and on-demand Public Art events and programming

## Community Public Art Programs 🔓 🛡 🚍 🔾



#### URBAN INFRASTRUCTURE ART PROGRAM

The Urban Infrastructure Art Program transforms otherwise undistinguished elements of public infrastructure—such as utility boxes and construction hoarding—into welcoming encounters with art in everyday life. Public Art matches opportunities to pre-qualified Richmond-based artists in the creation of art wraps that reflect and celebrate Richmond's natural heritage and vibrant communities.

In 2023, 14 traffic cabinets and two utility boxes were wrapped in partnership with Parks, Recreation and Transportation:

- Steveston Gardens, Kerri-Jo Stewart, Shell Road and Williams Road
- A Gentle Dialogue and Could It Be, Simone Guo, Railway Avenue and Garry Street
- Puddluv Wave 2, Adriele Au, No. 5 Road and Vulcan Road
- Trees on the Lagoon, Susan Viccars, No. 5 Road and King Road
- Fractal Forest, Maria Coletsis, Moffatt Road and Blundell Road
- Bring Me Some Good News, Nicole Jang, McLelland Road and Alderbridge Way
- Ode to the Garden City Lands, Anja Nov, May Drive and Alderbridge Way
- Birds of Steveston, Danny Chen, 4000 Bayview Street
- Gingkos, Crystal Chan, No.3 Road and Williams Road
- Richmond: Sea to See Island, Juliana Loh, Pearson Way at Lansdowne Road/Hollybridge Way
- Birds of the Lower Mainland and Marvelous Mushrooms of BC, Bea Martin, McLennan Avenue and Bridgeport Road
- Lavender Fields and Reflection, Fiona Tang, No.3 Road and Cook Road
- Celebration of Colours, Hilda Chen, Buswell Street and Cook Road
- Altar I and Altar II, Tony Bowden, Cook Road between No.3 Road and Buswell St.









#### HOMECOMING

Simone Guo

#### **Brighouse Canada Line Station**

This multi-panel installation references the experience of the artist who has lived in Canada for two decades. "Home" is no longer understood as a physical place but as a feeling, where one's heart goes and nerves are settled. With these vibrant and stylized Northwest Coast scenes, Guo reflects on the complexity of the concept of "home," and shares the exhilaration of homecoming to express a new sense of space and immersion that continues to evolve.

#### CAPTURE PHOTOGRAPHY FESTIVAL ON CANADA LINE

In partnership with Richmond Art Gallery, a series of photo-based installations at Aberdeen and Lansdowne Canada Line Stations were installed as part of the Capture Photography Festival: 11h02m by Jaspal Birdi and Iceberg Stranded in My Bed by Faune Ybarra. (More about these works on page 21)





#### ABC: ASPIRE | BUILD | CELEBRATE & MOSAIC FIREFLY

Public Art in partnership with Community Social Development and Richmond Multicultural Community Services Society, Minoru Seniors Society and City Centre Community Association received a Canadian Heritage project grant (\$92,000) to implement ABC: Aspire | Build | Celebrate, a community and socially engaged artist project to foster awareness, learning and action on topics of anti-racism, discrimination and intersectionality.

An artist team from Presentation House Theatre/Vancouver Asian Canadian Theatre engaged 15 youth and 15 seniors through 20 workshops and gatherings. Professional artists and educators held workshops with senior and youth groups, developing their skills in storytelling, improvisation, art-making and acting. The project culminated in two public performances called *Mosaic* Firefly: Richmond Edition which were presented as part of Culture Days and the City's Diversity Symposium; both included a post-show Q&A and reception.

The artist team also published a booklet showcasing the participants' artwork and stories (in English and their chosen languages). Each participant was gifted a booklet and a copy has been accessioned into the Richmond Public Library's Artist Book Collection.

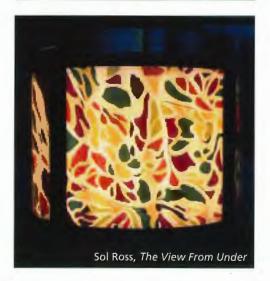












#### NO. 3 ROAD ARTS COLUMNS EXHIBITION 17, PARTS I AND II

This year-long, two-part exhibition taking place at Lansdowne and Aberdeen Centre Canada Line Stations, showcased the work of six artists — Bernadette C De Jesus, Yangun Xue, Susan Viccars, Sol Ross, Cherry Archer and Sam McWilliams — selected via an open call to emerging and established artists who live and/or work in Richmond whose works celebrate Richmond's local culture, history and natural heritage.

#### Part I (February - July)

- Inner City Living, Food Fairlane, Chromosomes of Heart, Casting Echoes to Heaven, Bernadette C De Jesus This series of reproduced ink drawings displayed at the Lansdowne Station represented Richmond's interconnected communities and the resources we share in everyday life. Individual joys, challenges and flows of emotion are symbolized in the touch of lines and vibrant colours.
- The Spring, The Pond in Winter, The Brides, The Pond in Summer. Yangun Xue This artist's practice is influenced by early Italian Renaissance painters and traditional Chinese figure painting. His series of paintings shown at Lansdowne Station was inspired by nostalgic memories of his hometown and the experience of newcomers who arrive here to build new dreams.
- Farmhouse on the West Dyke, Cottage in Steveston, Parsons House, Cottages Along Finn Slough, Susan Viccars This series depicted Richmond's heritage homes with vignettes of farm and fishing life that have largely disappeared as some search for a sense of place in a modern city that is rapidly changing.

#### Part II (August - January, 2024)

- Garlic and Peas, Kabocha, Salmonberry, Black Beauty Mini Watermelon, Sam McWilliams This series of botanical drawings was inspired by Richmond's agricultural heritage and aimed to raise awareness of the importance of maintaining resilient and local food systems.
- Dorsal 960, Et Selec 71, Final Fruit 78, Citrus and Candyfloss 506, Cherry Archer These photographs from the artist's Botanical Ice Tile series highlighted plants commonly found around Richmond. With each image, the artist invited the viewer to examine their relationship with the natural world and embrace emotions and sensations they may evoke.
- The View from Under, Lichen, Turkey Tail, Webbed, Sol Ross This series of digital illustrations explored the complexity of repetitive patterns found within fungi specimens as well as their role in keeping our ecosystems working. It also celebrates Richmond's natural beauty and aims to inspire the protection and care of our natural world.









## Public Art **Partnerships**









#### PROPERTY TAX BROCHURE

Public Art worked in partnership with the Finance Department to include public art on the 2023 Property Tax Brochure.

#### SOUTH ARM PLAYGROUND MURAL

Public Art worked in partnership with Parks to install a mural in a tunnel at the new South Arm Playground.

#### STEVESTON COMMUNITY CENTRE AND LIBRARY CONSTRUCTION FENCE ART WRAP

Public Art worked in partnership with Community Services Planning and Projects to implement a community-engaged art wrap project for the construction site of the new Steveston Community Centre and Library.

#### SELECTION PANELIST ROSTER

In 2023, the Public Art Selection Panelist Roster was updated to maintain the Program's pool of community members who can be called upon to serve on selection panels in 2024 and 2025. Selection panels are an integral part of the Richmond Public Art Program. They review artist proposals and make recommendations on public art projects.



## Education and Outreach 🔓 🤝 🗐 🔾









ichmond Public Art partnered with other City areas to incorporate public Rart based activities and programs as part of signature events for the City.

#### 2023 RICHMOND CULTURE DAYS

Public Art, in partnership with community partners offered a variety of free, family-friendly activities and events for the annual Culture Days festival:

- Richmond Public Art Bus Tour Staff hosted an accessible bus tour of works around Alexandra, Bridgeport and Oval Villages. A self-guided mural tour was also available online.
- Garden Time with Aaron Friend Lettner and Weaving Lives Together with Mariana Frochtengarten Two celebratory events connected participants of the Engaging Artists in the Community program (page 31) with a braoder audience to learn about the project and to unveil a legacy artwork.
- Richmond Cultural Centre Annex mural project Richmond-based muralist Laura Kwok held four sessions with community members and arts groups to help inform the design of her mural to be installed in spring 2024: 1) Community Roots Mural Painting, a participatory mini-mobile mural installation that explored the question: "Do you have a memento or souvenir that reminds you of home?" 2) Botanical Self Portrait Collage Party, a drop-in activity at RAG to create self-portrait collages inspired by floral images and natural elements. 3) Botanical Nature Walk, with Métis herbalist Lori Snyder exploring nearby native plant life, and 4) Canvas of Colour a hands-on art activity with members of the Richmond Youth Media Program to explore how we communicate and express emotions, ideas, and cultural symbolism through colours. In addition, the artist created a series of social media posts for the @HowArtWorks Instagram account inviting participants to share photographs of their favourite locations and landscapes in Richmond.









## Public Art Maintenance 📈 🔾

T n 2022, a major condition survey of L the public art collection was completed in order to create a conservation plan so that artworks in the collection may be enjoyed for as long as possible. The survey collected information about each artwork, its age, dimensions, material composition, and state of physical stability. From this data, artworks were prioritised according to the level of conservation work required to ensure they are maintained in a stable condition.

In 2023, the following civic artworks were identified for maintenance and were repaired:

- Hupakwanum: the Chief's Treasure Box, Richmond Olympic Oval
- Errant Rain Cloud, Minoru Centre for Active Living
- Steveston's Legacy, Gulf of Georgia Cannery
- Shaping Hands, Sea Island Fire Hall No. 4
- The River, Thompson Community Centre
- No. 3 Art Columns, Aberdeen and Lansdowne Canada Line Stations

#### 2023 RPAAC MEMBERS:

- Bronwyn Bailey
- Imu Chan, Vice-Chair
- Ceri Chong
- Paul Dufour, Chair
- Frank Ducote
- Victoria Grigorenko
- Jose Larano
- Allison Liu
- Jerome Teo
- Council Liaison: Kash Heed



#### CHILDREN'S ARTS FESTIVAL

Dolores Altin and Elvira Monteforte's art installation We Are Made of Water activated the Cultural Centre plaza on BC Family Day. By constructing "Three Hemispherias: Blue Planet, Ice House, Bubble House" out of recycled plastics, the artists aimed to raise awareness of plastic pollution in oceans, and water as a precious resource to be protected for future generations.

#### 2023 DOORS OPEN RICHMOND

Public Art offered two bus tours. The first was for newcomers in partnership with Richmond Multicultural Community Services that explored the Richmond Oval and Terra Nova Rural Park. The second covered artworks around Alexandra, Bridgeport and Oval Villages and featured artist Christian Huizenga to speak about his recently installed sculptural shelter, Wake.

## Richmond Public Art Advisory Committee 🚍



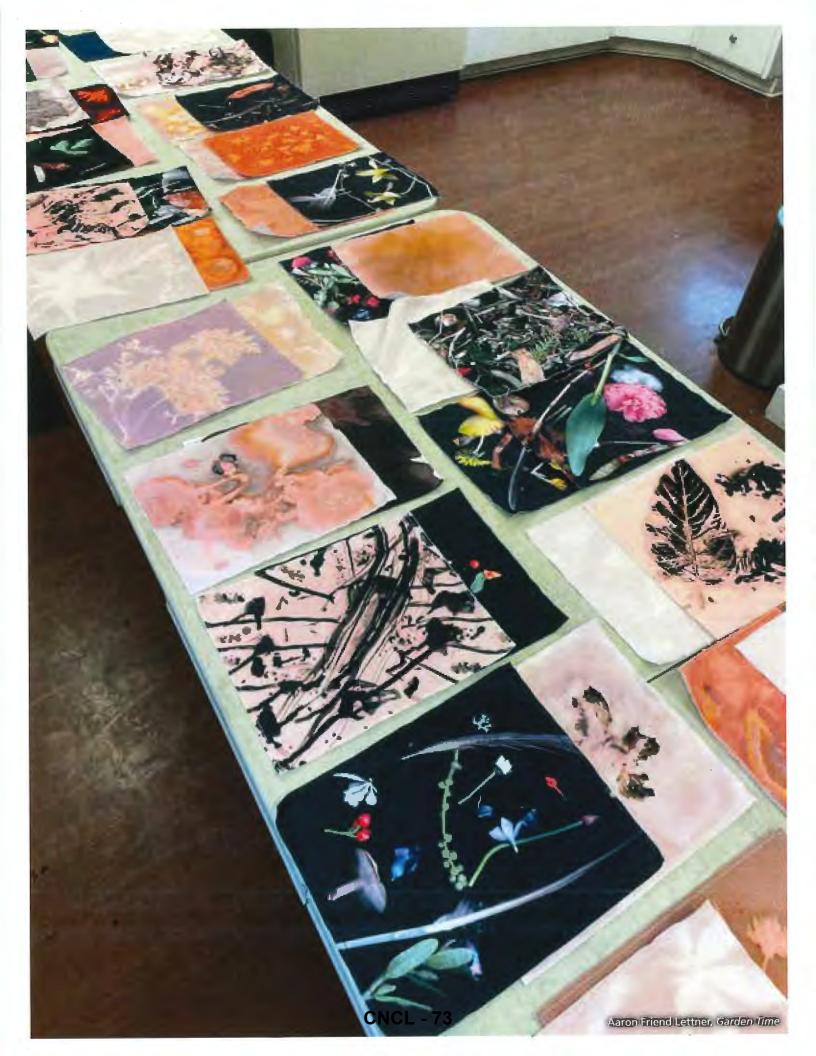
he Richmond Public Art Advisory Committee (RPAAC) is a Councilappointed voluntary advisory committee that provides input on public art policy, planning, education and promotion. At monthly Committee meetings, members receive presentations on new civic, private development and community project proposals and provide feedback and recommendations.













# Richmond Arts Centre

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

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

The Richmond Arts Centre is also home to the annual Children's Arts Festival (see page 16 for details)

## ARTS EDUCATION PROGRAMS BY THE NUMBERS:

985 courses

8,500+ registered students

54 professional instructors

**80,000+** visits (virtual & in-person)

## Arts Education Programs 🔓 🛡 🥕 🚍 🔾









The Richmond Arts Centre continues to develop and diversify its arts education offerings to meet community demand for exceptional arts education. The programs ensure affordable access to a strong base of introductory and beginner arts education programs as well as higher-level learning opportunities.

Instructors at the Richmond Arts Centre are not only highly qualified instructors, but professional artists. Programmers, responding to community demands and the latest arts trends, recruit artist educators from a diverse background of cultures and creative practices.

Classes are offered both seasonally and during Spring Break and Summer Camps. Programs are offered for pre-school, children, youth and adults and, in 2023, covered a range of disciplines including:

Performing Arts: Ballet, Jazz, Hip Hop, Dance Fitness, Water Sleeve Dance and Creative Movement, Improvisation (in partnership with







- Richmond Improv Theatre Society). Private lessons for Piano, Guitar, Voice, Violin and Electronic Drum (in partnership with Richmond Music School).
- Visual Arts: Mixed Media Sculpture, Printmaking, Nature Illustration, Industrial Design, Natural Dyes, Abstract Drawing and Painting, Pottery (Wheel-throwing and Clay Hand-building), Ikebana and Textiles.
- In preparation for the 2024 opening of the Cultural Centre Annex studios, new programs were developed this year to expand and support community offerings. Examples include Acrobatics, K-Pop Dance, Ballroom Dance, Drum Circle for Seniors, Open Studio Art classes and more.

## Community Programs and Outreach 🔒 🧡 🥕 🚍









Art Truck at Cambie Community Centre

"The Art Truck gave me the unique opportunity to share my love for nature drawing with curious and imaginative children. Together, we learned how to draw different animals commonly found in BC, and we added interesting (and fun) facts about them using pictures, words and numbers."

Art Truck artist, Bea Martin

### ART TRUCK PROGRAM

The Art Truck program is designed to meet three community needs: 1) provide arts experiences for community members who may not otherwise have access to them, 2) promote public awareness of art within the community, and 3) make arts education readily available to the public.

In the spring, the Art Truck partnered with the Richmond Museum to offer historical and cultural arts activities to more than 40 Heritage Fair participants. Musqueam artists and weavers, Rita and Zoe Kompst, taught traditional cedar weaving techniques to create friendship bracelets. Students also had the opportunity to learn traditional Ugandan drumming and dance with artist, choreographer, drummer and educator, Edward Sembatya.

In July and August, the Art Truck partnered with the Richmond Public Library to offer eight free Art Club workshops for children. Richmond-based artists Bea Martin, Jeni Chen, Mickey Morgan, Keely O'Brien, provided arts experiences at sold-out workshops, reaching a combined 120 participants.

In August and September, the Art Truck provided hands-on experiences at East Richmond Community Association's Summer BBQ and Hamilton Community Association's Night Out. Community-engaged artist, Bea Martin, who has a special interest in nature-based arts, led approximately 250 people in creating representations of local flora and fauna to enhance a tree for the Fall season at the Cambie Summer BBQ. Artist Kathy Shleindl brought a range of materials for hundreds of participants to explore and create festive hats, crowns and masks at Hamilton Night Out.



















### 7 RESIDENT ART GROUPS:

- Richmond Artists' Guild
- Chinese Artists Association of Richmond
- Richmond Gem and Mineral Society
- Richmond Photo Club
- Richmond Potters' Club
- Richmond Weavers and Spinners Society
- Textile Arts Guild of Richmond

"As the position is unique within art centres, galleries and non-profits, it gives us time to talk about the particular struggles we face. I have learned many ideas from my colleagues that I have brought into my practice as an art

 Intermunicipal Arts Programmer Roundtable member

### ART TRUCK AFTER-SCHOOL PROGRAM

The Children and Youth Mental Wellness Working Group, a joint committee with Vancouver Coastal Health and School District No. 38 (SD38), recommended the reinstatement of the Art Truck After-School Program with a Provincial Plan H grant to fund it as a pilot project with an eye to expanding it in the future. Cook and McKay Elementary schools were selected for the initial Fall season where, weekly, 60 Grade 4–7 students participated in the Art Truck program: 30 minutes of activity with a physical literacy instructor, an art lesson with a professional artist and a healthy snack. This program provides safe, skill-based, quality after-school programing to young people who would otherwise have barriers to do so.

### RESIDENT ART GROUPS

The Richmond Arts Centre is home to some of the city's longest running community arts organizations who receive reduced rates on regular room rentals for their activities. Throughout the year, typically, these groups provide workshops, exhibitions and demonstrations for their members as well as participate in community events such as Culture Days.

In 2023, the Richmond Arts Centre saw an increase in Resident Art Group visitation as community members returned to their pre-pandemic activity levels. In addition to these groups, some additional non-profit societies — Chinese Ink and Brush Society, Chung ai Photography and Creative Jewellers of BC — rented Arts Centre studio space on a regular basis.

### INTERMUNICIPAL ARTS PROGRAMMER ROUNDTABLE

Initiated by the Richmond Arts Centre, the Intermunicipal Arts Programmer Roundtable unites 55+ arts workers representing 12 municipalities. The work group convenes virtually on a quarterly basis, supporting each other on emerging issues, identifying sector trends, and discussing industry best practices and resources. The supportive group also values the roundtable as a welcoming space for skill-sharing, relationship-building and networking.













### COMMUNITY ART EXHIBITIONS

With the support of RAG staff, the Arts Centre organizes exhibitions by local artists and arts groups for display in the Upper Rotunda Gallery. In 2023, the following took place:

- Richmond Chinese Artists Association, January 3–30
- John Hall and Crystal Noir: Black Artists and Creators in our Community, January 30-February 27
- Richmond Photo Club, February 27-April 1
- Richmond Arts Centre Faculty Show, April 3-May 1
- Richmond High School Students, May 1–June 9
- Sister Cities Project, June 26-July 31
- Alex Ji, July 31-August 28
- Richmond High School Faculty, August 28–September 25
- Richmond Artists' Guild, September 25-October 30
- New West Artists and Richmond Artists 'Guild: Earthly Delights, October 30-November 27
- Richmond Arts Centre Student Exhibition, November 27-January 2, 2024













## Accessibility Initiatives 🔓 💚 😑



Additionally, staff participated in training to enhance classroom services and instructors received training opportunities to better support neuro-divergent participants in performing arts including dance.

## Special Events 🔓 🧡 🥕 🥃 🔾









### BLACK HISTORY MONTH EXHIBITION

This exhibition in the Upper Rotunda Gallery marked Richmond's eighth Black History Month celebrated by the City and its community partners. Black Artists and Creators in our Community featured work by John Hall, a graphic designer who exhibited large-scale mixed media artworks, and Crystal Noir, a selftaught painter who exhibited surreal paintings created in response to her own mental health challenges faced during the pandemic.

During the installation of the show, a tour of newcomers from SUCCESS were treated to a meeting with the artists to learn more about the work and the purpose of the exhibition.

This annual exhibition is a partnership with Mary Wilson, organizer of Richmond Black History Month (and 2022 Richmond Arts Award recipient.) On February 14, CBC News recognized Mary Wilson for her organization of Black History Month events in Richmond since 2016 and featured interviews with the two artists.

## Community Partners 🔓 🥕 🔾







Tn 2023, the Arts Centre partnered with the following community ■ organizations and City departments to increase the community's access to arts opportunities: Gateway Theatre, Resident Art Groups of the Richmond Arts Centre, Vancouver Cantonese Opera Society, Richmond Public Library, School District No. 38, Vancouver Coastal Health, Richmond Art Gallery, Richmond Museum, Richmond Black History Month, Richmond Music School, Richmond Public Art Program, Lansdowne Centre, City Centre, Hamilton, South Arm, Steveston, Thompson and West Richmond Community Centres, and Richmond Nature Park.











# Richmond Media Lab

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

## "No matter how busy I am, I want to come here. I know it's always fun here."

- RYMP member

## RICHMOND MEDIA LAB BY THE NUMBERS:

43 RYMP Youth members

3,281 hours RYMP members spent learning media arts skills and building community connections

56 Media Lab courses

287 registrations for Media Lab courses

## Richmond Youth Media Program (RYMP) 🔓 🤝 🚍







he Richmond Youth Media Program (RYMP), a free referral-based program lacksquare for youth ages 13–24, has been running continuously for 12 years as a signature offering of the Richmond Media Lab. RYMP members gain valuable skills in media arts and build connections in the community, with a focus on asset development. This year saw a continuation of support from presenting sponsor, Viva Pharmaceuticals and Vancouver Coastal Health's ongoing grant support in partnership with Richmond Addiction Services Society (RASS).

The program saw an increase in participation among referrals from neighbouring secondary schools. Youth familiar with RYMP referred their classmates and friends, increasing drop-in rates, necessitating the creation of an overflow room. As well, due to increased interest in music production, Friday Jam Nights were added to the mix.

In 2023, there were 43 active RYMP members, 187 guests, and 17 adult mentors that used the Media Lab. Twelve new youth were referred to the program this year. RYMP members also participated in a variety of community events and initiatives, including the following:

## YOUTH WEEK - CAREERS IN MEDIA ARTS (CIMA)

Careers in Media Arts is an annual event that introduces youth to professionals working in different areas of media arts. On May 6, CIMA featured CTV News



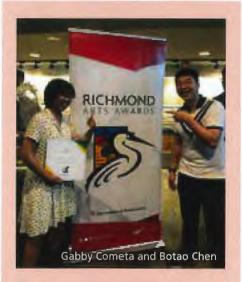












## Richmond Arts Awards Honours

Two members of the Richmond Youth Media Program (RYMP) were selected as the recipients in the Youth Arts and Volunteerism categories.

The nominees for these categories, Botao Chen and Gabby Cometa, have collectively dedicated 2,011 hours (and counting) to RYMP projects since joining the program.

Anchor Jason Pires; lawyer-turned actress, Anna Robinson; and local videographer and instructor, Sahand Mohajer. 24 youth participants enjoyed this professional development workshop followed by an opportunity to connect, meet new people and further learning in a supportive, friendly environment.

### RICHMOND REMEMBERS LIVE VIDEO SIMULCAST

Under the direction of filmmaker Kryshan Randel, five RYMP members took part in providing live coverage of the 2023 Richmond Remembers ceremony at Richmond City Hall. RYMP members took part in a hands-on camera operations workshop, set up recording equipment including microphones and cameras, and provided great shots throughout the event. The video (posted to YouTube) has reached more than 3,000 views.

### YOUTH ART MART

Since 2013, this two-day youth-led craft market has featured local youth artists and their handmade prints, crafts, and designs. Through promotion via the @CityOfRichmondYouth Instagram page and word of mouth, the number of vendors doubled over last year, to 40. Over the two-day event, there were 702 visitors and a vendors' survey following the event reported total sales over \$4,000.

# Programs & Activities 🔓 🛡 🚍 🔾









### MEDIA ARTS EDUCATION COURSES

Throughout 2023, students took classes on a range of topics including Digital Illustration, Animation, Stop-Motion Animation, Video Editing, Filmmaking and Graphic Design. The Media Lab also offers enriching programs across disciplines via the Arts Centre's spring break and summer camps.

The Media Lab has also partnered with the Richmond Public Library's Digital Services department to deliver skills sessions to youth in areas such as 3D Design and Cricut Workshops.











## Pink Shirt Day Design Contest

his year, Richmond held a t-shirt design contest and eight RYMP members submitted designs that went before a selection panel. The winning design was created by Grade 12 student and active RYMP youth, Botao Chen.

Shirts were printed and distributed to Council, community partners and RYMPers. The design was also featured in the Richmond News and Richmond Sentinel newspapers.

### COMMUNITY MFDIA & TECHNOLOGY RESOURCE

The Media Lab has continued in its role as a community resource on technology and media, providing advice, technical support and equipment for a variety of community groups. Some highlights:

- facilitating Resident Art Group TAGOR in producing hybrid live-streaming events.
- AV support for public programming and performances in the Cultural Centre, and
- providing a Portable Media Cart for live-streaming at the Cultural Centre.

## Media Creation Services 🚍

Staff have worked with partners from a range of City departments and community partners to support the production of original videos to highlight program achievements, assist with staff training, provide documentation, and/ or offer technical support and advice. In 2023, the list of projects included:

- 2022 Arts Services Year in Review video
- 2022 Heritage Services Year in Review video
- Filming MOTHLIKE/silvery-blue gallery performance at the Richmond Art
- Recording the Described Audio Exhibition Tours for the Richmond Art Gallery
- Pink Shirt Day T-Shirt Design Contest

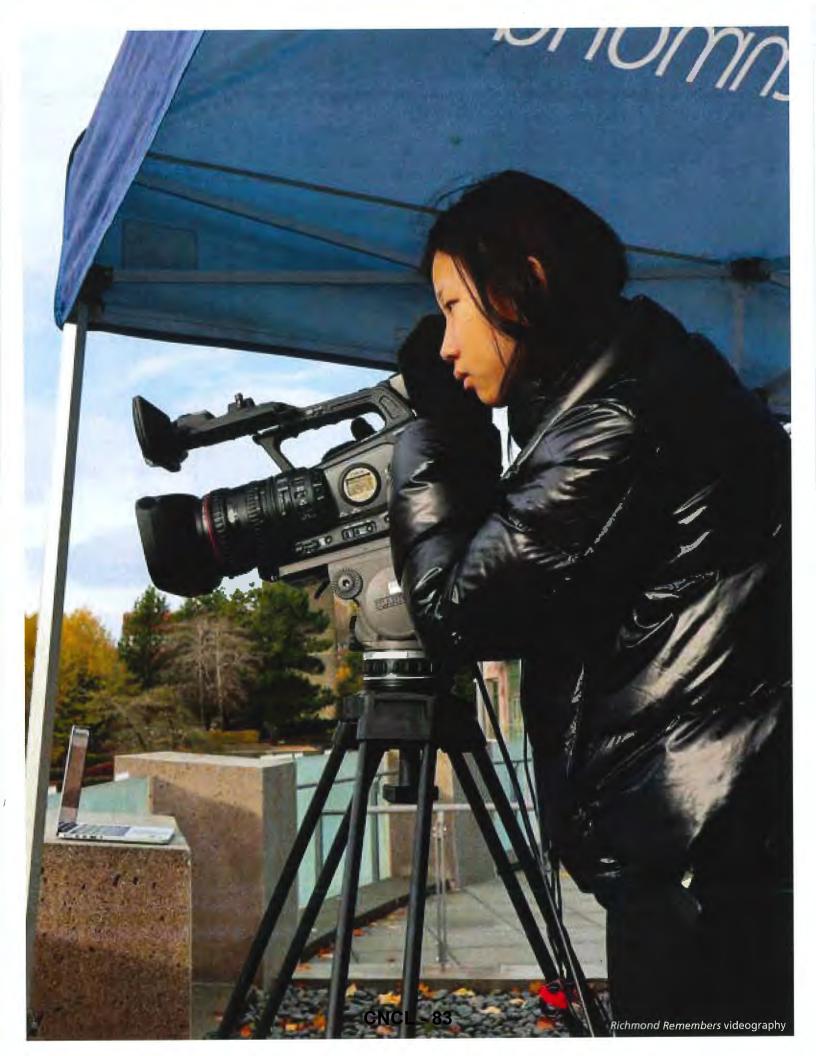
## Partners and Funders $\stackrel{\frown}{=} \sim 0$

he Media Lab continues to develop relationships with service agencies across the region. RYMP members have been referred to employment, volunteer and workshop opportunities as part of the program benefits. RYMP youth have found volunteer experience and paid employment with the Richmond Art Gallery, Richmond Arts Centre, Community Social Development, Minoru Seniors Society, City Centre Community Association, West Richmond Community Association, and Thompson Community Association. The Media Lab was also the recipient of funding through the Province of British Columbia as well as the Federal government's Building Safer Communities program through the City's Community Safety department.











## COMMUNITY ASSOCIATION ARTS PROGRAMS BY THE NUMBERS:

2,230 arts courses offered

**13,652** registered participants

10 participating community associations/societies

# Beyond Arts Services

While much of Richmond's arts programs, exhibitions, events and experiences are offered through the Department of Arts, Culture & Heritage, the arts play a vital role in the activities of other areas in the Community Services Division, including Parks Programs, Community Social Development and Community Recreation.

## Community Associations and Societies

s part of our relationship-based approach, the City of Richmond works A with community associations and societies who deliver a variety of programs and services at community centres. Program offerings and events include visual arts, dance, music and theatre opportunities which play a vital role in the continuum of arts programming in the City.

In 2023, more than 2,200 visual arts, dance and music courses were offered for 13,652 participants. These numbers are similar to the 2022 programs offered and both years represent a significant increase over 2021 participation (5,060 in 2021).

In addition to registered programs, arts activities are an important component of the child care programs offered by community centres. Throughout the year, arts programming also supports city-wide themes and special events, such as Pink Shirt Day and Pride Week.

Participating associations include City Centre Community Association, East Richmond Community Association, Hamilton Community Association, Sea Island Community Association, South Arm Community Association, Steveston Community Society, Thompson Community Association, West Richmond Community Association and Minoru Seniors Society, as well as the Richmond Nature Park Society.













# Activities 🔓 🕶 🖃 🔾









### ART CORNER

On Christmas Day, South Arm piloted Art Corner, a drop-in program for families to engage with each other through a variety of hands-on arts projects. Families were invited to explore different art mediums such as air-dry clay, paints and pastel.

### UKULELE ENSEMBLE OPEN HOUSE

As part of Culture Days, the Ukulele Ensemble of Steveston BC and the Steveston Community Centre hosted a Ukulele Ensemble Open House, where participants were invited to sing along, craft percussion instruments and try their hand at playing the ukulele.

### **GARDEN TIME**

Garden Time was a year-long project led by artist Aaron Friend Lettner in collaboration with the Sharing Farm and Terra Nova Nature School. It culminated in an art installation and exhibition unveiled on November 8 at Thompson Community Centre: a prayer for the earth, inscribed with plants collected from Terra Nova Rural Park and arranged as scanned images, as well as Lumen prints and Phytograms with help from local residents and young learners. This project was presented through the Public Art Engaging Artists in Community Program (page 31).

## MUSICAL SING-ALONGS: MUSICAL INTERLUDES, GOLDEN OLDIES, MINORU JAZZERS

The Seniors Centre at Minoru Centre for Active Living continued to offer in-person weekly music programs for participants aged 55+ with sing-along style piano and guitar performances featuring classic pop, golden oldies and jazz. Music enhances mood and improves cognition, and these sessions provide a much-needed social opportunity, creating connections with others who share a common musical interest.

"the ground is so soft, special and secret falling out and around Yeah, it's dancing"

- .poem by Terra Nova Nature Preschool children







## "Thank you for putting this on, this activity is so great for our brains!"

 Seniors Improv workshop participant

### MUSIC AND DANCE

The Seniors Centre at Minoru Centre for Active Living hosted a variety of music and dance socials, including an International Line Dancing event, a series of volunteer-hosted social events celebrating music and song, and a weekly jam session in the Fireside Lounge.

### DRAMA, PHOTO AND GLEE

Throughout 2023, arts groups from the Seniors Centre at Minoru Centre for Active Living continued to meet. The Platinum Players drama group met weekly to rehearse short skits including a performance during Culture Days, while the Minoru Photo Group and Glee singers attended their programs throughout the year, maintaining their vital connections to the arts and to each other.

### FACES OF RICHMOND

In celebration of BC Seniors' Week 2023, from June 5 to 11, Minoru Centre for Active Living partnered with the Community Arts Council of Richmond to display an exhibition featuring portraits of local seniors. Additionally, audio pieces of the seniors were recorded to accompany each portrait containing stories with nuggets of wisdom or personal messages. Each portrait was painted by a local artist and the interpretative portrait they kindly created was gifted to their senior models.

### LOCAL ART EXHIBITION SPACE

South Arm and Thompson Community Centres have wall space dedicated to exhibiting art by local artists, in an effort to promote the development of visual arts at all levels and provide exhibition space in Richmond. Artists from all cultural and artistic backgrounds at any stage in their career are encouraged to submit applications on an ongoing basis.

New artists are selected regularly, showcasing a variety of practices including painting, drawing, photography and textile arts. In 2023, Thompson had six exhibitions that included the Richmond Photo Club, community engagement artist Aaron Friend Lettner, local artist Liliya Vasilyeva, and Lei Tian. South Arm had five displays including work by local artist Laura Rivera.















## CONCERTS IN PARK/PLAZA BY THE NUMBERS:

5 locations

22 events

28 performances

1,920 attendees

## Special Events 🔓 🛡 🗐 🔾







### CONCERTS IN THE PARK/PLAZA

West Richmond Community Association presented a summer series of familyfriendly activities and free play in the playground, that included performances by Becca Wade and Luc LeMans.

In August, the Steveston Community Association hosted a number of local musicians and musical groups, including CCIM Rising Stars, Cherelle Jardine and Natasha Santos, who performed in Steveston Park for community members and park visitors.

City Centre Community Association's Concerts in the Park took place on July 19 and August 16 at Garden City Community Park with performances by local artists Julian Jayme, Quincy Chimich and Kurt Chen. In addition to live performances, there was a very popular paper kite craft, chalk drawing and lawn games with giant inflatable bowling, beach balls and more. The concerts attracted more than 150 attendees over the two days.

Thompson Community Association hosted a series of free family-friendly community events for six weeks throughout the summer, offering food trucks, games, bouncy castles and crafts. In addition, each evening included live performances by a variety of local musicians including The Renegades, Cherelle Jardine, CCIM entertainment and more.

Through the summer months, seven concerts and performances took place in the outdoor plaza at Minoru Centre for Active Living. These included performances by local bands, a string guartet, jazz trio and a magician. These free events created a special intergenerational opportunity for the attendees that ranged in age from young children to seniors.













### PRIDE WEEK

As part of South Arm Community Centre's Pride Week festivities, community members were invited to enjoy light refreshments and hands-on art activities while listening to original music performed by local musician, Nicole Audrey, who sang songs inspired by inclusion and community.

Thompson Community Centre celebrated Pride Week with "Paint Your Pride", an outdoor workshop where children painted a one-of-a-kind t-shirt. This activity was geared towards 2SLGBTQIA+ members of the community to support artistic expression and individuality. There were eight participants registered for the workshop and many requests to offer more opportunities like this in the future.

West Richmond Community Centre hosted two Pride printmaking workshops during Pride Week that attracted 30 participants of various ages to create limited edition printed artworks to take home.

### SENIORS' WEEK

The BC Seniors' Week opening event, "Seniors in the Spotlight" was held at Gateway Theatre and featured seniors in the performing arts. There were 244 audience members and more than 150 seniors from across Richmond took to the stage to perform. The 90-minute show featured welcoming remarks from Mayor Malcom Brodie and 15 performances including multicultural dance groups, ukulele, drumming, tap dancing and more.

### MINORU POP-UP SHOP

On November 1, the Seniors Centre at Minoru Centre for Active Living hosted the first "Minory Pop-Up Shop". This event featured tables of handcrafted items including knitting, photo prints and calligraphy scrolls created through the Seniors Centre's facility pass programs. Sales from the event generated funds for the Minoru Seniors Society.

"I was inspired by the performances and hope to sign up to be a part of a program like that in the future"

 audience member, Seniors' Week opening event















## Steveston Salmon Festival Mural (=) O

he 76th annual Steveston Salmon Festival at the Steveston Community Centre on July 1 (see page 14) included a Youth Zone that hosted emerging local mural artist, Janice Cheng. Their completed artwork is now displayed in the Centre's Games Room.

### STEVESTON COMMUNITY CENTRE AND LIBRARY NEW BUILDING SCRIM PROJECT

Several open houses and engagement workshops were held to inform the design of the scrim for the construction site of the new Steveston Community Centre and Library. Participants were asked to create postcards and flags, and participate in a word cloud to share what the Steveston Community Centre and Library means to them.

### WEAVING LIVES TOGETHER

Weaving Lives Together was a community engagement project involving photography, gelli printing and paper weaving. The project consisted of three workshops with children from Tait Elementary School and five workshops open to the community, led by artist Mariana Frochtengarten. By the end of the workshops, the work created by the community was thoughtfully arranged as a guilt by artists Mariana Frochtengarten and Monica Hetti, becoming a vinyl wrap for the metal trunk of the Wake pavilion at Tait River Community Park. (More on page 31)

### MID-AUTUMN FESTIVAL

City Centre Community Centre welcomed the Harvest Moon with a new name this year: the Mid-Autumn Festival. Activities included paper lantern making and mooncake sampling. With more than 155 attendees, the activation received positive feedback from the community.

### **WEST FEST**

West Fest 2023 at the West Richmond Community Centre offered a wide variety of arts activities from clay hand-building to balloon twisting, sensory play stations, face painting and live music. The event also included inflatables, active games, food trucks and more.







### CHRISTMAS CRAFT FAIR

There were 140 vendors who participated in the Steveston Craft Fair in November, selling various handmade crafts to the public, including knitting, crochet, paintings, baked goods and other handmade goods.

### HOLIDAY EVENTS

West Richmond Community Centre hosted "Ukeing around the Christmas Tree" featuring 45 seniors playing the ukulele and singing along to classic holiday-themed songs. Light snacks and a social preceded the event, which proved to be a terrific seasonal activity for all involved.

### INVITE THE LIGHT: A WINTER SOLSTICE CELEBRATION

For the first time, City Centre Community Centre celebrated the darkest day of the year with an intercultural event. Activities included a meditative labyrinth of light comprised of 500 lanterns brought to life by artist Marina Szijarto, a reflective interactive activity by Indigenous artist Christine Mackenzie, education and stories about local nocturnal wildlife by the Richmond Nature Park, arts and crafts using the natural elements such as pinecones and compostable materials, colouring sheets of the Ukrainian Koliada star, a show with Alba the owl with the OWL Orphaned Wildlife Rehabilitation Society, and free refreshments and food including dumplings from Richmond restaurant Kung Fu Dumpling. With more than 340 people in attendance, the event received fantastic feedback.

he 2023 street banner contest, organized and coordinated by Richmond's Parks Department, was launched on August 22, 2022 and concluded with the banner unveiling ceremony on March 27, 2023. The contest attracted more than 650 original submissions consisting of photographs, graphic art, collages and other art medium formats. A community judging panel reviewed the submissions and selected 20 designs as semi-finalists. The public was then invited to vote for their favourite designs through the City's Lets Talk Richmond website. The Top 10 designs with the most votes were chosen as the winners.

The winning artists were Alissa Ritchie, David England, David Poon, Dilshad Mithani-Kara, Haihua Su, Joyce Tse, Lihong (Lily) Zhang, Tristan Todd, Vladimir Cheinman and Yewon Choi.









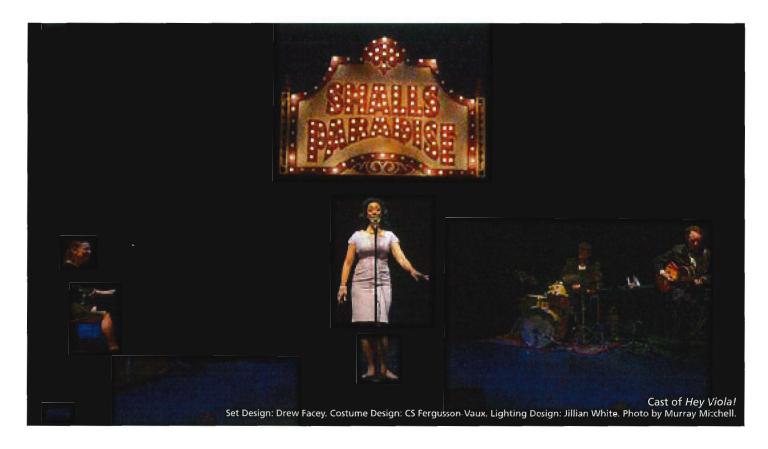












### MISSION

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

# Gateway Theatre

Gateway Theatre is managed and operated by Richmond Gateway Theatre Society, a registered charity and not-for-profit organization. Supported by the City, the theatre facility is Richmond's live performing arts hub, normally drawing audiences in excess of 35,000 to more than 150 performances.

As "A Stage for Richmond", Gateway provides entry points for audiences and performers in three key areas:

Through its Artistic Offerings, Gateway produces a breadth of stories that tackle the ideas, values and issues that reflect the diverse people of this city. It brings people together through shared artistic experiences that encourage dialogue and exchange.

Gateway's Education programming connects youth to the performing arts, through classes in acting, singing and dancing. Where it is most transformative is beyond the stage, building confidence, self-awareness, and a sense of belonging in young people.

And the Community Rentals program allows Richmond to celebrate its achievements, with thousands of people coming through the doors each year to participate in events presented by members of the public.













"I went with my 11 year-old to see *Hey Viola!*. What a beautiful (and accessible) way to share Viola Desmond's story. We were both inspired and I loved that it sparked a lot of discussion at home afterwards. Highly recommended!"

- audience member

## Artistic Offerings 🔓 💙 🥕 🥃 🔾









### FAMILY FUN LUNAR NEW YEAR CELEBRATION January 21, 2023

In the New Year, Gateway Theatre partnered with Five Blessings Collective and launched A Year of Blessings, a free five-part audio play series celebrating major traditional Chinese festivals. The theatre welcomed families to a live reading of the first episode, Bun Fun New Year, a humorous tale of Bunnifer and Bunnithy as they prepare a traditional Lunar New Year family feast. After the performance, guests enjoyed themed hands-on activities in the lobby. Over two performances, this sold-out event attracted more than 160 attendees.

### PROPHECY FOG March 9-18, 2023

Created by award-winning Indigenous artist Jani Lauzon, *Prophecy Fog* took audiences on a beautiful, intimate journey about relationships with land, family and sacred spaces. The story begins in the Mojave Desert in search of Giant Rock, with a single question: can a site still be sacred if it has been desecrated? Over ten performances, Prophecy Fog reached an audience of 260.

### HEY VIOLA! April 13-22, 2023

Gateway Theatre delighted audiences with Hey Viola! presented in English with traditional and simplified Chinese surtitles. Hey Viola! was a musical exploration of Canadian civil rights trailblazer, Viola Desmond, the fearless woman featured on Canada's \$10 bill. With the support of musicians Steve Charles (bass and guitar), Mary Ancheta (piano) and Chris David (drums and trumpet), the award-winning blues and jazz singer and actor, Krystle Dos Santos, brought the life of Viola Desmond to the stage. More than 1,300 patrons enjoyed this eye-opening musical.

### FAMILY FUN MID-AUTUMN CELEBRATION September 24, 2023

Following the success of the Family Fun Lunar New Year Celebration, Gateway Theatre invited families back to celebrate Mid-Autumn Festival. The fourth episode from A Year of Blessings audio play series, Legend of the Whoooshhh, was performed live by seven artists. After the performance, families were engaged in a lantern-making activity and received a free mooncake to enjoy at home. These performances in the Studio attracted more than 80 attendees.



## Gateway Rebrand 📈 🗐

t the beginning of 2023, Gateway Theatre launched a significant A rebrand, updating its logo, brand colours, and an exciting new website. The new brand elevates the organization's role in the community - championing the importance of performing arts in bringing together diverse people and ideas. An accessible, bold style celebrates a vibrant city and its people.











### CULTURE DAYS: TIME TO PLAY FOR THE LOST TIME September 24, 2023

For Culture Days, Gateway Theatre hosted a free performance of *Time to Play* for the Lost Time in partnership with Jade Music Festival. Second-generation Taiwanese Canadian artist Van Lefan performed a cross-generational presentation of music incorporating elements from their parents' beloved popular singers into their own arrangements.

### RODGERS + HAMMERSTEIN'S CINDERELLA December 14-31, 2023

The modern musical adaption of Rodgers + Hammerstein's Cinderella took over the MainStage during the holiday season. In addition to the staged performances, Gateway provided accessible and special events including a Pay-What-You-Will preview night, dress-up matinee, open (relaxed) performance, and free ballroom classes for the community. This magical musical was enjoyed by more than 4,800 attendees who attended with their loved ones of all ages.

"We were most impressed by the overall high quality of this production. Congratulations to every one of you involved in bringing this delight to your audiences."

- audience member

## "I am very grateful to know that the education programs at Gateway Theatre do emphasize diversity and inclusion as it means a lot to us as parents to find welcoming environments for children of all types."

- Academy parent

## Gateway Academy 🔓 🥕 🗐





t Gateway Academy, students gain an understanding of themselves and others, grow confidence, and develop communication and problemsolving skills. All the while, they are also learning acting, singing, dancing, and speaking techniques taught by professional artists.

No matter what the future holds for Academy students—be it as performers, scientists, or technicians—they will make their communities better places by bringing the relational skills developed and learned in Gateway's theatre classes.

In 2023, Gateway Academy delivered more than 490 hours of education to a total of 143 students aged 6-18. Each class culminated in a presentation and each session ended with an Open Studio where families got the opportunity to participate in the practices of the class. The classes were as follows:

Acting Classes (January–April, September–December 2023) Acting students not only developed skills integral to all theatrical disciplines, but also universal skills such as confidence, focus, listening and









## Community Event Rentals 🔓 🛡 🥕 🗐 🔾

ateway had a successful rental G season in 2023 year with more than 20 clients and 44 performances throughout the year. Most longstanding rental clients returned to the theatre to celebrate the richness and diversity of the Richmond community.

### 2023 rental partners:

- Arisun Yue Chinese Opera Society
- **BC Chinese Music Association**
- Canada YC Orchestra Association
- Canada Chain Commerce and Cultural Association
- City of Richmond Arts Awards
- Defy Gravity Dance Company
- Drama One
- Earth Child Montessori School
- Focus Learning
- Jacqueline Au Studio
- Minoru Centre of Active Living
- MVOT Vancouver Taiwanese Society
- Philcas of BC
- Pythagoras Academy
- Richmond Academy of Dance
- Richmond Delta Youth Orchestra
- Richmond School District
- Society of We are Canadians Too
- Stage One Academy
- Thamil Cultural Society
- Trek and Friends
- Vancouver Philharmonic Youth Orchestra

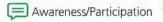


trust-building. Through developing skills for teamwork, the classes created learning experiences that fostered belonging and self-confidence through creative expression.

- Musical Theatre (January-April, September-December 2023) Musical Theatre students built confidence as they explored vocal techniques, choreography and expressing lyrics musically and dramatically. Through developing skills for teamwork, the classes created learning experiences that fostered belonging and self-confidence through creative expression.
- Acting Summer Camp (July 2023) Through week-long Acting intensives in July, Acting campers explored skills integral to all theatrical disciplines, and worked on building confidence, focus, listening and trust-building.
- Musical Theatre Summer Camp (July 2023) Through week-long Musical Theatre intensives in July, Musical Theatre campers explored vocal techniques, choreography and expressing lyrics musically and dramatically, finding ways to develop confidence, creativity and teamwork.

Gateway's Secondary School Outreach Program provides a unique opportunity for Richmond students to connect with professional artists and learn about careers in theatre. In April, Gateway delivered a workshop with Prophecy Fog artist, Jani Lauzon, to students from Hugh Boyd Secondary, a longstanding partner in Richmond. In December, students from Burnett Secondary participated in a tour of the theatre, as well as a stage combat workshop with Jessie-nominated fight and movement-based theatre group, Affair of Honor, as part of the Outreach Program offered for Gateway's holiday show, Rodgers + Hammerstein's Cinderella. Gateway Theatre offers this program at no cost to secondary schools.









# APPENDIX 1

## 2023 Arts and Culture Grant Program

The following 21 organizations received \$124,258 in financial support:

### OPERATING ASSISTANCE

Canadian YC Chinese Orchestra Association
Cinevolution Media Arts Society
Community Arts Council of Richmond
Richmond Arts Coalition
Richmond Community Band Society \$ 3,350
Richmond Community Orchestra and Chorus Association \$ 8,300
Richmond Delta Youth Orchestra
Richmond Music School Society
Richmond Potters' Club \$ 6,570
Richmond Singers
Richmond Youth Choral Society
Kichinoria foutil Choral Society
Textile Arts Guild of Richmond
Textile Arts Guild of Richmond
Textile Arts Guild of Richmond
Textile Arts Guild of Richmond \$ 1,558  PROJECT ASSISTANCE  First Pacific Theatre Society \$ 3,400
Textile Arts Guild of Richmond \$ 1,558  PROJECT ASSISTANCE  First Pacific Theatre Society \$ 3,400  Arisun Yue Opera Society \$ 4,050
Textile Arts Guild of Richmond \$ 1,558  PROJECT ASSISTANCE  First Pacific Theatre Society \$ 3,400  Arisun Yue Opera Society \$ 4,050  BC Philharmonic Society \$ 3,850
Textile Arts Guild of Richmond \$ 1,558  PROJECT ASSISTANCE  First Pacific Theatre Society \$ 3,400  Arisun Yue Opera Society \$ 4,050  BC Philharmonic Society \$ 3,850  Canada Chinese Performing Arts Society \$ 3,850
Textile Arts Guild of Richmond \$ 1,558  PROJECT ASSISTANCE  First Pacific Theatre Society \$ 3,400  Arisun Yue Opera Society \$ 4,050  BC Philharmonic Society \$ 3,850  Canada Chinese Performing Arts Society \$ 3,850  Phillipine Cultural Arts Society of BC \$ 4,125
Textile Arts Guild of Richmond \$ 1,558  PROJECT ASSISTANCE  First Pacific Theatre Society \$ 3,400  Arisun Yue Opera Society \$ 4,050  BC Philharmonic Society \$ 3,850  Canada Chinese Performing Arts Society \$ 3,850  Phillipine Cultural Arts Society of BC \$ 4,125  Richmond Art Gallery Association \$ 4,000



"The grant helps the organisation to be active in the community and public as a cultural and arts organization.

It provides more opportunity and increases the ability of the organization to present meaningful artistic programs to our community and introduce more traditional arts and new creations from Canadian artists."

- Canada Chinese Performing Arts Society









# How Richmond supports and invests in arts and culture

The City wears many hats, acting as a supporter, presenter, facilitator, communicator, investor and facility operator

### Supporter



COMMUNITY ART EXHIBITIONS

26 exhibitions in 5 locations including Richmond City Hall



RICHMOND ARTS AWARDS

57 nominations6 awards presented annually



CULTURE DAYS

**93** registered activities<sup>1</sup> by **62** local arts groups and individuals

1: Ranked Number 1 in BC, Number 3 in Canada for medium-sized cities; in Top 4 overall



RICHMOND ARTS CENTRE

provided **7** arts groups **4,043** hours of room rentals at a subsidy of

## **Facility Operator**



RICHMOND CULTURAL CENTRE

**352** hours room rentals by cultural organizations at subsidized rates



RICHMOND ARTS CENTRE

985 arts courses

54 professional instructors8.500+ students registered



RICHMOND MEDIA LAB

54 media arts courses

43 Richmond Youth Media Lab

members spent **3,281** hours at the Media Lab



### RICHMOND ART GALLERY

9 exhibitions onsite, offsite and online presenting 349<sup>2</sup> artists

**2,914** school program participants

**61** free public programs in-person and online with **3,888** participants

**9,300** YouTube video views

2: Including 288 International Mail Art artists and 50 in ArtRich 2023



\$84.184

COMMUNITY CENTRES<sup>3</sup>

**2,230** visual arts, dance & music courses

13,652 participants

3: Delivered by Community Associations Plus: Libraries, Museums and Heritage sites that partner with Arts Services

## Communicator



ARTS & CULTURE E-BLASTS

9 e-newsletters

700+ subscribers

How ART WORKS INSTAGRAM

88 posts

2,100 followers

Art at Work Program

7 free professional development workshops for artists & organizations

395 participants in-person, online and via on-demand Youtube

### **Investor**



ARTS & CULTURE
GRANTS PROGRAM

\$124,256

to **21** organizations



PUBLIC ART PROGRAM

406 artworks to-date

39 new works

**22** Richmond artists contracted for civic art commissions

8 community group partners

**27,770+** hours of community participation in the Engaging Artists in the Community Program to-date

### Presenter



### FESTIVALS

5 signature events showcasing

300+ local artists and performers

120+ performances

125,000+ in-person and online attendees



### GATEWAY THEATRE4

46 performances and 22 rental events

76 professional artists

**19,114** audience members

490 hours of theatre education

143 students enrolled

4: Operated by Richmond Gateway Theatre Society with support of City of Richmond

### **Facilitator**



### FILM OFFICE

6 Film Studio Facilities

**850** Richmond business supported by the film industry

**\$28** million+ spent on production-related goods and services such as costumes, catering, automobile rentals and more



### ARTISTS-IN-RESIDENCE

2-month Writer-in-Residence

**3** Artists-in-Residence as part of Engaging Artists in the Community Program

5 artists accommodated at Branscombe House in Partnership with Blue Cabin Floating Artist Residency

# "Life is art, art is life. I never separate it."

- Ai Weiwei





## **Report to Committee**

To:

Re:

General Purposes Committee

Date:

February 21, 2024

From:

Kim Somerville

File:

08-4055-05/2024-Vol 01

Director, Community Social Development Richmond Accessibility Plan 2023–2033

### **Staff Recommendations**

1. That the Richmond Accessibility Plan 2023–2033 as outlined in the report titled, "Richmond Accessibility Plan 2023–2033", dated February 21, 2024 from the Director, Community Social Development, be adopted; and

2. That the Richmond Accessibility Plan 2023–2033 be distributed to key partners and organizations, local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.

Kim Somerville

Director, Community Social Development

(604-247-4671)

Att. 2

REPORT CONCURRENCE				
ROUTED TO: Arts, Culture & Heritage Building Approvals Business Services City Clerk Communications Community Bylaws Development Applications Engineering Facilities & Project Development Finance Fire Rescue & Emergency Programs Human Resources Information Technology Intergovernmental Relations & Protoc	CONCURRENCE  O  O  O  O  O  O  O  O  O  O  O  O  O	ROUTED TO: Parks Services Policy Planning Public Works Operations Recreation & Sport Services Richmond Olympic Oval Richmond Public Library Sustainability & District Energy Transportation  CONCURRENCE OF GENERAL	Concurrence  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø  Ø	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO		

### **Staff Report**

### Origin

On October 23, 2023, City Council approved the following recommendations with respect to the draft Richmond Accessibility Plan 2023–2033:

- (1) That the draft Richmond Accessibility Plan 2023 2033, as outlined in the staff report titled "Draft Richmond Accessibility Plan 2023 2033" dated September 15, 2023 from the Director, Community Social Development, be approved;
- (2) That staff be authorized to seek public feedback on the draft Richmond Accessibility Plan for the purposes of finalizing the plan; and
- (3) That staff report back to City Council with the final Richmond Accessibility Plan, including a summary of the public feedback received.

The purpose of this report is to provide a summary of the public feedback received on the draft plan and to seek City Council's adoption of the final Richmond Accessibility Plan 2023–2033 (the Plan).

This report supports Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

- 1.3 Increase the reach of communication and engagement efforts to connect with Richmond's diverse community.
- 1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

This report also supports Richmond's 2041 Official Community Plan (OCP) Focus Area #11.1 Social Equity and Inclusion:

Objective 1 – Facilitate the establishment of an equitable, inclusive community, whereby City plans, policies, services and practices respect the diverse needs of all segments of the population.

### **Analysis**

On June 17, 2021, the Accessible British Columbia Act (the Act) was passed by the Legislative Assembly of British Columbia. The overall goal of this new legislation is to identify, remove and prevent barriers experienced by people with disabilities to ensure that all British Columbians can fully participate in their communities. It is an important first step to making British Columbia a more accessible province. The Act establishes the role and responsibility of organizations to remove barriers and make spaces more accessible and inclusive for all community members.

On April 14, 2022, the provincial government approved the Accessible British Columbia Regulation. The regulation identifies 750 public-sector "prescribed organizations," including municipalities that must comply with Part 3 of the Accessible British Columbia Act. As a result, the City is required to meet the following initial requirements:

- 1. Establish an accessibility committee;
- 2. Implement a mechanism for feedback on the accessibility of the organization; and
- 3. Develop a multi-year accessibility plan.

The City has already completed two of the three initial requirements of the Act. The Richmond Accessibility Plan 2023–2033 (Attachment 1) responds to the third, initial requirement of the Act that requires the City to develop a multi-year accessibility plan and to review and update its plan at least once every three years. The Plan outlines a comprehensive approach to advancing accessibility in Richmond and will guide the City's efforts to increase access in the community over the next decade.

As Richmond Public Library is also legislated through the Act, both organizations have collaborated on the development of the Plan to facilitate an aligned approach, with the intention that the Library will use the Plan to further its efforts to advance accessibility.

The Act also legislates that the Province undertake the development of province-wide accessibility standards that will set out regulations across a wide range of areas, including employment, delivery of services, the built environment, information and communications, transportation and procurement. Standards will be developed in phases with the first two standards, Accessible Employment and Accessible Customer Service, expected to be introduced in 2024.

The introduction of the Act is reflective of a broader societal shift in awareness and understanding of disability, as disability is recognized today as being caused by barriers that prevent participation within society. Disability is defined as when the features of a person's body and/or mind meet a barrier created by the design of the society in which they live, preventing their full and equal participation. Individual features can be permanent, temporary or episodic; visible or invisible; range in severity; and include physical, sensory, mental health-related, developmental, cognitive and/or have multiple features.

The prevalence of disability is increasing. The 2022 Canadian Survey on Disability found that 27 per cent of Canadians aged 15 years and older (or eight million people) had one or more disabilities that limited them in their daily activities, a five per cent increase when compared to the 2017 survey. This growth highlights the need to ensure proper planning and supports are in place to meet the varied needs of people with disabilities to ensure they are able to fully participate in the community.

### **Project Process**

The City has a long-standing history of working closely with community members with disabilities and local non-profit organizations that support people with disabilities to identify, remove and prevent barriers in Richmond. The Plan builds on this work and was developed through a multi-stage process that involved extensive consultation and collaboration, including:

• A review of existing City strategies and plans to identify work currently being undertaken by the City to support people with disabilities;

- Consultation with people with disabilities, their families and caregivers, and community organizations in Richmond that support people with disabilities, including meetings, focus groups and interviews with representatives of key organizations;
- A series of workshops with City and Library staff;
- A variety of public engagement activities to seek feedback on the draft Plan completed from November to December 2023, including a survey on Let's Talk Richmond, pop-up events, presentations to City Council advisory committees and a focus group with key partners; and
- Ongoing discussion with the Richmond Accessibility Advisory Committee.

The Plan has been shaped by feedback received throughout the development process from people with disabilities, the public and various community partners and it reflects the diverse perspectives of people with disabilities in Richmond.

### Strategic Pillars and Actions

The Plan works to advance accessibility across a broad range of areas that align with the Act. The goals of the Plan are to:

- Identify, remove and prevent barriers experienced by people with disabilities when interacting with the City and the Library;
- Ensure that Richmond is a place where people of all abilities, backgrounds and ages are able
  to fully participate in and contribute to all aspects of community life in the manner of their
  choosing; and
- Foster a community that recognizes and values the contributions of people with disabilities and collaboratively works to promote accessibility across sectors.

In order to achieve this, the Plan has been organized into six strategic pillars:

- 1. An Accessible Community
- 2. An Inclusive Organization
- 3. Accessibility in the Built Environment
- 4. Accessible Programs and Services
- 5. Accessible Communications and Technology
- 6. Research and Monitoring

The strategic pillars and recommended actions outlined in the Plan were developed in response to the priorities of people with disabilities in the community. The actions build on previous and ongoing work and establish a framework to advance accessibility in Richmond, in collaboration with the community, over the next 10 years. Actions outlined in the Plan have been identified as short-term (0–3 years), medium-term (4–6 years), long-term (7–10 years) or ongoing, with the understanding that the actions will be updated and revised every three years to reflect changing community needs and priorities.

### **Engagement Input and Strategy Revisions**

The City conducted a variety of engagement activities to share the draft Plan and receive input from the public from November 6 to December 10, 2023. During this period, people with disabilities, their families and/or caregivers, staff from community organizations that support people with disabilities, the public and key partners were invited to provide feedback on the draft Plan through the following opportunities:

- An online survey hosted on the City's Let's Talk Richmond platform that was available in English as well as simplified and traditional Chinese;
- Seven pop-up events hosted at community centres, community organizations that support
  people with disabilities as well as the Brighouse and Ironwood libraries. To remove barriers to
  participation, these pop-ups were designed using accessibility best practices including the
  provision of American Sign Language interpretation; and
- Presentations and facilitated discussion with City Council Advisory Committees as well as with key community partners, which included representatives from various Community Associations and Society Boards, Richmond Public Library Board and the Richmond Olympic Oval.

In total, 162 individuals attended pop-up events and 165 respondents completed the online survey through Let's Talk Richmond. Overall, feedback received from these engagement activities demonstrated strong levels of support for the Plan and its associated strategic pillars and actions. On average, 85 per cent of respondents indicated their support for each pillar, and 70 per cent agreed that the Plan will work to address its goals.

There were no major revisions to the Plan; however, additional details were added to address and respond to themes that emerged from the public engagement activities, including:

- Strengthening definitions and terminology used in the Plan to increase emphasis on how barriers may be experienced differently by people with disabilities depending on other equity-based factors;
- Clarification as to how the Plan's goals will be achieved, including enhanced language to reflect that the Plan is intended to be an overarching framework that will directly inform annual City Department Work Plans;
- The addition of Action 1.1: Incorporate accessibility considerations into the development and implementation of City planning documents that guide the design of the Richmond community, such as Official Community Plan updates, and City strategies and plans; and
- Revisions to clarify the need for ongoing dialogue and collaboration across sectors, including revisions to Actions 1.4 and 1.5.

The majority of respondents expressed appreciation for the development of the Plan and supported its strategic pillars and actions. A summary of public feedback received is provided in Attachment 2.

### Actions and Implementation

While all 34 actions identified in the Plan are important to enhancing accessibility across City planning and service delivery as well as its physical and social infrastructure, implementation of short-term and ongoing actions will begin following the Plan's adoption.

Examples of these initial priority actions include:

- Incorporate accessibility considerations into the development and implementation of City planning documents that guide the design of the Richmond community, such as Official Community Plan updates, and City strategies and plans;
- Collaborate with people with disabilities, non-profit organizations, public-sector agencies, the private sector and senior levels of government to align approaches and create greater impact in furthering accessibility and inclusion throughout the community;
- Develop and implement a comprehensive corporate training program to increase organizational awareness and capacity regarding identifying, preventing and removing accessibility barriers;
- Further the organization's commitment to advancing diversity, equity and inclusion by incorporating an accessibility focus into the programs, initiatives and values that contribute to corporate culture;
- Incorporate accessibility improvements in the built environment when planning annual City facility upgrades, capital projects, such as new facilities and infrastructure improvements and maintenance schedule;
- Evaluate current programs and services from an accessibility perspective to identify
  opportunities to enhance participation and access for people with disabilities, including
  opportunities for collaboration with community organizations and expansion of service
  delivery methods, such as hybrid or online programming;
- Review the City's Corporate Communications and Marketing standards, such as the Editorial Style Guide and Graphic Standards Manual, through the lens of accessible communications best practices to identify opportunities to increase access to information for people with disabilities; and
- Develop a community data profile to support all City departments in monitoring and analyzing trends in accessibility to respond to emerging and changing community needs.

The strategic pillars and actions outlined in the Plan will continue to guide City and Library planning and operations to advance accessibility in collaboration with the community.

### Communications

Following adoption by City Council, a communications strategy will be developed to share the Plan with the community. Copies of the Plan will be distributed to key partners and organizations, local Members of Parliament, and Members of the Legislative Assembly. An update on the Plan outlining the progress made towards achieving the strategic pillars and actions will be provided to Council and shared with the public every two years.

### Anticipated Future Budgetary Impacts

The work necessary to implement the initial requirements of the Act, including the Plan, will involve significant contributions from all City departments. While departments that interface with the public domain, including service delivery, communications, technology and the built environment, are likely to be most affected initially, staff anticipate an increased focus on furthering accessibility across all areas of City planning and service delivery will be required. While many of the actions outlined in the Plan will be accomplished using existing resources, some may require additional funding. Financial considerations for these initiatives will be submitted in future City budget cycles.

The three initial requirements of the Act are just the first stage of this new legislation. As accessibility standards are introduced through the Act, additional funding maybe also be necessary in order for the City to meet its legal obligation to comply with new regulations introduced through these standards. The first standards are anticipated to be introduced in 2024 and to come into affect as early as 2025. If necessary, resources to comply with these new standards will be included as part of the 2025 budget process.

### **Financial Impact**

None.

### Conclusion

The Richmond Accessibility Plan 2023–2033 ensures the City of Richmond's full compliance with the initial legislative requirements under the Accessible BC Act. It also demonstrates the City of Richmond's ongoing commitment to being a municipal leader in the advancement of accessibility. The Plan builds on the City's past achievements, learnings and ongoing collaboration with people with disabilities, non-profit organizations and community groups to advance accessibility in Richmond over the next decade. Continued collaboration with people with disabilities, community partners and other sectors will ensure that everyone who lives, works, plays and visits Richmond has the same opportunity to fully and equally participate in all aspects of community life.

Melanie Burner

Program Manager, Social Development

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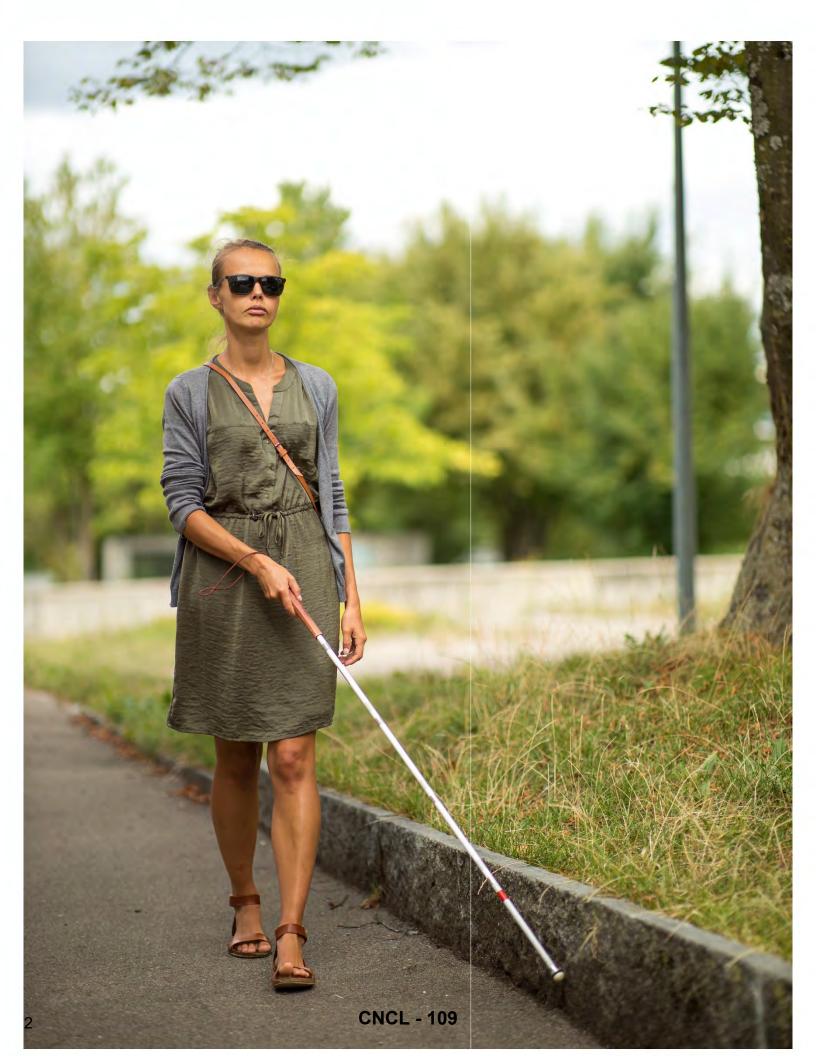
Att. 1: Richmond Accessibility Plan 2023–2033

2: Richmond Accessibility Plan 2023–2033: Public Engagement Overview



Richmond Accessibility Plan 2023–2033





# Richmond Accessibility Plan

# Acknowledgements

The *Richmond Accessibility Plan 2023–2033* (the Plan) is the result of a collaborative effort made by community members, including people with disabilities, their family members and caregivers, community organizations that support people with disabilities in Richmond, City Council Advisory Committees, community groups, and City of Richmond and Richmond Public Library staff. Thank you to everyone who participated in the development of this Plan by sharing their valuable stories, insight and expertise.

The following committees played a key role in the creation of the Plan, helping to guide and inform its development.

# **Richmond Accessibility Advisory Committee**

- · Rob Sleath, Chair, Citizen Member
- Shaan Lail, Vice-Chair, Citizen Member
- Anne Bechard, Richmond Public Library Representative
- Cindy Larden, Vancouver Coastal Health Representative
- Damian Gorman, Citizen Member
- Dave MacDonald, Pathways Clubhouse Representative
- Ella Huang, Richmond Centre for Disability Representative
- Melanie Arnis, Citizen Member
- Pam Andrews, Citizen Member
- Sue Jones, Aspire Richmond Representative
- Tommy Leung, Citizen Member

## The Interdepartmental Accessibility Committee

The Interdepartmental Accessibility Committee is composed of staff representatives from the following City of Richmond departments:

- Arts, Culture and Heritage
- Building Approvals
- Business Services
- City Clerk's Office
- Community Bylaws and Business Licences
- Community Social Development
- Corporate Communications and Marketing
- Development Applications
- Engineering
- Facility Services and Project Development
- Finance
- Fire Rescue and Emergency Programs
- Human Resources
- Information Technology
- Parks Services
- Policy Planning
- Recreation and Sport Services
- Roads and Construction Services
- Transportation

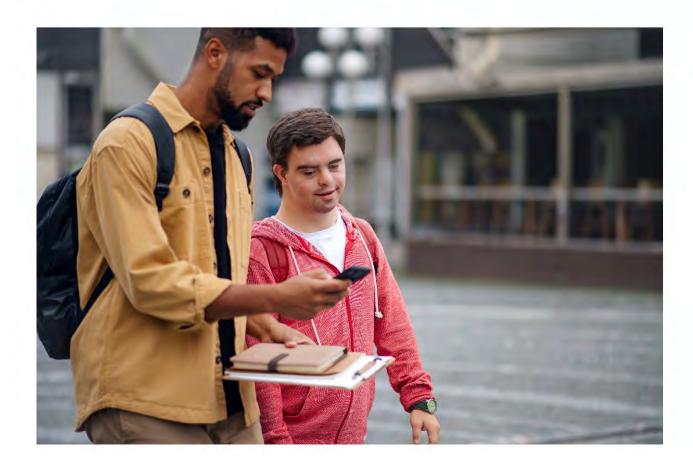
As Richmond Public Library will align its efforts to advance accessibility with the strategic pillars and actions outlined in the Plan, Library staff from the Community Engagement, Human Resources, Finance, Facilities and Information Technology departments also contributed to the development of the Plan.

# **Project Team**

- Melanie Burner, City of Richmond, Program Manager, Social Development
- Trevor Penrose, City of Richmond, Corporate Project Leader
- Olivia Boguslaw, City of Richmond, Planner 1
- Anne Bechard, Richmond Public Library, Manager of Community Engagement

## **Consultants**

- Happy Cities
- Meaningful Access Consulting





# **Table of Contents**

Acknowledgements	i
Richmond Accessibility Advisory Committee	
The Interdepartmental Accessibility Committee	ii
Project Team	iii
Consultants	iii
Glossary of Terms	3
Executive Summary	8
Introduction	10
Commitment to Accessibility	13
Understanding Accessibility	14
Advancing Accessibility	17
Alignment with Other City Plans and Strategies	23
Developing the Plan	25
Key Findings	31
Engaging People with Disabilities	32
The Importance of Accessibility throughout Planning	33
Strengthening Capacity	33
Furthering Universal Access in the Built Environment	35
Enhancing Access to Programs and Services	37
Increasing Access to Information	37
Inclusive Employment Practices	38
Accessibility Benefits Everyone	39
Strategic Pillars and Actions	

Strategic Pillar 2: An Inclusive Organization 4-
Strategic Pillar 3: Accessibility in the Built Environment 49
Strategic Pillar 4: Accessible Programs and Services 4
Strategic Pillar 5: Accessible Communications and Technology 48
Strategic Pillar 6: Research and Monitoring 4
Implementation of the Plan 5
Key Outcomes 5.
Conclusion 5
Appendix: Aligned Strategies5



# Glossary of Terms

Ableism: Prejudice and discrimination against people with a disability.1

**Accessibility:** A barrier-free experience that ensures everyone can equitably participate in their community.

Accessible Pedestrian Signage (APS): Provides auditory, visual and tactile information so that a person with sight and/or hearing loss will know when it's safe to cross at a set of traffic signals. An APS may provide information to help a person with sight loss travel in a straight line across a street.<sup>2</sup> APS was previously referred to as audible pedestrian signals.

**Accommodation:** An alteration of environment, program format or equipment that allows an individual with a disability to gain access or participate in a space, place, event or program in a way that meets their needs.<sup>3</sup>

American Sign Language (ASL): A visual language predominantly used by the Deaf community. ASL is expressed by movements of the hands, face and body.<sup>4</sup>

**Barrier:** Anything that hinders the full and equal participation in society of a person with a disability. Barriers can be caused by environments, assumptions, practices, policies, communication methods or technologies, and affected by intersecting forms of discrimination.

The six main types of barriers include:

- Physical barriers;
- Attitudinal barriers:
- Sensory barriers;
- Systemic barriers;
- Information and communication barriers; and
- Technological barriers.

For more details about each type of barrier, go to the section titled Understanding Accessibility on page 14.

**Bias:** A way of thinking or behaving that is influenced by prejudice, preferences or opinions of individuals or groups. People can be aware or unaware of their biases, the latter of which is known as unconscious bias.<sup>5</sup>

**Braille:** A form of written language for people with sight loss, in which letters and numbers are represented by patterns of raised dots that are felt with the fingertips.<sup>7</sup>

**Built Environment:** The constructed aspects of physical surroundings. For the purposes of the Plan, the built environment applies to all public spaces, including buildings, sidewalks, road systems, parks, playgrounds and other public infrastructure encountered by people in their everyday life.

Communication Access Real Time (CART): The live, word-for-word transcription of speech to text so that individuals can read what is being said in group settings and at personal appointments on a laptop or a larger screen. CART services can be provided on-site or remotely, in both English and French, via a secure website.<sup>8</sup>

**Cross-Disability:** An umbrella term that describes the inclusivity of all forms of disability.

**Disability:** When the features of a person's body and/or mind meet a barrier created by the design of the society in which they live, preventing their full and equal participation. Individual features can be permanent, temporary or episodic; visible or invisible; range in severity; and include physical, sensory, mental health-related, developmental, cognitive and/or have multiple features.<sup>9</sup>

**Disability Supports:** A wide range of goods and services that help a person with a disability in overcoming barriers to carrying out everyday activities. These include adaptive office equipment and work environments;

information technology; assistive technologies; sign language interpretation, captioning or other assistive communication; flexible work arrangements; attendant care support; and formalized help from a colleague, friend and/or family member.<sup>10</sup>

**Discrimination:** The unequal or prejudiced treatment of individuals or groups that limits their access to opportunities available to other members of the community. Discrimination can be intentional or unintentional and can occur based on various factors, including disability.<sup>11</sup> <sup>12</sup>

**Dual Disability:** Having two disabilities, such as a person with a physical disability who also has a learning disability.

**Equitable:** To consider people's unique experiences and differing situations, and ensure they have access to the resources and opportunities that are necessary for them to attain just outcomes.<sup>13</sup>

**Inclusive:** To create a culture that embraces, respects, accepts and values diversity, where everyone feels respected, experiences a sense of belonging and is able to achieve their fullest potential.<sup>14</sup>

Intersectionality: A term coined in 1989 by Dr. Kimberlé Crenshaw, and built on by other Black feminist scholars, which acknowledges the ways in which people's experiences are shaped by their multiple and overlapping identities and social locations, as well as intersecting processes of discrimination, oppression, power, and privilege. Together, these interlocking identities and processes can produce a unique and distinct experience for an individual or group, such as the creation of additional barriers or opportunities.<sup>15</sup>

**Medical Model of Disability:** A historical, deficit-based approach to understanding disability that views disability as a medical problem that needs to be cured and focuses on labelling and treating people's symptoms.<sup>16</sup>

**Multi-use pathways:** Off-street pathways that are physically separated from motor vehicle traffic and can be used by any non-motorized user, also known as shared-use pathways. This may include people walking, rolling, cycling, skateboarding, kick scootering, in-line skating, and using other active modes.<sup>17</sup>

**Neurodivergent:** A variation in the way people's brains work that is considered to be different from societal expectations or the "neurotypical." The term is often used synonymously with autism spectrum disorder, however neurodivergent is also associated with other disabilities such as attention-deficit/hyperactivity disorder (ADHD), dyslexia and some mental health-related disabilities such as bipolar disorder.

**Neurodiversity:** Describes the differences in how people's brains work, recognizing the variety of ways that people perceive and respond to the world, and how these differences are to be embraced and encouraged.<sup>18</sup>

**Nothing About Us Without Us:** A principle of the international disability rights movement that promotes the meaningful participation of people with disabilities in shaping policy, programs and practices to create more inclusive communities.<sup>19</sup>

**Prejudice:** Pre-judgement or negative assumptions made about individuals or groups based on stereotypes rather than experiences. Prejudicial attitudes can prevent equal treatment and lead to discrimination.<sup>20</sup>

**Social Exclusion:** The denial of access or leaving someone out either consciously or unconsciously.<sup>21</sup> Excluded individuals or groups may experience feelings of isolation, loneliness and/or a lack of belonging. People with disabilities are at increased risk of experiencing exclusion.<sup>22</sup>

**Social Model of Disability:** A contemporary approach to understanding disability that views disability as a consequence of societal barriers that prevent full participation. This model places the source of the problem on

society and focuses not only on physical barriers but also other barriers of a social nature such as prejudice and stereotyping.<sup>23</sup>

**Stereotype:** An assumption about a certain group and the notion that the assumption applies to all members of the group. Stereotypes can be positive but are generally negative and ignore the diversity that exists within a group.<sup>24</sup>

**Stigma:** The negative social attitude attached to a characteristic of an individual. Stigma implies social disapproval and can lead unfairly to discrimination against and exclusion of the individual.<sup>25</sup>

**Tactile:** Tactile information, signals and wayfinding provide the means for individuals to access information through touch, either by input through their hands, when using raised print for example, or information received by tapping a white cane.

**Universal Design:** The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. Universal design is linked to enhanced accessibility and barrier-free design.<sup>26</sup>

**Wayfinding:** The process of using clues within the physical environment to understand the space and reach a destination. Available clues can include signage, surface textures, colours, illumination, acoustics and other architectural features.<sup>27</sup>

**Web Content Accessibility Guidelines (WCAG):** International standards published as part of the Web Accessibility Initiative (WAI) by the World Wide Web Consortium (W3C), the main international standards organization for the Internet. These standards explain how to make web content more accessible to people with disabilities.<sup>28</sup>

# **Executive Summary**

On June 17, 2021, the Government of British Columbia passed the Accessible British Columbia Act (the Act) into law, the first provincial accessibility legislation of its kind in British Columbia. As one of over 750 public-sector organizations legislated by the Act, the City of Richmond (the City) is required to establish an accessibility advisory committee, develop a multi-year accessibility plan and implement a mechanism to receive feedback about the accessibility of its organization and its accessibility plan.

The City is committed to advancing accessibility in Richmond and has a long-standing history of working closely with local non-profit organizations that support people with disabilities and community members to identify, remove and prevent barriers to participation in Richmond. The *Richmond Accessibility Plan 2023–2033* (the Plan) builds on this work and past achievements and will guide the advancement of accessibility in Richmond, in collaboration with the community, over the next ten years. As Richmond Public Library is also legislated through the Act, both organizations have collaborated on the development of the Plan to facilitate an aligned approach, with the intention being the Library will use the Plan to further their efforts to advance accessibility.

#### The goal of the Plan is to:

- Identify, remove and prevent barriers experienced by people with disabilities when interacting with the City and the Library;
- Ensure that Richmond is a place where people of all abilities, backgrounds and ages are able to fully participate in and contribute to all aspects of community life in the manner of their choosing; and
- Foster a community that recognizes and values the contributions of people with disabilities and collaboratively works to promote accessibility across sectors.

The Plan is the result of a multi-stage process, including consultation with people with disabilities, their families and caregivers, and local organizations

that support people with disabilities. The six pillars and 34 actions outlined in the Plan were developed in response to the valuable insights and community needs identified during consultation. Together, they form a comprehensive framework to guide the development of a more accessible, equitable and inclusive Richmond. The six pillars are:

- 1. An Accessible Community
- 2. An Inclusive Organization
- 3. Accessibility in the Built Environment
- 4. Accessible Programs and Services
- 5. Accessible Communications and Technology
- 6. Research and Monitoring

Advancing accessibility in Richmond is a corporate responsibility that will require a concerted effort across City departments and its key partners, including the Library, Community Associations and Societies, and community organizations. Ongoing collaboration with people with disabilities, public-sector agencies, the private sector and senior levels of government will be essential to ensuring barriers experienced by people with disabilities are addressed through a holistic approach. Taking collective action to advance accessibility in Richmond will promote a community where people with disabilities are recognized and valued for their contributions and able to fully and equally participate in all aspects of community life.

# Introduction

On June 17, 2021, the Government of British Columbia passed the Accessible British Columbia Act (the Act) into law, the first provincial accessibility legislation of its kind in British Columbia. The purpose of the Act is to make government and organizations more accessible in British Columbia, with a focus on removing barriers and promoting inclusion of people with disabilities in communities across the province. The Act creates the legal framework to develop, implement and enforce accessibility standards as binding regulations that will work to remove barriers within specific areas of the community, such as the built environment, program and service delivery, employment, procurement, communications and technology. As one of over 750 public-sector organizations legislated by the Act, the City of Richmond (the City) is required to establish an accessibility advisory committee, to develop a multi-year accessibility plan and to implement a feedback mechanism to receive input about the accessibility of its organization and its accessibility plan.

The City is committed to advancing accessibility in Richmond and works closely with community organizations and people with disabilities to continuously improve its accessibility practices. As a result of this ongoing work, a number of initiatives that promote best practices in the advancement of accessibility have been introduced, including:

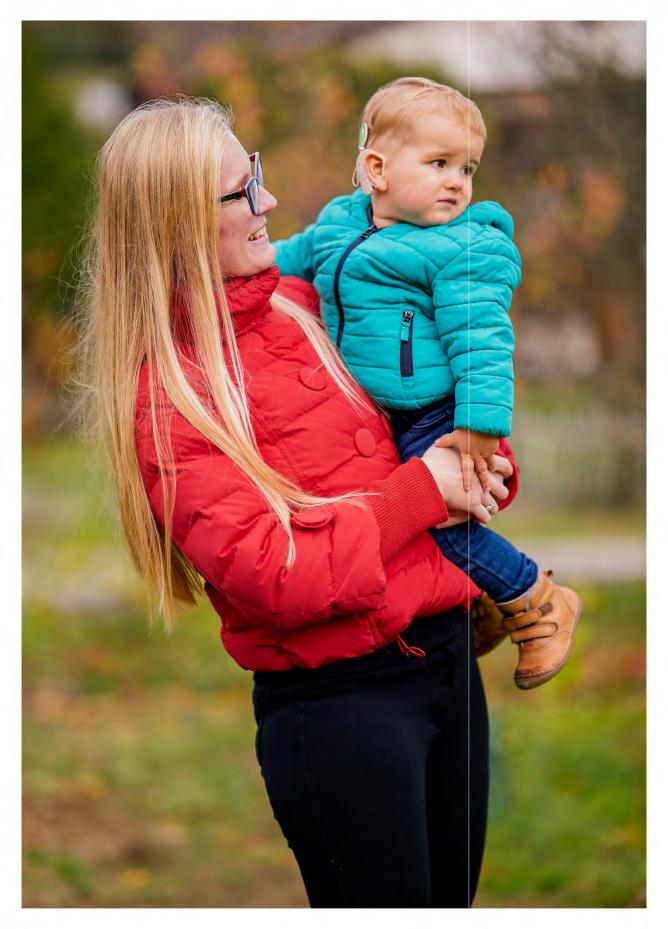
- The City Council-adopted Enhanced Accessibility Design Guidelines and Technical Specifications, which guides the design of City facilities to exceed the requirements of the BC Building Code;
- The City's recent website redesign, which incorporates current standards for web accessibility and includes more accessibility features and tools to better support the user experience; and
- The creation of a universal design category in the City's Lulu Awards for Urban Design to promote and celebrate accessibility in the design of the built environment.

Building on past achievements and learnings to date, the Plan will guide the City's approach to advancing accessibility in Richmond, in collaboration with the community, over the next ten years. The City has worked closely with the Library on the Plan's development as the Library is also legislated through the Act, with the intent being the Library will use the Plan to further its efforts to advance accessibility. The Plan outlines six pillars and 34 actions, which include targeted approaches that respond to identified community needs.

#### The goal of the Plan is to:

- Identify, remove and prevent barriers experienced by people with disabilities when interacting with the City and Library;
- Ensure that Richmond is a place where people of all abilities, backgrounds and ages are able to fully participate in and contribute to all aspects of community life in the manner of their choosing; and
- Foster a community that recognizes and values the contributions of people with disabilities and collaboratively works to promote accessibility across sectors.

Serving as a strong foundation going forward, the Plan represents Richmond's dedication to building and strengthening meaningful access for all members of the community, including empowering people with disabilities through increased agency and choice. Ongoing and collaborative efforts by the City and the Library, Community Associations and Societies, community organizations, public-sector agencies, the private sector, senior levels of government and most importantly, people with disabilities, will be essential to the successful implementation of the Plan.



# Commitment to Accessibility

The City of Richmond is committed to advancing accessibility and inclusion in Richmond, so people with disabilities can fully and equally participate in all aspects of community life. By applying an accessibility and cross-disability lens throughout City planning and service delivery as well as across physical and social infrastructure, the City will continue to identify, remove and prevent barriers experienced by people with disabilities in the community. The City is equally committed to fostering a diverse, equitable and inclusive workplace that supports the participation of people with disabilities.

The City recognizes that people with disabilities are, first and foremost, unique individuals, each of whom has their own perspective, skills, knowledge, interests, abilities, goals and lived or living experience. To better meet everyone's diverse needs, the City will actively involve people with disabilities in the planning and development of initiatives to advance accessibility in Richmond. This demonstrates the City's dedication to "Nothing About Us Without Us," a principle of the international disability rights movement that promotes the meaningful participation of people with disabilities in shaping policy, programs and practices to create more inclusive communities.<sup>29</sup>

The City remains dedicated to being a municipal leader in accessibility and will continue to collaborate with people with disabilities, the Library, Community Associations and Societies, community organizations, public-sector agencies, the private sector and senior levels of government to raise awareness of the critical need for accessibility and inclusion in Richmond. This includes promoting Richmond as a community that recognizes and values the important and ongoing contributions of people with disabilities.

# **Understanding Accessibility**

Today, there is recognition that everyone has varying levels of abilities, limitations and strengths, and that disability is caused by barriers within society rather than being the result of a person's individual circumstance. Disability can be defined as follows:

When the features of a person's body and/or mind meet a barrier created by the design of the society in which they live, preventing their full and equal participation. Individual features can be permanent, temporary or episodic; visible or invisible; range in severity; and include physical, sensory, mental health-related, developmental, cognitive and/or multiple features.<sup>30</sup>

In 2017, Statistics Canada reported that one in five Canadians, 15 years and over, have a disability, with Canadians aged 65 and older representing over 38% of individuals living with a disability. The prevalence and complexity of disability was also found to increase as people aged. This means that for many Canadians, disability has or will impact their lives at some point in time, either directly or indirectly. For many people, experiences of disability can be part of a healthy and natural aging process and with Canada's aging population, advancing accessibility is crucial to creating an appealing, livable community where everyone can fully participate in the daily activities of community life.

The understanding of disability has changed over time. Emphasis has shifted away from a medical model of disability, which emphasized disability as an individual medical problem or deficit that prevented participation, towards a social model of disability. The social model of disability identifies disability as being caused by social, attitudinal and physical barriers within society that prevent full and equal participation of people with disabilities. The social model of disability recognizes that social change is necessary to address the often unintended consequences of unconscious bias, prejudice, stigma and social exclusion of people with disabilities that lead to the creation of these barriers.

Accessibility is about creating barrier-free experiences so that everyone can equitably participate in their community. Barriers in the social and physical environment, although often unintended, are considered to be anything that hinders the full and equal participation of a person with a disability, and can be categorized into six main types of barriers:

- Physical Barriers: When obstacles make access difficult, such as a
  washroom with an accessible stall but no automatic door opener or a
  meeting that is hosted in a space with no wheelchair access.<sup>34</sup>
- Attitudinal Barriers: When people think and act based on assumptions and misconceptions that limit how a person with a disability can participate, such as making decisions about people with disabilities without including them or not believing that a person with a disability can contribute to the workforce.<sup>35</sup>
- **Sensory Barriers:** When lights, sounds or smells prevent participation in an environment, such as co-workers wearing perfume in the workplace or use of fluorescent lighting in the workplace.<sup>36</sup>
- Systemic Barriers: When policies or procedures are not inclusive, such as a process that only permits individuals to submit or access information through an online system without alternatives being provided or a driver's licence being required for a job when another form of transportation could be used.<sup>37</sup>
- Information and Communication Barriers: When communication methods are not accessible by people with disabilities, such as information that is communicated using complex language or jargon or materials that are only available in small print without large print options.<sup>38</sup>
- Technological Barriers: When technology cannot be accessed by people with disabilities, such as self-service kiosks without accessibility features or touch screens without screen reader software or tactile keyboards.<sup>39</sup>

The specific set of barriers that impact someone with a disability in their day-to-day life can vary and be affected by equity-based factors such as

race, age, class, gender, sexual orientation, ethnicity and religion. A single type of barrier may also be experienced differently from person to person. In addition, there are also specific groups who traditionally have not been viewed as people with disabilities, such as people living with long-term health conditions, who face similar barriers to access within the community.

People with disabilities are a dynamic and growing group of individuals with varying experiences, interests and needs. Maintaining ongoing dialogue and conscious efforts in advancing accessibility throughout City planning and service delivery as well as across physical and social infrastructure are necessary to foster a community that is inclusive for all. Integral to this is ensuring people with disabilities are empowered to actively contribute to the development of the community and have increased agency and choice in how and when they would like to participate.



# **Advancing Accessibility**

Advancing accessibility throughout all aspects of community life requires intentional engagement and ongoing collaboration with people with disabilities and across sectors. The City has a long-standing history of working closely with people with disabilities, community organizations, public-sector agencies, the private sector and senior levels of government to develop and implement accessibility initiatives in Richmond. Sustaining these

strong partnerships will be important to further an aligned and holistic approach to advancing accessibility throughout the community and across the various areas of responsibility and jurisdictions.

# The Government of Canada and the Province of British Columbia

Senior levels of government are responsible for the laws that govern accessibility and the rights of people with disabilities in Canada, including the Canadian Charter of Rights and Freedoms, The Canadian Human Rights Act, the British Columbia Human Rights Code and the BC Building Code. In recent years, both the federal and the provincial governments have introduced accessibility legislation, the Accessible Canada Act and the Accessible British Columbia Act, to strengthen this legal framework and to promote more inclusive communities for people with disabilities across British Columbia and Canada.

The Federal government is responsible for many of the broader macro-economic policies and social programs that affect the well-being and overall prosperity of people with disabilities, including the Canada Disability Benefit, Child Disability Benefit, education funding for people with disabilities and the Registered Disability Savings Plan. The provincial government is responsible for health, education, transportation, social services and disability assistance programs that greatly contribute to the everyday standard of living and wellness of people with disabilities. As well, both levels of government provide grant-funding to municipalities and non-profit community organizations to advance accessibility initiatives that support people with disabilities, their families and caregivers in their communities.

## The City of Richmond

Municipalities are uniquely positioned to understand the needs of community members and to provide leadership in advancing accessibility in the social and physical environment. The City works closely with people with disabilities and local non-profit organizations to advance initiatives that promote inclusion and participation of people with disabilities in Richmond.

The City also collaborates across sectors, working to strengthen networks and build capacity to further access in the community. The Act requires the City to identify, remove and prevent barriers experienced by people with disabilities when interacting with the City, including its built environment, programs and services, and information, communications and technology. As well, the Act requires the City to identify, remove and prevent barriers within the organization that are experienced by staff with disabilities. The City is committed to meeting the requirements of the Act by addressing barriers and improving accessibility throughout City planning and service delivery. The specific areas in which the City has the authority to advance actions are legislated through the Community Charter. These include:

- The City's public realm, including City-owned buildings, parks, playgrounds, sidewalks, roads and pathways;
- City programs and services, including those offered at community facilities as well as other services offered by the City, such as business licensing, environmental programs, building inspections, community engagement opportunities and civic processes, such as voting; and
- City systems and processes, including employment, financial, procurement, planning, technology, communication and governance.

The City's role also involves advocating to other levels of government for resources to support community members with disabilities, acting as a convener to support increased collaboration to advance accessibility across sectors and encouraging accessibility improvements in the private sector, where appropriate, through zoning and bylaw amendments. Through this work, the City supports the advancement of accessibility in areas outside of City jurisdiction. These include:

- Privately-owned buildings and residences;
- Public spaces that are regulated by other levels of government, such as hospitals or public schools;
- Public transportation, including transit, HandyDART and taxicabs;
- Programs and services offered by non-profit organizations or private businesses; and

 Systems and processes under the jurisdiction of other levels of government, such as Disability Assistance, education and healthcare.

## **People with Disabilities**

People with disabilities are a diverse and vibrant group of individuals with unique experiences, interests and backgrounds. The valuable knowledge, perspectives and expertise gained through lived experience is essential to developing initiatives that meaningfully work to remove and prevent barriers for people with disabilities. Advancing accessibility in a way that embraces the principle, "Nothing About Us Without Us" through intentional engagement with people with disabilities is vital to creating a more inclusive community. The City recognizes and values the important contributions that people with disabilities make in Richmond and will continue to engage with people with disabilities to develop and implement new accessibility initiatives.

## **Community Organizations**

Richmond has a strong network of community organizations that provide essential services and supports to people with disabilities, their families and/or caregivers in the community. Participating in shared initiatives and advocating on behalf of people with disabilities in Richmond, these non-profit organizations have a strong understanding of the needs of people with disabilities in the community. This includes identified gaps in services and barriers to participation.

## **Community Associations and Societies**

The City works closely with Community Associations and Societies to provide parks, recreation, sport, heritage and cultural programs to community members. The City provides the facilities and core staffing, and most of the Community Associations and Societies are responsible for the provision of programs, services and events that meet the diverse physical, social and cultural needs and interests of those who live, work and play in Richmond. The City and Community Associations and Societies strive to provide programs and services that are inclusive and remove barriers to participation

so that all residents can participate. This includes offering adapted recreation, sport and social programs, and working with community organizations that support people with disabilities in Richmond, such as Aspire Richmond and Canucks Autism Network, to offer specialized programs. The Community Associations and Societies also provide a multitude of inclusive volunteer opportunities which contribute to building community capacity.

## **Public-sector Agencies**

The City regularly collaborates with public-sector agencies to further accessibility in the community and support people with disabilities through joint initiatives, advocacy and inter-agency networks. These agencies include Richmond Public Library, Richmond School District (SD38) and Vancouver Coastal Health, all of which operate essential services that directly contribute to the well-being of people with disabilities in the community. The City will continue to foster opportunities for ongoing dialogue, information-sharing and collaboration with public-sector agencies to address participation barriers across public systems and services in Richmond.

## **Richmond Public Library**

Richmond Public Library (the Library) has a wide range of programs and services that offer opportunities for all community members, including people with disabilities, to learn, connect and experience a sense of belonging in Richmond. Through its work with the City and community partners, the Library continues to advance barrier-free access and accessibility of both its digital and physical collections, customer experience and services and employment practices. The Library is committed to fostering welcoming and supportive spaces that are equitable and inclusive for people of all ages and abilities to enjoy.

## The Private Sector

The private sector has and will continue to play an important role in advancing accessibility. This sector provides goods and services; builds housing and infrastructure; develops technology and communication

systems; creates employment opportunities; and influences many other important aspects of community life that have a direct impact on the ability of people with disabilities to fully participate in community life.



# Alignment with Other City Plans and Strategies

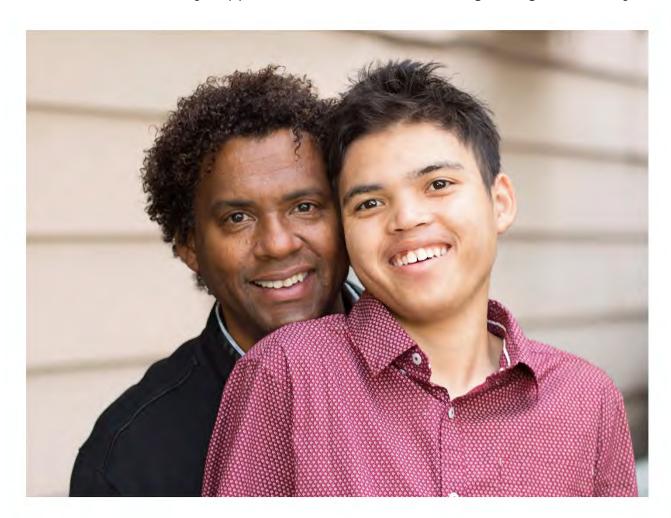
The advancement of accessibility is an ongoing priority for the City. The *Richmond Accessibility Plan 2023–2033* aligns with and is supported by many City Council-adopted plans and strategies that include actions to further accessibility and inclusion in the community. Current City strategies and plans that align with the Plan are listed below and summarized in the Appendix.

- Richmond 2041 Official Community Plan (OCP)
- Council Strategic Plan 2022–2026
- Building Our Social Future: A Social Development Strategy for Richmond 2013–2022 (update in progress)
- Richmond Community Wellness Strategy 2018–2023
- 2017–2022 Richmond Child Care Needs Assessment and Strategy (update in progress)
- 2021–2031 Richmond Child Care Action Plan
- 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond
- 2022 Parks and Open Space Strategy (POSS)
- ArtWorks: Richmond Arts Strategy 2019–2024
- City of Richmond Affordable Housing Strategy 2017–2027
- City of Richmond Seniors Strategy 2022–2032
- Community Energy and Emissions Plan (CEEP) 2050
- Cultural Harmony Plan 2019–2029
- Dementia-Friendly Community Action Plan 2019
- Recreation and Sport Strategy 2019–2024
- Richmond Homelessness Strategy 2019–2029

#### Richmond Youth Strategy 2022–2032

The City is also working to further accessibility and inclusion within the organization by incorporating diversity, equity and inclusion best practices and strategies into its corporate culture. Through its ongoing efforts, the City will continue to promote a workplace that values every staff member's unique identities and contributions.

Additionally, the City and Library continue to work closely together to coordinate approaches to advancing accessibility. In 2019, the Library Board adopted the Library's Diversity and Inclusion Statement, demonstrating its commitment to delivering inclusive services and fostering an environment of respect, tolerance and understanding. Further to this, the values, goals and priorities outlined in Richmond Public Library's Strategic Plan 2019–2021 (update in progress) work in alignment with the recommended actions in the Plan to collaboratively support Richmond's diverse and growing community.



# Developing the Plan

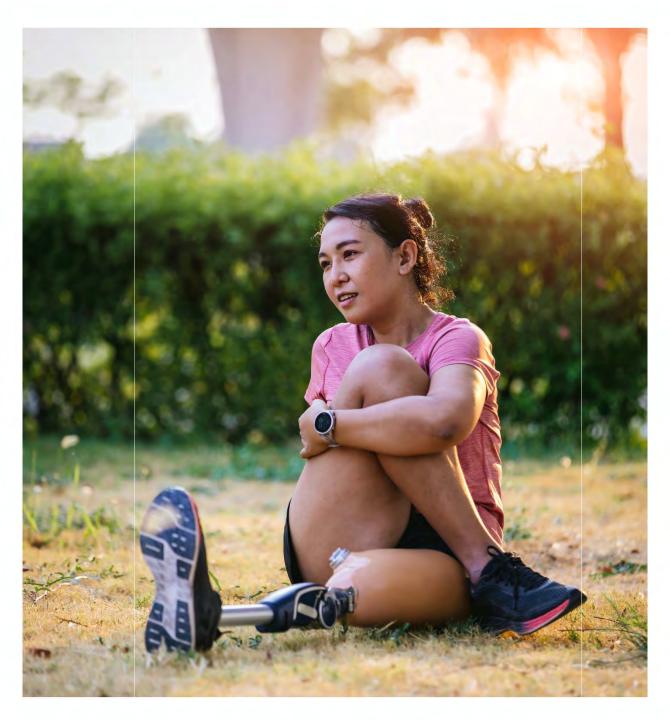
The Act established a set of guiding principles that organizations, including municipalities, are required to apply when developing their multi-year accessibility plans. These principles were integrated throughout all phases of development for the *Richmond Accessibility Plan 2023–2033*, which included meaningful consultation with people with disabilities as well as the individuals and organizations that support them.

## **Guiding Principles**

The following principles (detailed in the British Columbia Framework for Accessibility Legislation)<sup>40</sup> were used to guide the Plan's development. Ongoing updates and revisions made to the Plan will continue to reflect these principles. Each principle has been adapted for the City as follows:

- **Inclusion**: All community members, including persons with disabilities, are able to participate fully and equally in Richmond.
- Adaptability: Disability and accessibility are evolving concepts and the needs of people with disabilities will continue to evolve as services, technology, and attitudes change.
- Diversity: Every person is unique. People with disabilities are individuals with varied backgrounds. Individual characteristics including race, gender, sexual orientation, religion, and lived experience greatly inform the experiences of individuals. The Plan acknowledges the principle of intersectionality and the diversity within the disability community.
- Collaboration: Promoting accessible communities is a shared responsibility and everyone has a role to play. There are opportunities for community members, community organizations, public and private sector agencies, and senior levels of government to work together across jurisdictions to further access and inclusion.
- **Self-determination**: People with disabilities make their own choices and pursue the lives they wish to live in Richmond.

• **Universal Design**: Defined by the Centre for Excellence in Universal Design as the design and composition of an environment so that it can be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability or disability.<sup>41</sup> The built environment in Richmond is designed to meet the needs of the broadest range of people who wish to use city places and spaces.



## **Community Consultation**

Initial consultation to support the development of the Plan involved a diverse group of community members, including people with disabilities, their family members and caregivers, community organizations that support people with disabilities, community groups and City Council-appointed Advisory Committees.

#### **Participating Organizations:**

- ALS Society of British Columbia
- Alzheimer Society of British Columbia
- Aspire Richmond
- Autism Speaks
- BC Centre for Ability
- Canadian National Institute for the Blind
- Developmental Disabilities Association
- inGIRLS CLUB
- Kwantlen Polytechnic University Employment and Community Studies Program
- Pacific Autism Family Network
- Pathways Clubhouse Society of Richmond
- Richmond Centre for Disability
- Richmond Poverty Reduction Coalition
- Richmond Therapeutic Riding Association
- Rick Hansen Foundation
- Special Olympics British Columbia Richmond
- Wavefront Centre for Communication Accessibility

#### **Consultation Details:**

To gain insight into the lived experience, goals and priorities of people with disabilities in Richmond, a variety of consultation methods were used, including:

- Four focus groups with members of the disability community, including people with disabilities, their family members and caregivers and representatives from community organizations. The focus groups were designed using best practices for accessibility, including the provision of ASL interpretation and captioning;
- Nine interviews with representatives from community organizations that support people with disabilities in Richmond;
- Meetings with the Include Me and Self Advocacy groups from Aspire Richmond;
- Presentations to the Richmond Seniors Advisory Committee and the Richmond Centre for Disability Board of Directors; and
- Ongoing discussion with the Richmond Accessibility Advisory Committee.

#### **Key Questions:**

To better understand the experiences of people with disabilities in the community, the following key questions were used to guide consultation:

- Barriers and suggested solutions to improve accessibility in the community with a focus on the built environment, programs and services, information and communication, employment and procurement;
- Current City strengths and local best practices to learn and build from;
   and
- Key priorities and potential actions to include in the Plan.

In addition, findings from accessibility-related studies and other City consultation helped inform the development of the Plan. This included neighbourhood accessibility assessments conducted by Richmond residents,

as part of the Stakeholders' Walkability/Wheelability Audit in Neighbourhoods (SWAN), and consultation results from the City's Seniors Strategy 2022–2032.

Following consultation, a series of workshops were held with City and Library staff from the Interdepartmental Accessibility Committee to discuss learnings and outline potential actions for inclusion in the Plan. Proposed actions addressed key findings and themes identified throughout the consultative process.

## **Public Engagement on the draft Plan**

On October 23, 2023, City Council approved the draft Richmond Accessibility Plan (2023–2033) and authorized City staff to seek public feedback on the strategic pillars and actions outlined in the Plan. During the public engagement process, the public was asked to indicate their level of support for each of the six pillars as well as to share comments on the strategic pillars and overall goals of the Plan. Public engagement included the following activities:

- An online survey was hosted on the City's Let's Talk Richmond website from November 6 to December 10, 2023. The survey was available in English and simplified and traditional Chinese, and one-on-one facilitated survey support was offered in person, by phone and online to remove barriers to completing the survey.
- Seven facilitated, in-person pop-up events were hosted at community centres, community organizations that support people with disabilities and the Brighouse and Ironwood libraries. The pop-up events promoted the online survey, supported participants with completing the survey, either digitally or on paper, and offered opportunities for dialogue with City and Library staff. American Sign Language (ASL), Cantonese and Mandarin interpreters were available at a number of the events to assist with completing the survey and to facilitate dialogue between the public and staff.
- Additional engagement was held with the Richmond Seniors Advisory
   Committee and the Richmond Community Services Advisory

Committee, as well as with key community partners, which included representatives from various Community Association and Society Boards, the Richmond Public Library Board and the Richmond Olympic Oval staff.

Public engagement was widely promoted through a variety of methods, including online, in print and across various community organizations that provide programs and services for people with disabilities. In total, 162 people attended the pop-up events and 165 surveys were received. Findings from the survey were used to refine and prioritize the strategic pillars and actions outlined in the Richmond Accessibility Plan. The Richmond Accessibility Advisory Committee provided guidance and expertise to recommend adjustments based on the public engagement results.



# **Key Findings**



# What does accessibility mean to you?

"Creating spaces where people with disabilities feel confident and empowered to live the lives of their choosing."

- Focus Group Participant

Based on the feedback received during consultation a number of key findings and themes emerged about the different types of barriers people with disabilities experience in the community. The following section provides an overview of the findings including opportunities for improvement, all of which informed the development of actions in the Plan.

## **Engaging People with Disabilities**

Throughout consultation, people with disabilities and community organizations focused on the need for people with disabilities to have equitable opportunities to contribute to and inform the processes, programs and initiatives that directly impact their lives. Promoting their active participation is in keeping with the principle, "Nothing About Us Without Us," which emphasizes that people with disabilities are experts in their own lives and know what they require to best meet their needs and achieve their goals. Furthering opportunities to foster dialogue with people with disabilities was identified during consultation as important to increasing understanding of barriers to participation and the complexity of disability as well as implementing effective solutions for meaningful change in the community.



## What does accessibility mean to you?

"Elimination of stigma through education and awareness as well as a more inclusive environment."

- Focus Group Participant

# The Importance of Accessibility throughout Planning

The importance of considering accessibility during all phases of planning and development of any new project or initiative was frequently raised during consultation by both people with disabilities and community organizations as they felt this would reduce the need for accommodations and retrofits. The initial stages of planning were noted as being particularly crucial given that accessibility can be most effectively integrated into an initiative's overall design during this stage, leading to more accessible outcomes. As a component of planning, the City's purchase of goods and services or procurement was also identified as a key process for incorporating accessibility considerations, so that selected goods and services meet the needs of a broader range of people in the community.

## **Strengthening Capacity**

Richmond is home to many accessibility and disability organizations that work closely together to support people with disabilities in the community. The City frequently engages with these organizations through City-led focus groups, discussions and committees to facilitate the development of initiatives and gain insight into the needs of people with disabilities in Richmond. During consultation, participating organizations identified the opportunity to further build and strengthen this approach by expanding collaborative opportunities among these organizations and the City as well as other key partners, such as the Library and Community Associations and Societies. Enhancing the capacity of the community to collectively respond to the needs identified by people with disabilities was viewed by community organizations as beneficial to supporting the City's ongoing efforts to advance accessibility in Richmond.

Additionally, increasing capacity to advance accessibility within and at all levels of the organization is a priority for people with disabilities and community organizations. Specific recommendations during consultation included sustaining and expanding current training to support awareness of

accessibility barriers from the perspectives of the entire spectrum of disability, including individuals with mental health-related disabilities and multiple disabilities; offering specialized training related to specific areas of planning and service delivery; and promoting the continuity of knowledge for public-facing roles that often have more frequent staff turnover. It was also identified that the development of supplemental tools and organizational resources is important as this will consolidate learning and support the City's dedication to providing consistent, high quality customer experiences for every member of the community.



## What does accessibility mean to you?

"Creating networks and promoting awareness of community-based services to support people with disabilities within the community."

- Focus Group Participant

# Furthering Universal Access in the Built Environment

Consultation highlighted that the City continues to advance accessibility in the built environment and remains responsive to addressing barriers experienced by people with disabilities. The high level of accessible design in new City facilities and the City's ongoing efforts to improve access in the built environment were recognized as key strengths by both people with disabilities and community organizations.

To build on these achievements, emphasis was placed on the importance of incorporating accessibility into the initial stages of planning for new buildings and infrastructure. During consultation, people with disabilities and community organizations spoke of how this would increase opportunities to implement universal features and increase people's holistic experience in these facilities and spaces. Other recommendations included maintaining consistency across infrastructure, such as design, placement and availability of sidewalks, curb cuts and crosswalks and ongoing accessibility updates to older City facilities, playgrounds and parks. In particular, increasing the number of accessible washrooms and change rooms, including those with lifts and adult change tables, available in Richmond was emphasized. To promote more inclusive mobility in the community, recommendations were made to continuously expand active transportation networks. This included networks connecting to and through City parks and public spaces. Using a consistent and standardized approach to wayfinding in the community was also identified.

Temporary changes in the built environment caused by construction, events, weather-related incidents, such as snow or flooding, or scheduled services, like garbage collection days, were identified as being particularly challenging by people with disabilities as these create obstacles that impact people's ability to move safely through the built environment. A priority for people with disabilities during consultation was the provision of accessible information about temporary changes in the built environment. This will support them to confidently plan trips around the community and safely

navigate changes in the built environment. The importance of ongoing efforts to prevent these types of barriers was also identified.



## What does accessibility mean to you?

"Providing opportunities for people of all walks of life to participate in the community and supporting the entire spectrum of disability, including mental health and dual disability."

- Focus Group Participant

### **Enhancing Access to Programs and Services**

People with disabilities are a diverse group of individuals with a vast array of interests, goals, skills and needs. Programs and services that reflect these varied interests will be increasingly in demand over the next ten years as the number of individuals with disabilities continues to grow in Richmond. Advancing a community-wide approach through continued collaboration with organizations that support people with disabilities will ensure programs and services are tailored to meet evolving needs. By continuously working to identify, remove and prevent barriers, the multitude of programs and services offered by the City—from tax payments to recycling services, programs at community facilities including age-friendly and dementia-friendly activities, major events and other offerings available in the community—will become increasingly inclusive for everyone.

A priority for people with disabilities identified during consultation is to expand the number of programs and services that promote access across the spectrum of disability, including the availability of accessibility supports. Recommendations included developing more options for people who are neurodivergent, have sight or hearing loss, are Deaf or have multiple disabilities. Another important consideration identified during consultation was ensuring that program information is consistently easy-to-find and available in accessible formats. This included streamlining access to information regarding the accessibility of programs and services. Both people with disabilities and community organizations also encouraged more alternatives to online registration processes. Online registration can pose challenges for some people with disabilities, including those who are neurodivergent, or use accessible communication platforms and devices, to access programs and services.

### Increasing Access to Information

In recent years, there has been a rapid shift to digital technologies, which was further accelerated during the pandemic. This has created challenges for those with lower levels of digital literacy and/or limited access to technology,

including some people with disabilities. During consultation, people with disabilities shared how the transition to predominantly online forms of communication has benefitted some people with disabilities and also created significant challenges to accessing information for others.

Offering digital communications in a variety of accessible formats and designs is important to people with disabilities. In addition, providing access to information in a variety of non-digital formats, including print and phone options, was raised as a priority for people with disabilities during consultation. The importance of making considerations for other barriers, such as language barriers, was also identified. Consultation highlighted that this is essential when providing emergency information so people with all types of disabilities receive clear updates, understand what services are available and if any contingencies are in place.

### **Inclusive Employment Practices**

During consultation, people with disabilities spoke broadly of the different barriers they face to accessing and maintaining meaningful employment within the community, including stigma and prejudice. Recommendations focused on the importance of evaluating the accessibility of recruitment and hiring processes, and exploring customizable opportunities, such as job sharing and reduced work schedules, as opportunities to increase access to employment for people with disabilities. The City's Employment Program for People with Disabilities was highlighted as an important program that works to remove barriers to employment with the City for people with disabilities. People with disabilities also identified that ongoing accessibility improvements to work spaces, and the provision of necessary supports and accommodations for people with disabilities to succeed in their roles are essential to promoting meaningful participation in the workforce. As healthy and supportive work environments are key to promoting the well-being of the entire organization, it was communicated that increasing inclusion through employment practices would benefit all staff.

### **Accessibility Benefits Everyone**

An overarching theme of the consultation was that accessibility benefits everyone. When a community is accessible, each person has access to what they need to learn, grow and take charge of their own lives, regardless of ability or disability. As a result, the responsibility to advance accessibility was regarded throughout consultation as something that should be a priority for all City departments and the Library. This included addressing barriers within the City's scope of responsibilities and advocating for solutions in areas outside of its scope to senior levels of government, such as increasing accessible taxicabs and ride-hail vehicles. With its numerous benefits—from improving public safety to reducing stigma of visible and invisible disabilities, addressing labour shortages, diversifying perspectives from civic engagements, and increasing community participation and connectedness—accessibility matters to the City of Richmond, its residents and visitors.





# Strategic Pillars and Actions

The Plan provides an overarching framework to advance accessibility in Richmond over the next ten years and consists of six pillars and 34 recommended actions. Encompassing organization-wide initiatives and targeted approaches, the recommended actions build on ongoing work that has been accomplished to date and respond to identified community needs.

#### The six pillars are:

- 1. An Accessible Community
- 2. An Inclusive Organization
- 3. Accessibility in the Built Environment
- 4. Accessible Programs and Services
- 5. Accessible Communications and Technology

#### 6. Research and Monitoring

As the needs and experiences of people with disabilities overlap with initiatives outlined in many Council-approved strategies (Appendix), the Plan focuses on actions to advance accessibility in the city that are not currently addressed through other City strategies. Information collected during the development of the Plan that relates to particular actions within other strategies will be shared with relevant departments to further their work.

The Act requires the City to identify, remove and prevent barriers experienced by people with disabilities when interacting with the City, including its built environment, programs and services, and information, communications and technology. As well, the Act requires the City to identify, remove and prevent barriers within the organization that are experienced by staff with disabilities. As a result, making Richmond more accessible is a corporate responsibility. The actions outlined in the Plan create a ten-year framework that will directly inform City Department Annual Work Plans to effectively advance accessibility throughout the City's planning and service delivery as well as across physical and social infrastructure. Successful implementation of these actions will require the shared commitment and collaboration of departments across the organization. The City and Library will continue to collaborate closely to ensure an aligned approach throughout the Plan's implementation, with the intent being the Library will use the Plan to guide its work in creating more accessible resources, programs and spaces. To comply with the Act, the Plan will continue to be revised and updated every three years, with guidance provided by the Richmond Accessibility Advisory Committee and feedback received through the accessibility feedback mechanism.

With accessibility best practices continuing to evolve, many of these actions are ongoing in nature in order to continuously improve accessibility and adapt to emerging community needs. Actions outlined in the Plan have been identified as short-term (0–3 years), medium-term (4–6 years), long-term (7–10 years) or ongoing, with the understanding that the actions will be

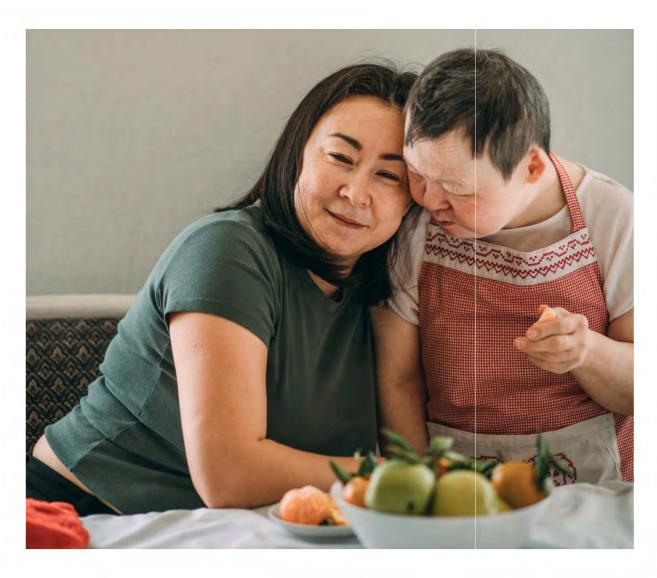
updated and revised every three years to reflect changing community needs and priorities.

### **Strategic Pillar 1: An Accessible Community**

When accessibility is integrated into the foundation of a community, everyone benefits. An accessible community fosters inclusivity, increased connections and barrier-free participation so that everyone can access the physical, economic, social and cultural aspects of a community. Taking a holistic approach through ongoing collaboration between community organizations, public-sector agencies, the private sector and senior levels of government is essential to effectively remove and prevent barriers across all aspects of community life. Accessible opportunities to participate in civic engagement processes support the increased choice and self-determination of people with disabilities as they are able to engage in matters that are important to them and that affect their lives. When all community members have the ability to contribute to civic life, it enhances the overall sense of belonging and inclusion in the community.

- 1.1 Incorporate accessibility considerations into the development and implementation of City planning documents that guide the design of the Richmond community, such as Official Community Plan updates, and City strategies and plans. ~ Ongoing
- 1.2 Enable equitable engagement of people with disabilities by identifying, removing and preventing barriers to participation in civic engagement processes and initiatives. Examples include Richmond's municipal elections, City Council meetings, community consultation opportunities, City Advisory Committees and Richmond Public Library Board. ~ Short-term
- 1.3 Implement new initiatives related to stigma reduction and awareness campaigns that demonstrate that the community values the contributions and participation of people with disabilities. ~ Short-term

- 1.4 Collaborate with people with disabilities, non-profit organizations, public-sector agencies, the private sector and senior levels of government to align approaches and create greater impact in furthering accessibility and inclusion throughout the community. ~ Ongoing
- 1.5 Pursue new opportunities to participate in joint planning and networking that contribute to advancing Richmond as an accessible community and facilitate sharing of best practices across jurisdictions. ~ Medium-term
- 1.6 Advocate to senior levels of government regarding the need for increasing resources to respond to the needs of Richmond residents with disabilities. ~ Ongoing



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### Strategic Pillar 2: An Inclusive Organization

Applying an accessibility lens to the policies, practices and processes that determine how an organization operates and makes decisions is important for addressing barriers at a systemic level. Integrating accessibility into the organizational structure supports an inclusive, diverse and equitable workplace and corporate culture. Sustaining and expanding accessibility-related training and development opportunities strengthens organizational capacity to advance accessibility within all areas of planning and service delivery and respond to the requirements of the Accessible British Columbia Act.

- 2.1 Review policies, procedures, processes and bylaws with an accessibility lens to identify opportunities to support barrier-free access and update as required. Examples include customer service procedures, permit and license application processes, needs assessments and procurement requirements. ~ Ongoing
- 2.2 Develop and implement a comprehensive corporate training program to increase organizational awareness and capacity regarding identifying, preventing and removing accessibility barriers. ~ Shortterm
- 2.3 Further the organization's commitment to advancing diversity, equity and inclusion by incorporating an accessibility focus into programs, initiatives and values that contribute to the City's corporate culture. ~ Short-term
- 2.4 Develop and implement an inclusive employment strategy to continue fostering a workplace that reflects the diverse community, including the evaluation of recruitment and hiring practices. ~ Medium-term
- 2.5 Promote awareness of the BC Human Rights Code, including awareness of the employer's duty to accommodate, and provide resources to facilitate access to supports and accommodations when required. ~ Ongoing

# Strategic Pillar 3: Accessibility in the Built Environment

Applying universal design principles to planning, developing and upgrading the built environment increases opportunities for participation, social connection and active living for all community members. Staying up-to-date on technological developments and innovative, accessible practices promotes solutions that continuously evolve to reflect changing needs. Continuing to incorporate these best practices into the City's Enhanced Accessibility Design Guidelines and Technical Specifications optimizes accessibility planning in the built environment for both public and staff and promotes aligned approaches among City departments.

- 3.1 Incorporate accessibility improvements in the built environment when planning City facility upgrades, capital projects, such as new City facilities and infrastructure improvements, and maintenance schedules. ~ Ongoing
- 3.2 Review City standards, plans and guidelines related to the built environment to identify opportunities to align and promote efforts to advance accessibility. Examples include Engineering Drafting and Design Standards, Parks and Open Space Strategy, and Enhanced Accessibility Design Guidelines and Technical Specifications. ~ Medium-term
- 3.3 Update the City's Enhanced Accessibility Design Guidelines, including identifying opportunities to expand the guidelines to other areas of the built environment in the city, such as plazas, community gardens and sensory-friendly spaces. ~ Medium-term
- 3.4 Enhance inclusive mobility throughout Richmond by integrating best practices in accessible design and innovative technologies into wayfinding systems. ~ Ongoing

- 3.5 Expand active transportation networks that promote accessible connections throughout the community, including routes to and from City facilities, parks and open spaces. ~ Ongoing
- 3.6 Develop and implement procedures to maintain access during temporary changes to the built environment, including planning for and communicating safe alternatives and temporary accessible paths of travel. ~ Long-term
- 3.7 Explore ways to address challenges in the built environment faced by people with disabilities during extreme weather incidents, such as flooding, extreme heat and snow. ~ Short-term



# Strategic Pillar 4: Accessible Programs and Services

Accessible programs and services increase participation of people with disabilities and reduce the need for retroactive solutions and accommodations. Remaining informed of new and emerging practices in accessible program and service delivery supports an approach that continuously evolves to meet the diverse needs of the growing number of people with disabilities in Richmond. Continuing to collaborate with people with disabilities and community organizations that support people with disabilities in the development of new programs and services ensures that the organization is responsive to the varied interests and goals of people with disabilities.

- 4.1 Evaluate current programs and services from an accessibility perspective to identify opportunities to enhance participation and access for people with disabilities, including opportunities for collaboration with community organizations and different forms of delivery methods. ~ Short-term
- 4.2 Research and monitor community-based data and best practices and further engage people with disabilities to identify and develop new programs and services that respond to the diverse and changing needs of people with disabilities in Richmond. ~ Ongoing
- 4.3 Explore new opportunities to increase supports for people with disabilities to participate in programs and services, including ways to streamline access to and increase awareness of available supports. ~ Medium-term
- 4.4 Enhance inclusive volunteer opportunities for people with disabilities and strengthen volunteer capacity to support all program participants, including people with disabilities. ~ Medium-term

# Strategic Pillar 5: Accessible Communications and Technology

Advancements in technology continue to transform how people with disabilities access information and engage in community dialogue. Information and communication methods in a variety of accessible formats, including non-digital formats that provide variety and choice are fundamental to enhance access to information. When people with disabilities are able to access information, they are better able to determine which opportunities, programs and services meet their needs and interests, and better communicate what their needs are to more fully participate.

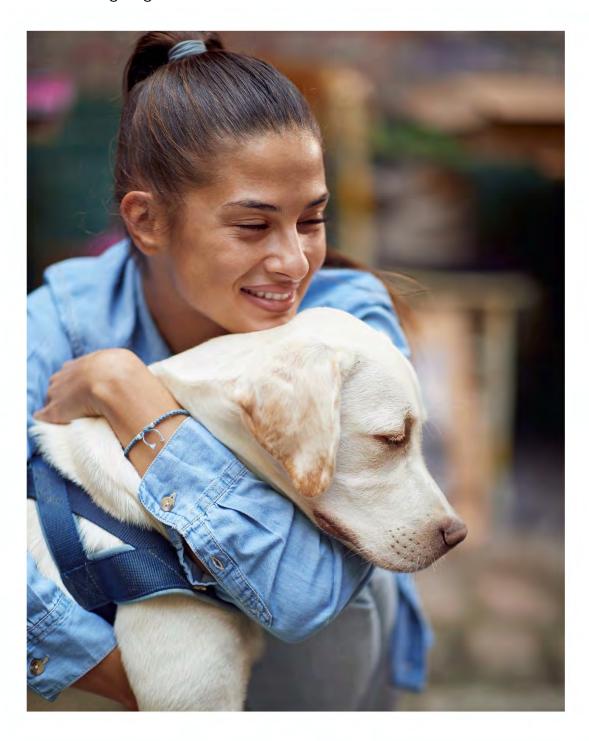
- 5.1 Review the City's Corporate Communications and Marketing standards, such as the Editorial Style Guide and Graphic Standards Manual, through the lens of accessible communications best practices to identify opportunities to increase access to information for people with disabilities. ~ Short-term
- 5.2 Develop standards to ensure emergency and time-sensitive information communicated by the City is accessible and considers the needs of people with disabilities. ~ Short-term
- 5.3 Continue to remove barriers to accessing information on the City and Library websites by incorporating current accessibility standards. ~ Ongoing
- 5.4 Conduct an audit of technology platforms, such as LetsTalkRichmond.ca and the MyRichmond app, to identify accessibility barriers and explore potential improvements to align with accessibility standards and best practices. ~ Long-term
- 5.5 Develop tools, resources and guidelines to increase capacity of staff to advance accessible communication practices in a variety of formats that enable all community members to readily access information and increase awareness of community opportunities and initiatives. ~ Ongoing

### Strategic Pillar 6: Research and Monitoring

Maximizing the independence and choice of people with disabilities requires a commitment to staying apprised of the issues that impact them. As new regulations are introduced through the Accessible British Columbia Act and the community continues to grow and change, ongoing research and review of the Plan will be required. Monitoring the Plan's implementation will be conducted on an ongoing basis as will the refinement of the Plan's actions by incorporating public and staff feedback, as required by the Act. This will ensure implementation of the Plan is responsive to the current community context and the evolving needs of people with disabilities in Richmond. Maintaining awareness of the latest accessibility standards, trends and best practices will also be essential for informing the Plan's implementation and overall advancement of accessibility in Richmond.

- 6.1 Develop a community data profile to support all City departments in monitoring and analyzing trends in accessibility to respond to emerging and changing community needs. ~ Short-term
- 6.2 Continue to work closely with the Richmond Accessibility Advisory Committee and Interdepartmental Accessibility Committee to monitor and evaluate the implementation of the Plan and report out on a biennial basis. ~ Ongoing
- 6.3 Revise and update the Plan every three years based on guidance provided by the Richmond Accessibility Advisory Committee and feedback received through the accessibility feedback mechanism. ~ Ongoing
- 6.4 Provide dedicated resources, including staff positions as required, to support the implementation of the Plan and respond to new standards introduced through the Accessible British Columbia Act. ~ Ongoing
- 6.5 Incorporate actions into City Department Annual Work Plans to advance actions in the Plan and respond to information received through the City's accessibility feedback mechanisms. ~ Ongoing

- 6.6 Research and evaluate accessibility best practices, standards and emerging technologies relevant to each City department, to identify opportunities for implementation in Richmond. ~ Ongoing
- 6.7 Explore and apply for grants relevant to implement new initiatives that advance accessibility and respond to the Accessible British Columbia Act. ~ Ongoing



## Implementation of the Plan

Implementation of the Plan is a corporate responsibility and will require intentional efforts and resources from all City departments as well as ongoing collaboration with key partners, including Richmond Public Library, Community Association and Societies and community organizations that support people with disabilities. As part of the City's ongoing implementation efforts, accessibility-related actions will be included in Department Annual Work Plans to form an organizational approach to advancing accessibility in Richmond. To ensure implementation of the Plan remains responsive to emerging community needs and to feedback received through the new accessibility feedback mechanism, in accordance with the Act, the actions will be revised every three years. As new standards are introduced through the Act, the Plan will also be revised as needed to reflect any additional requirements.

Increasing organizational capacity to address barriers experienced by people with disabilities will be critical to the successful implementation of the Plan. Initial work to advance actions in the Plan will focus on strengthening the ability of staff to identify, prevent and remove barriers experienced by people with disabilities in the community through the development of an accessibility training program and the implementation of accessibility-related resources and tools. Continuing to work closely with the strong network of community organizations that support people with disabilities in Richmond as well as with public-sector agencies, the private sector and senior levels of government will be essential to promoting the advancement of accessibility across the community. Enhancing these networks and creating ongoing opportunities for people with disabilities to inform the development of accessibility-related initiatives in Richmond will be crucial to advancing accessibility in a way that benefits all community members who work, play, live and visit Richmond.

# **Key Outcomes**

The following key outcomes will be used as guideposts to measure the overall impact and effectiveness of the Plan in advancing accessibility and inclusion in Richmond.

- Accessibility is regarded as a corporate responsibility and focus area within the City's thriving corporate culture.
- Capacity to advance accessibility within the organization has increased through the implementation of ongoing training opportunities, increased access to tools and resources and strengthened community networks.
- Understanding of the diverse range of barriers experienced by people with disabilities, as well as ways to remove and prevent them, is demonstrated consistently across the organization.
- Accessibility considerations are incorporated into the early planning phases of all new policies, projects and initiatives and people with disabilities actively contribute to their development.
- Richmond's community networks are strong, well-developed and diverse. They include community members and community organizations supporting people with disabilities, and take collective action to advance accessibility and inclusion.



# Conclusion

With new provincial accessibility legislation, British Columbia is in the midst of a culture change that is bringing the importance of advancing accessibility and inclusion to the forefront. The Accessible British Columbia Act establishes the role and responsibility of public-sector agencies, including municipalities, to remove barriers and make spaces more accessible and inclusive for all community members.

The *Richmond Accessibility Plan 2023–2033* is a ten-year framework that represents the City's commitment to furthering accessibility and inclusion in Richmond. The Plan will guide the organization in identifying, removing and preventing barriers throughout the community, as well as fostering ongoing dialogue with people with disabilities and those who support them.

Ongoing collaboration by the City, Richmond Public Library, Richmond Accessibility Advisory Committee, Community Associations and Societies, community organizations, public-sector agencies, the private sector, senior levels of government and most importantly, people with disabilities, their families and caregivers will be essential moving forward. Working together will promote the advancement of meaningful access to meet the current and emerging needs of people with disabilities in Richmond.

Advancing accessibility benefits everyone. When people with disabilities are empowered to be active contributors in the community through increased independence, choice and participation, their diverse perspectives, knowledge and experiences are able to help shape a city that is livable and appealing for everyone.



# **Appendix: Aligned Strategies**

The City has developed a range of plans and strategies that contribute towards making Richmond more accessible for all members of the community. The following section outlines supporting actions, objectives and strategic directions across departments that have been adopted by City Council and align with the *Richmond Accessibility Plan 2023–2033*.

### **Richmond 2041 Official Community Plan (OCP)**

Richmond's 2041 Official Community Plan (OCP) establishes the City's commitment to social equity and inclusion and its goals for an accessible, diverse and connected community through the following objectives:

- Facilitate the establishment of an equitable, inclusive community, whereby City plans, policies, services and practices respect the diverse needs of all segments of the population.
- Meet the existing need and future demand for accessible housing for the increasing population that has difficulties with or a reduction in their daily activities, such as individuals with mobility challenges.
- Provide a full range of appealing, welcoming places for residents and visitors of all ages and backgrounds to walk, roll, exercise, play, socialize and engage in healthy, active lifestyles.
- Strengthen pedestrian, rolling (wheelchairs, scooters, etc.) and cycling linkages among every element of the city (neighbourhoods, schools, civic spaces, neighbourhood shopping centres, parks, natural areas, streets, commercial areas and industrial parks).
- Encourage sustainable travel by enhancing the safety, comfort and accessibility of the transportation system for vulnerable road users, such as pedestrians, the mobility challenged and cyclists.

### Council Strategic Plan 2022–2026

The Council Strategic Plan identifies the collective priorities and focus areas for City Council and allows the City to provide effective management and delivery of services that address the current and future needs of Richmond's growing and evolving community. The strategic plan works to support the Richmond Accessibility Plan through the following focus areas:

- Focus Area 1 Proactive in Stakeholder and Civic Engagement
- Focus Area 3 A Safe and Prepared Community
- Focus Area 6 A Vibrant, Resilient and Active Community

# Building Our Social Future: A Social Development Strategy for Richmond 2013–2022 (update in progress)

Richmond's Social Development Strategy guides the City in building Richmond's social future and cites the City's commitment to furthering community accessibility. The City is currently in the process of updating the Social Development Strategy. The actions most related to the Richmond Accessibility Plan include:

- Establish cost-effective accessibility design specifications for affordable housing developments.
- Review and refine universal accessibility guidelines for multiple family residential dwellings, and promote the incorporation of adaptable design features in new single family developments.
- Establish formal targeted approaches to increase employment opportunities with the City for people living with disabilities.
- Ensure that, to the extent possible, City facilities and the public realm, such as parks and sidewalks, are accessible.
- Strive to ensure that City land use plans, policies and developments support aging in place; examples include diverse housing forms, accessible outdoor public spaces and built environments, and public realm features which encourage physical activity and social connections.

 Strives to ensure that key written information is presented in plain English and in additional languages, as appropriate.

### Richmond Community Wellness Strategy 2018–2023

Richmond's Community Wellness Strategy guides the City's approach, in partnership with Vancouver Coastal Health – Richmond and Richmond School District No. 38, to promote healthy lifestyles and wellness outcomes for Richmond residents. The focus areas listed below most relate to advancing accessibility and inclusion within Richmond's physical and social environment:

- Focus Area 3 Enhance equitable access to amenities, services and programs within and among neighbourhoods.
- Focus Area 4 Facilitate supportive, safe and healthy natural and built environments.

# 2017–2022 Richmond Child Care Needs Assessment and Strategy (update in progress)

The Richmond Child Care Needs Assessment and Strategy promotes the planning and delivery of affordable, accessible and quality child care services in Richmond. The City is currently in the process of updating the Richmond Child Care Needs Assessment and Strategy. The collective efforts of the City, child care operators and community partners in addressing accessibility barriers are exemplified through the following actions:

- Work with the City departments and sections, like Accessibility and Inclusion, Planning, and Project Development, as well as external organizations who focus on accessibility issues to:
  - Incorporate barrier-free design into new City-owned early childhood development hubs and child care facilities; and
  - Explore innovations in child care facility design for both indoor and outdoor areas that would enhance the inclusion of children who require extra supports.

 Continue to monitor funding and grant opportunities along with future actions planned by senior levels of government regarding child care initiatives to maximize opportunities to enhance affordable, accessible and quality care in Richmond.

#### 2021–2031 Richmond Child Care Action Plan

The Richmond Child Care Action Plan builds on the Child Care Needs Assessment and Strategy. The plan demonstrates the City's ongoing commitment to expand and enhance quality child care choices in Richmond, including choices that are more accessible for children and families. The actions most related to the Richmond Accessibility Plan include:

- Collaborate with the Richmond School District to meet the space creation targets identified in this plan for school age care on-site or within walking distance of schools.
- Facilitate the development of a community Quality and Inclusion Strategy to support child care facilities in Richmond.
- Promote and assist the improvement of consistent and quality Child Care in Richmond through targeted City support and/or grant opportunities.

# 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond

The Collaborative Action Plan to Reduce and Prevent Poverty in Richmond (Poverty Reduction Plan) acts as a guide for the City, Community Associations and Societies, community organizations, public-sector agencies and the business community to improve access to services and supports and increase inclusion and belonging for individuals and families at risk of or living in poverty in Richmond. As people with disabilities are at increased risk of living in poverty, the following actions from the Poverty Reduction Plan work in support of the Richmond Accessibility Plan:

 Provide accessible community wellness opportunities for residents at risk of or living in poverty. Examples include dental clinics and mental wellness-based programming.

- Develop programs and services that respond to the specific needs of demographics at risk of or living in poverty. Examples include energy poverty reduction programs, financial literacy training for young adults, and family-based outreach programming.
- Implement targeted outreach that facilitates connections to community programs and services for residents at risk of or living in poverty, such as community navigator programs.

### 2022 Parks and Open Space Strategy (POSS)

The POSS is a comprehensive parks and open space strategic plan that guides the City's approach to the delivery of services in parks and the development of the open space system. It aims to provide a complete understanding of the evolution of the system, from its history to the state of the current system in Richmond as well as identifying how the current system is changing and will continue to change. The strategy also defines desired outcomes so that the community will be able to continue to enjoy the benefits of healthy, vibrant parks, trails, greenways, natural areas, waterfronts and the urban realm. The actions most related to the Richmond Accessibility Plan include:

- Provide more opportunities for people to feel connected to their community and to be physically active.
- Incorporate a greater diversity of activities and functions to both accommodate changing and diversifying community needs.

### ArtWorks: Richmond Arts Strategy 2019–2024

The Richmond Arts Strategy leads the City's approach for arts and cultural development to ensure affordable and accessible arts for all in addition to the promotion of inclusivity and diversity in the arts. The strategy focuses on enhancing accessibility and social connectedness through the following actions:

 Incorporate creative wayfinding elements to improve navigability and visibility to cultural events and venues.

- Identify ways to ensure cultural venues and other spaces providing arts experiences are appealing and welcoming to newcomers, people living with disabilities, LGBTQ2S residents and other typically underrepresented groups.
- Invite diverse groups, including those typically underrepresented, to participate in the telling of their story in the Richmond context, through creative consultation and art.
- Work with the City's Accessibility Coordinator to identify and address physical accessibility challenges to attending festivals, visiting cultural venues and exploring public art.

### City of Richmond Affordable Housing Strategy 2017–2027

The Affordable Housing Strategy steers the City's response in developing and sustaining safe, suitable and affordable housing options for residents living in Richmond. Priority groups identified in the strategy include people with disabilities who are supported through the following actions:

- Set a target of securing 85% of all Low-end Market Rental (LEMR) and non-market units as Basic Universal Housing.
- Continue to encourage market developments to be built with Basic Universal Housing features.
- Facilitate potential partnerships with non-profit housing providers and developers in the pre-application/rezoning stage of development to ensure that some LEMR units are designed with adaptable features to support the priority groups in need (i.e., persons with disabilities).
- Continue to build relationships with non-profit organizations to obtain input into housing needs and design for program clients that require accessibility features.
- Facilitate potential partnerships with non-profit housing providers and developers in the pre-application/rezoning stage of development to ensure that some LEMR units are designed with adaptable features to accommodate.

### City of Richmond Seniors Strategy 2022–2032

The Seniors Strategy demonstrates the City's commitment to supporting seniors in aging well and remaining healthy and active in Richmond. The strategy's vision is that "seniors living in Richmond are safe, respected, healthy and engaged in their communities." The strategy works to support the Richmond Accessibility Plan through five strategic directions:

- Strategic Direction 1 Age-friendly neighbourhoods that support seniors to age in place
- Strategic Direction 2 Diverse, accessible and inclusive programs and services for seniors at all stages
- Strategic Direction 3 Communication and awareness of programs and services available for seniors
- Strategic Direction 4 Education and understanding about healthy aging
- Strategic Direction 5 Planning for a growing population of seniors

### **Community Energy and Emissions Plan (CEEP) 2050**

The CEEP 2050 supports the City's goals for equity, affordability and sustainability in Richmond and includes a focus on centering equity into the design and implementation of climate action initiatives. While guiding the City's approach to achieving deeper greenhouse gas emission reduction targets, the plan also works to improve inclusive mobility in Richmond through the following actions:

- Implement OCP and Local Area Plan objectives for compact, complete neighbourhoods throughout Richmond, with a range of services, amenities and housing choices, and sustainable mobility options within a five-minute walk of homes.
- Prioritize active transportation with investments in walking, rolling and cycling infrastructure that is safe, connected, easy to navigate, and accessible.
- Work with TransLink to increase transit service frequency and foster wider use of transit by implementing and upgrading transit stops that

are well-integrated with active transportation (walking/rolling, cycling) and with car-sharing networks.

### **Cultural Harmony Plan 2019–2029**

The Cultural Harmony Plan represents the City's commitment to strengthening intercultural connections, removing barriers to participation and responding to the evolving needs of Richmond's increasingly diverse population. The actions most related to the Richmond Accessibility Plan include:

- Explore participation in networks that work towards building inclusive societies.
- Develop and implement a diversity and inclusion training program for City and Community Associations and Societies staff and volunteers to better serve Richmond's diverse population.
- Undertake a comprehensive review of City and Community
   Associations and Societies programs and services from a diversity and inclusion perspective, identifying gaps and improvements, and implementing any actions that have been identified.

### **Dementia-Friendly Community Action Plan 2019**

The Dementia-Friendly Community Action Plan guides the City's approach in supporting people living with dementia and their families and caregivers in Richmond. As dementia can impact an individual's ability to perform activities of daily living independently, the plan works to address barriers through four strategic directions so people living with dementia can sustain both activities and relationships:

- Strategic Direction 1 Awareness, Education and Stigma Reduction
- Strategic Direction 2 Built Environment
- Strategic Direction 3 Programs and Services
- Strategic Direction 4 Support for People Living with Dementia and their Caregivers

### Recreation and Sport Strategy 2019–2024 Focus Areas

The Recreation and Sport Strategy guides the City's planning and delivery of recreation and sport opportunities in Richmond by building on its strong and successful foundation. The strategy focuses on encouraging residents of all ages to enjoy the benefits of an active and involved lifestyle. The focus areas most related to the Richmond Accessibility Plan include:

- Focus Area 2 Engaged Community
  - Recreation and sport opportunities are accessible, inclusive and support the needs of a growing and diverse population in Richmond.
- Focus Area 4 Active People and Vibrant Places
  - Natural and built environments within neighbourhoods in Richmond encourage connectedness and participation in recreation and sport.

### Richmond Homelessness Strategy 2019–2029

The Homelessness Strategy provides a collaborative, action-oriented strategy for the homeless-serving system in Richmond that focuses on advancing an inclusive community where homelessness is rare, brief and non-recurring by 2029. With various factors having the potential to lead a person to experience housing insecurity and homelessness, including health concerns and disabilities, the strategy works to support the Richmond Accessibility Plan through the following actions:

- Work with Vancouver Coastal Health and other community partners to explore opportunities to enhance wrap-around supports to increase housing stability.
- Secure funding and a permanent site for supportive housing in Richmond.
- Raise awareness and educate the community of the factors contributing to homelessness and the benefits of affordable housing and supportive services.

### Richmond Youth Strategy 2022–2032

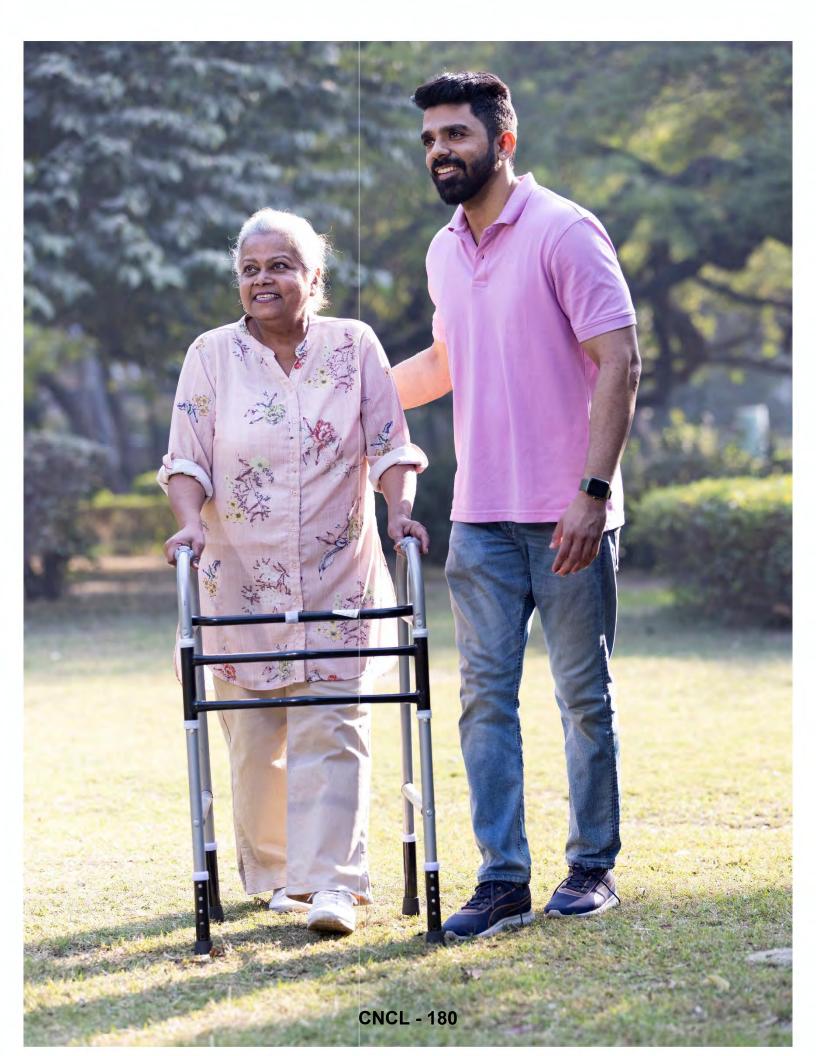
The Youth Strategy guides the City's initiatives to support youth's well-being in the community. The strategy's vision is that "all youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives." The actions most related to the Richmond Accessibility Plan include:

- Increase opportunities for youth to connect with peers and develop supportive positive relationships and a sense of belonging including youth from equity-deserving groups.
- Ensure the provision of safe, welcoming and inclusive programming and services for youth in the community.
- Identify and implement strategies to eliminate gaps and address the needs of youth across the developmental continuum and during transitions.
- Continue to provide a range of programs and services that prioritize accessible and inclusive recreation and social connection for youth.
- Continue to provide youth with safe, welcoming and accessible places to gather, socialize and engage within new and existing indoor and outdoor spaces in the community.
- Expand initiatives that provide leadership and mentorship for youth including refugees, new immigrants and youth who are at risk of or experiencing vulnerability.

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# Richmond Accessibility Plan 2023–2033: Public Engagement Overview

#### Introduction

The Richmond Accessibility Plan 2023–2033 (the Plan) was developed through a multi-stage process that involved extensive consultation and collaboration with the community. On October 23, 2023, City Council approved the draft Richmond Accessibility Plan in principle, and authorized City staff to seek public feedback on the draft Plan's strategic pillars and actions. This was to ensure the Plan captures the needs and priorities of people with disabilities in Richmond.

Public engagement was held from November 6 to December 10, 2023. The feedback received during engagement is described in this overview, and was used to inform the final Accessibility Plan that will be presented to City Council in 2024.

#### **Public Engagement Process**

The project team engaged the public through a variety of methods, including an online survey; in person pop-up events (drop-in sessions); and facilitated survey support. Engagement opportunities were promoted online, in print and through various community organizations that support people with disabilities. Engagement was advertised through a City of Richmond news release; City and Library social media channels and websites; the City's Let's Talk Richmond survey platform; digital transit shelter ads; community centre TV screens; printed postcards; and through community organizations' email blasts and newsletters.

Seven facilitated, in-person pop-up events were hosted to promote the online survey, support participants with completing the survey, either digitally or on-paper, and offer opportunities for dialogue with City and Library staff. Three initial pop-up events were held at Ironwood Library, City

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Centre Community Centre and Richmond Centre for Disability. To further increase community reach and remove barriers to participation, an additional four events were added over the course of public engagement and held at Minoru Centre for Active Living – Seniors Centre, Brighouse Library, Aspire Richmond and Pathways Clubhouse. American Sign Language (ASL), Cantonese and Mandarin interpretation were provided at a number of the events to remove barriers to participation. A total of 162 individuals attended the pop-up events.

The Let's Talk Richmond survey on the draft Plan was offered in English, simplified, and traditional Chinese and was available for completion throughout public engagement. One-on-one facilitated survey support was offered in person, by phone and online to remove barriers to completing the survey. Of the 929 visitors to the survey webpage, 50 per cent (469 visitors) became more informed about the project, having interacted with at least one or more components on the webpage. In total, there were 165 respondents who completed the survey.

The draft Plan was also presented to the Richmond Seniors Advisory Committee and the Richmond Community Services Advisory Committee. An additional engagement session was held with key community partners, including 12 representatives from various Community Associations and Society Boards, Richmond Public Library Board and the Richmond Olympic Oval.

### **Findings**

The survey was comprised of quantitative questions that asked about respondents' level of agreement with the strategic pillars and corresponding actions outlined in the Plan as well as demographic information. Additionally, qualitative questions that provided open-ended opportunities for respondents to submit written feedback on the strategic pillars and purposes of the Plan were also accepted. As not all respondents answered every question, the number of identified responses to each individual question varies. To further remove barriers to the survey, participation settings were adjusted to allow anyone to participate with or without a registered account.

As a result, it is unknown whether or not there may be duplicated responses and/or more than one survey submission from a single respondent.

The following sections provide an overview of the survey responses.

#### Survey demographics

The majority of survey respondents indicated they have a connection with Richmond with 83 per cent of respondents indicating they live in Richmond, and half (51 per cent) of respondents indicating they use services or programs in Richmond. Another quarter (26 per cent) of respondents indicated they work in Richmond, while only three per cent of respondents indicated they go to school in Richmond.

Individuals of all ages participated in the survey. The highest proportion of survey respondents (37 per cent) were individuals between the ages of 25-44 years, while only five per cent of survey respondents were below the age of 24. The distribution of survey respondents by age for those that provided this information is in Figure 1.

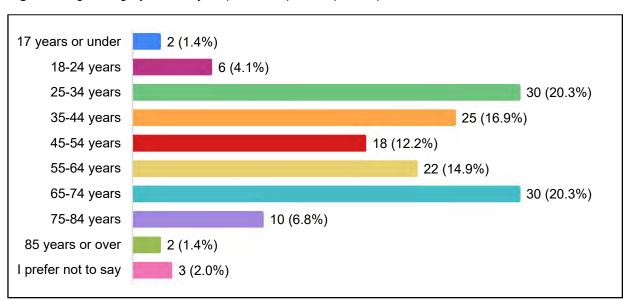


Figure 1: Age category of survey respondents (148 responses)

### How are respondents connected to the Richmond Accessibility Plan

The majority of survey respondents self-identified as a person with a disability or someone closely connected to a person with a disability. More than two thirds of survey respondents identified as persons with disabilities, while 24 per cent of respondents indicated that they were either related to or working with persons with disabilities. Nearly one third of respondents said they were Richmond residents interested in advancing accessibility in the city. The ways that people identify with the Plan are summarized in Figure 2 below.

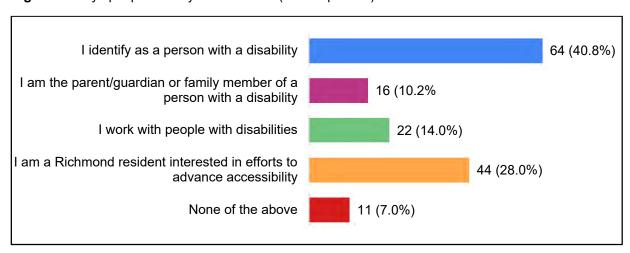


Figure 2: Ways people identify with the Plan (157 responses)

Respondents who self-identified as a person with a disability were given the option to describe their disability/disabilities. Of the 64 survey respondents who self-identified, 63 chose to disclose their disability. The most common type of disability indicated by respondents was a physical disability (54 per cent), and second most common type indicated was a sensory disability (22 per cent). Fourteen respondents (22 per cent) indicated "other" when asked to describe their disability and identified the following types of disabilities: osteoarthritis, neuropathy, immunological disabilities, chronic illness, mild brain injury, mild disability, mobility issues, Turner syndrome and aphasia.

The distribution of survey respondents by disability type, for those who provided this information, is in Figure 3. Some survey respondents indicated

that they had more than one type of disability, resulting in 101 responses from 63 survey respondents.

9 (14.3%) Cognitive disability Developmental disability 7 (11.1%) Learning disability 12 (19.0%) Mental health-related disability 7 (11.1%) Physical disability 34 (54.0%) Sensory disability 14 (22.2%) I prefer not to say 4 (6.3%) Other (please specify) 14 (22.2%)

**Figure 3:** Ways people describe their disability/disabilities by number of respondents (63 respondents/101 responses)

## How respondents learned about the public engagement opportunities

Just under half (43 per cent) of respondents heard about the public engagement opportunity by an email sent to them from Let's Talk Richmond. Seventeen per cent of respondents were directed via emails from a community organization that supports people with disabilities, and 14 per cent learned about the survey and overall engagement process at a pop-up event. Almost one fifth (19 per cent) of respondents saw the opportunity on the City website, Library website or Let's Talk Richmond website. A limited number of respondents heard about the opportunity by way of social media – six per cent via Facebook, four per cent via Twitter and six per cent via Instagram.

#### Level of support for the Plan's Strategic Pillars

Survey respondents were asked to indicate how they feel about the Plan's six strategic pillars. For each item, respondents were asked to select from one of three choices (I support it, I do not support it, or I am not sure).

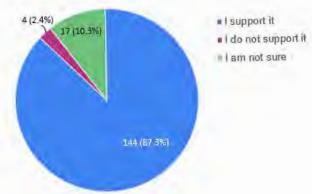
Overall, respondents indicated a high level of support (82 per cent or higher)

for each of the strategic pillars and their corresponding actions. An overview of public input is below.

#### The Plan's Strategic Pillars

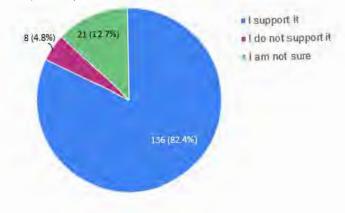
 87 per cent of survey respondents (144 responses) indicated that they support the draft Plan's "Strategic Pillar 1 – An Accessible Community," while only 2 per cent (4 responses) said they do not.

**Figure 4:** Level of support for Strategic Pillar 1 (165 responses)



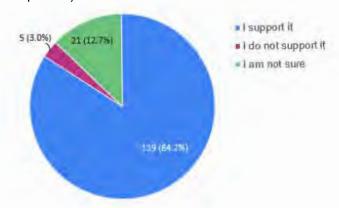
 82 per cent of survey respondents (136 responses) indicated that they support the draft Plan's "Strategic Pillar 2 – An Inclusive Organization," while just five per cent (8 responses) said they do not.

**Figure 5:** Level of support for Strategic Pillar 2 (165 responses)



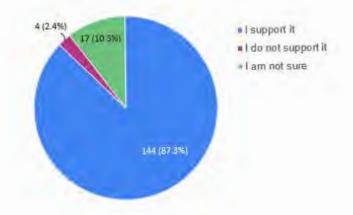
 84 per cent of survey respondents (139 responses) indicated that they support the draft Plan's "Strategic Pillar 3 – Accessibility in the Built Environment," while 3 per cent (5 responses) said they do not.

**Figure 6:** Level of support for Strategic Pillar 3 (165 responses)



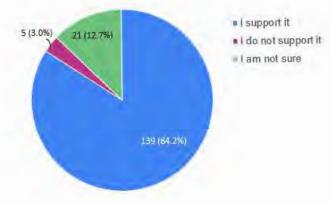
87 per cent of survey
respondents (144 responses)
indicated that they support
the draft Plan's "Strategic
Pillar 4 – Accessible Programs
and Services," while only 2
per cent (4 responses) said
they do not.

**Figure 7:** Level of support for Strategic Pillar 4 (165 responses)



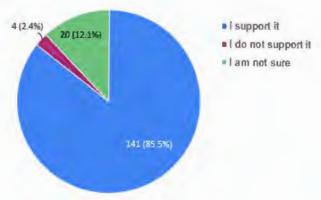
 84 per cent of survey respondents (139 responses) said they support the draft Plan's "Strategic Pillar 5 – Accessible Communications and Technology," while just 3 per cent (5 responses) said they do not.

**Figure 8:** Level of support for Strategic Pillar 5 (165 responses)



 86 per cent of survey respondents (141 responses) said they support the draft Plan's "Strategic Pillar 6 – Research and Monitoring," while only 2 per cent (4 responses) said they do not.

**Figure 9:** Level of support for Strategic Pillar 6 (165 responses)



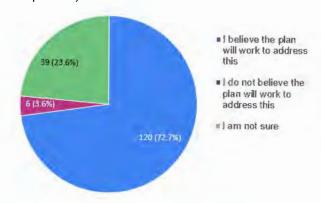
### Level of agreement that the Plan will work to address its goals

Survey respondents were also asked to indicate whether they believe the Plan will work to address the three key components of its goal to advance accessibility in Richmond. Respondents were given the opportunity to select from one of three choices (I believe the plan will work to address this, I do not believe the plan will work to address this, and I am not sure). Overall, the majority of respondents believed that the Plan will work to address each component of its goal, with an average of 70 per cent indicating they were in agreement. An overview of survey responses is below.

#### The Plan's Goal

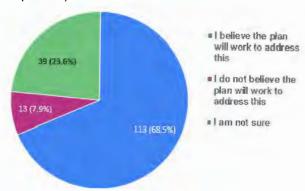
 73 per cent of survey respondents (120 responses) said they believe the Plan will work to address its "aims to identify, remove and prevent barriers experienced by people with disabilities when interacting with the City and the Library."

**Figure 10:** The Plan will work to address barriers experienced by people with disabilities (165 responses)



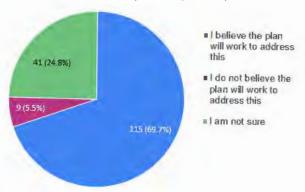
 69 per cent of survey respondents (113 responses) said they believe the Plan will work to address its "aims to ensure Richmond is a place where people of all abilities, backgrounds and ages are able to fully participate in and contribute to all aspects of community life in the manner of their choosing."

**Figure 11:** The Plan will work to ensure Richmond is a place for all to participate regardless of abilities, background or age (165 responses)



 70 per cent of survey respondents (115 responses) said they believe the Plan will work to address its "aims to foster a community that recognizes and values the contributions of people with disabilities and collaboratively works to promote accessibility across sectors."

**Figure 12:** The Plan will work to foster a community that recognizes and values people with disabilities more (165 responses)



#### Comments about the Plan

Qualitative feedback received from the online survey, pop-up events, advisory committees and key community partners was reviewed and grouped into the following key themes. Unlike the quantitative information gathered through the survey, this data cannot be counted, measured or easily expressed using numbers. Instead, it has been used to identify actions in the Plan that require additional focus or refinement to capture the diverse needs and priorities of people with disabilities in the community. Where possible, qualitative feedback is illustrated using written feedback from respondents.

### Theme 1: Wanting a better understanding of how the Plan will be achieved

While respondents indicated strong support for the Plan and its corresponding strategic pillars and actions, when asked if they believe the Plan will work to achieve its goals, an increased proportion of responses indicated "I am not sure." Qualitative feedback provided further insight and illustrated that respondents wanted a better understanding of how the Plan will be implemented, including specific initiatives that will be developed to advance the actions outlined in the Plan. Respondents noted challenges with evaluating the feasibility of the Plan without first seeing timelines or implementation plans. One respondent stated, "Currently, many of the recommendations suggest reviewing various policies/programs for accessibility, and while that's important, moving forward I would also love to see even more concrete, specific commitments related to adding or improving access measures or updating policies."

### Theme 2: Continued engagement with people with disabilities

Respondents expressed positive comments about the inclusive approach used to engage the disability community and people with disabilities in the development of the Plan, including the public engagement process. The importance of continuing this approach to further accomplish the aim of the Plan and that engagement should include a diverse range of people with disabilities was emphasized. One respondent stated, "Monitoring and evaluation of Accessibility Plan implementation (and of broader accessibility issues) should involve regular, meaningful engagement with disabled, chronically ill, neurodivergent and immunocompromised people and organizations."

#### Theme 3: Diverse views of accessibility

An understanding of how barriers to access impact different population groups and individuals with varying needs and abilities was illustrated through comments. Project staff received questions about how the Plan might pertain to specific groups of people who may not be traditionally

7501792 Page 10

viewed as people with disabilities but who face barriers within the community, such as those with chronic illnesses. Other respondents expressed an even broader approach to inclusion, such as considering barriers experienced by seniors, newcomers, and people with diverse backgrounds.

#### Theme 4: The need for a variety of communication methods

Respondents were broadly supportive of the Plan's embrace of new advancements in technology for transforming how people with disabilities access information and engage in community dialogue. The importance of providing information in a variety of accessible formats, both digital and non-digital, that used inclusive language and design best practices was described, reaffirming the Plan's approach to incorporating a variety of accessible formats. One respondent stated, "We need more non-computer/non-[smart] phone communication. Most of my clients do not know how to use a computer/[smart]phone and they can't afford to buy one or pay for internet."

## Theme 5: Creating a more accessible community through ongoing dialogue across sectors

Survey responses also described barriers experienced in the broader community (outside the City's jurisdiction), emphasizing the importance of creating a more accessible community that provides consistent experiences throughout Richmond for all. Related comments mentioned the need for ongoing collaboration across jurisdictions and sectors as this would advance meaningful access throughout the community and across municipalities. One respondent stated, "I believe this is a good start, but as I live and work across different municipalities, it is also important to work with neighbouring municipalities so that consistencies of accessibility/inclusion could be achieved to avoid confusion/frustrations, as well as to learn from each other."

Based on the key themes that emerged during public engagement, adjustments will be made to the final version of the Plan. These will include an increased emphasis on how barriers may be experienced differently by

7501792 Page 11

people with disabilities depending on other equity-based factors and clarified language on how the Plan's goals will be achieved through incorporating actions into annual City Department Work Plans. Additionally, language will be strengthened in a number of the Plan's actions to better support the advancement of accessibility throughout the community through increased collaboration across sectors and with people with disabilities.

#### **Additional Comments**

Respondents also suggested a range of specific changes to improve Richmond's accessibility, including accessibility considerations for program and service delivery, ways to increase job opportunities for people with disabilities, and changes to the City's buildings and built environment. These suggestions were similar to input received during the initial community consultation held to support the development of the draft Plan, which were used to develop the key findings section of the Plan. Specific feedback collected that relates to individual areas of operations or program and service delivery will be shared with relevant departments for further action.

#### Conclusion

Public engagement on the draft Richmond Accessibility Plan 2023–2033 yielded generally positive feedback and strong support. Though input was extensive and diverse, there was overall support for the Plan's overall goals and recommended actions for identifying, removing and preventing accessibility barriers in the City and the Library.

Findings from public engagement will be used to shape the final version of the Richmond Accessibility Plan that will help guide the City and community partners in ensuring Richmond is a place where people of all abilities, backgrounds and ages are able to fully participate in and contribute to all aspects of community life.



#### **Report to Committee**

To: Planning Committee Date: March 11, 2024

From: Wayne Craig File: RZ 20-921503

Director, Development

Re: Application by Billard Architecture Inc. for Rezoning at 8180, 8200, 8220, 8240,

8260, 8280 and 8300 Leslie Road from the "Single Detached (RS1/E)" Zone to the "Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City

Centre)" Zone and the "School & Institutional Use (SI)" Zone

#### **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 to create the "Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)" zone, and to rezone 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the "Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)" zone and the "School & Institutional Use" zone, be introduced and given first reading.

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

WC:sb

RE	PORT CONCURRE	ENCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services Community Social Development Arts, Culture, Heritage Services Parks Services Recreation and Sport Services Sustainability and District Energy		pe Erceg

#### **Staff Report**

#### Origin

Billard Architecture Inc., on behalf of the owner 1174536 B.C. Ltd. (Edwin Tseng, Director), has applied to the City of Richmond for permission to rezone the site at 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road (Attachments 1 & 2) from the "Residential Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)" zone and the "School & Institutional Use (SI)" zone to permit the development of a mid-rise development with limited commercial, limited office and light industrial uses and a new City park.

Key components of the proposal as indicated in the Development Application Data Sheet and Conceptual Development Plans (Attachment 3 & 4) include:

- One six-storey non-residential industrial and limited commercial mixed-use strata-titled building. The developer intends to create strata lots for sale. The only restriction is that a maximum of one office strata lot is permitted per floor.
- A total floor area of approximately 8,090 m<sup>2</sup> (87,077 ft<sup>2</sup>) including approximately:
  - o 552 m<sup>2</sup> (5,946 ft<sup>2</sup>) of ground-level commercial retail and restaurant space fronting onto the proposed linear park along Hazelbridge Way and wrapping around the corner to front onto Leslie Road.
  - o 6,142 m<sup>2</sup> (66,114 ft<sup>2</sup>) of industrial space on all floor levels, including mezzanine space at the second-floor level of the ground floor industrial units.
  - o 869 m<sup>2</sup> (9,353 ft<sup>2</sup>) of office space on the fourth and fifth-floor levels.
  - o 215 m<sup>2</sup> (2,315 ft<sup>2</sup>) of indoor and outdoor amenity space on the third-floor level for the shared use of all units.
- Design and construction to meet Step 2 of the BC Energy Step Code, together with connection to a City DEU or provision of a low-carbon building energy system on-site (to be transferred to the City at no cost to the City).
- Voluntary developer contributions towards public art and community amenities, in compliance with City policy.
- Provision of a 10 m wide linear City Park along Hazelbridge Way, including a fee simple lot and design and construction (at no cost to the City).

This application includes the proposed sale and acquisition of the City-owned remnant lot at 8180 Leslie Road, adjacent to the developer-owned lots. Additional information on the land acquisition is contained in the Financial Impact section of this report.

Park, road and engineering improvements work will be secured through the City's standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 6).

The work include design and construction of a new linear park along Hazelbridge Way, road widening and frontage improvements along Hazelbridge Way and Leslie Road, intersection improvements, new water main and storm sewer along Hazelbridge Way, upgraded water main and storm sewer along Leslie Road and servicing connections.

#### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

There are six existing tenanted houses on the seven properties, including five single-storey houses and one two-storey house. None of the houses include secondary suites. The developer has advised that all of the tenants have been made aware of their proposed redevelopment plans and tenants will be provided notice in keeping with *Residential Tenancy Act*.

#### **Surrounding Development**

To the North: Across Leslie Road, are a mix of existing one to two-storey houses on lands also zoned "Single Detached (RS1/E)" and also designated in the City Centre Area Plan (CCAP) "Industrial Reserve – Limited Commercial" intended for non-residential urban business park light industrial mixed-use development "General

Urban T4 (25m)".

To the South: Existing one and two-storey commercial developments fronting Alexandra Road on lands zoned "Auto-Oriented Commercial (CA)" and designated in the City Centre Area Plan (CCAP) "Industrial Reserve – Limited Commercial" intended for non-residential urban business park light industrial mixed-use development "General Urban T4 (25m)".

To the East: An existing one-storey duplex, two vacant lots and a single-storey house between the subject site and Brown Road on lands also zoned "Single Detached (RS1/E)" and also designated in the City Centre Area Plan (CCAP) "Industrial Reserve – Limited Commercial" intended for non-residential urban business park light industrial mixed-use development "General Urban T4 (25m)".

To the West: Across Hazelbridge Way, is an existing two-storey commercial development on lands zoned "Auto-Oriented Commercial (CA)" designated in the City Centre Area Plan (CCAP) for non-residential medium to high-density, mid to high-rise commercial development "Urban Centre T5 (25m)".

#### **Related Policies & Studies**

#### Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map designates the site "Mixed Employment" principally for industrial and stand-alone office development,

and in certain areas, a limited range of commercial uses. The proposal complies with the provisions of the OCP.

The OCP City Centre Area Plan Specific Land Use Map: Aberdeen Village (2031) (Attachment 2) designates the site "General Urban T4 (25m)" for non-residential light industrial and limited commercial use. Up to 50 per cent non-industrial uses are permitted. A limited range of commercial uses are permitted within 50 m of Hazelbridge Way (i.e., retail trade & services, restaurant, neighbourhood pub, institutional, recreation and studio). Office and commercial education uses are permitted and limited to the upper floors only. The proposal complies with the provisions of the OCP.

The OCP City Centre Area Plan Specific Land Use Map: Aberdeen Village (2031) and Base Level Parks & Open Space Map (2031) (Attachment 2) designates a "Linear Park (Future)" along the east side of Hazelbridge Way. The Linear Park is a key component of the City Centre Area Plan and a proposed neighbourhood green link as identified in the 2010 Richmond Trail Strategy.

The proposed Linear Park is intended to accommodate active transportation between existing and future City Centre parks with access to commercial activities and functions along the way. The proposed open space will also provide outdoor leisure opportunities for workers and customers in the non-residential Commercial Reserve and Industrial Reserve – "Limited Commercial" area. Pedestrian linkages support the open space system by:

- Creating safe and healthy corridors for pedestrians to move throughout the City Centre.
- Reducing the demand on the transportation system by offering alternatives to car use.
- Providing corridors for environmental purposes (e.g., storm water management, linkages between natural areas).

The proposal complies with the provisions of the OCP.

The OCP City Centre Area Plan also provides for additional density on sites designated "Industrial Reserve – Limited Commercial" to provide a benefit to industry and to facilitate public open space and other Area Plan objectives, subject to the floor area of non-industrial uses not exceeding that of industrial uses and the subdivision of any office floor area limited to one strata lot or air space parcel per storey of the building or per 1,858 m² (20,000 ft²) of office floor area. The proposal complies with the provisions of the OCP. Additional information is contained in the Industrial Reserve Additional Density and Community Amenity Contribution section of this report.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within ANSD "Area 1", which prohibits new residential uses, child care facilities, hospitals and schools (kindergarten to grade 12). The application complies with these restrictions. Registration of a restrictive covenant on Title is required prior to final adoption of the rezoning bylaw ensuring owner awareness of potential aircraft noise impacts and City indemnification.

#### **OCP Noise Mitigation Policy**

OCP policy directs new commercial and industrial development to mitigate unwanted noise impacts on residential properties within 30 m (98.4 ft.). In order to ensure future industrial and commercial use owners and tenants understanding and compliance with the City's Noise Regulation Bylaw No. 8856, prior to adoption of the rezoning bylaw, registration of a legal agreement on Title is required indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope and mechanical equipment are designed to avoid noise transmission into nearby residential areas that exceed noise levels allowed in the City's Noise Bylaw. This will be further reviewed as part of the required Development Permit application.

#### Floodplain Management Implementation Strategy

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

#### **Public Consultation**

A rezoning sign has been installed on the subject site. Staff have discussed the rezoning application with one of the owners of the adjacent property at 8320 Leslie Road to the east of the subject site, who expressed the following concerns regarding rezoning the property:

- Potential impacts to privacy There are no windows proposed on the east elevation of the proposed development and full screening details for parking areas will be reviewed through the required Development Permit application process. Perimeter fencing will be addressed at Development Permit stage and to buffer the existing residential use to the east, in consultation with the neighbour, the developer would provide solid privacy fencing and/or continuous hedging.
- Potential impacts of increased noise The proposed light industrial, restaurant and commercial uses will be contained inside the building and full screening details for parking areas will be reviewed through the required Development Permit application process. The developer and future owners are required to comply with the City's Noise Regulation Bylaw.
- Potential impacts of increased traffic A transportation study was prepared by a registered professional engineer and accepted by Transportation staff. The subject development will have a single driveway access located on Hazelbridge Way and loading bays are located onsite accessed from the internal drive aisle. No vehicle driveway or loading activities are proposed along Leslie Road.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

#### **Analysis**

Billard Architecture Inc. has applied to rezone the subject site to permit the development of a six-storey industrial and limited commercial mixed-use building fronting Leslie Road and a new linear City Park along Hazelbridge Way, including: six two-level industrial units, a retail unit and a restaurant unit on the ground level; up to ten industrial units, indoor and outdoor amenity space on the third-floor level; up to 11 industrial units and an office unit on the fourth-floor level; up to nine industrial units and an office unit on the fifth-floor level; and up to ten industrial units on the sixth-floor level (Attachments 4 & 6).

The development proposal is consistent with OCP and CCAP policies encouraging industrial development with limited office and commercial uses in the Aberdeen Village Industrial Reserve – Limited Commercial area, street network improvements (including improved pedestrian and bicycle connectivity), City park and public realm enhancements and funding contributions towards City Centre amenities and public art.

In order to ensure future owner/tenant understanding and ongoing compliance with the CCAP Industrial Reserve designation and proposed light industrial zoning, prior to adoption of the rezoning bylaw, registration of a legal agreement on Title is required identifying that the property is located in an industrial area and that use of the property must be consistent with the Zoning Bylaw and requiring that the owner provide an acknowledgement of the same in all purchase and sale agreements.

Development within the City Centre is subject to potential impacts due to other developments that may be approved within the City Centre (e.g., loss of views, shading, overlook and reduced privacy, noise and ambient light). In order to ensure future owner/tenant understanding of these potential impacts, registration of a legal agreement on Title is required prior to adoption of the rezoning bylaw and requires that the owner provide an acknowledgement of the same in all purchase and sale agreements.

#### **Proposed Zoning**

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., City park development, Industrial Reserve additional density), the developer has requested that the proposed development lot be rezoned to a new site-specific zone, "Light Industrial, Office and Limited Commercial (ZI21) – Aberdeen Village (City Centre)", which includes:

- Maximum density: 1.71 FAR calculated against the combined area of the net site and the Park lot, including the provision to the City of a fee simple lot for Park purposes. This figure includes Industrial Reserve additional density related to the provision of additional floor area benefitting industry and other Area Plan objectives.
- Permitted land uses: general and manufacturing industrial uses. Additional land uses are permitted and restricted to no more than 50 per cent of the total floor area of the building. Office and commercial education uses are restricted to upper floors only to leave ground floor area available for heavier industrial uses.

Recreation, restaurant, retail, service and studio uses are restricted to within 50 m of Hazelbridge Way for pedestrian activation along that street.

- Maximum building height: 25 m (82 ft.).
- Maximum lot coverage and minimum setbacks in keeping with CCAP development guidelines.
- Site-specific loading vehicle requirements based on the site operation.

#### Industrial Reserve Additional Density and Community Amenity Contribution

The proposed ZI21 zone provides for 0.51 FAR of Industrial Reserve additional density providing a benefit to industry and to facilitate public open space and other Area Plan objectives.

In compliance with the CCAP, the developer proposes to provide a voluntary cash contribution for the City's construction of community amenity space elsewhere in the City Centre (based on five per cent of the non-industrial floor area and the equivalent-to-construction-value amenity contribution rate in effect at the time of rezoning bylaw adoption). Prior to rezoning bylaw adoption, the developer proposes to provide a voluntary cash contribution of \$913,160.65, based on the equivalent-to-construction-value rate of \$9,375.37/m² (\$871/ft²) and five per cent of the site's maximum permitted non-industrial uses (5% of 1,948 m² / 20,968 ft²).

In addition, any subdivision of office space provided within the development will be restricted to no more than one strata lot or air space parcel per storey in the building (e.g., single owner per storey of office space) and secured by registration of a legal agreement on Title prior to rezoning bylaw adoption.

#### Proposed Linear City Park

The proposed western Park lot along the west edge of the site will be the first section of the linear park envisioned in the City Centre Area Plan to extend along the east side of Hazelbridge Way from the Aberdeen Neighbourhood Park at Cambie Road to Alderbridge Way. The Park lot will be designed and constructed through the required Servicing Agreement application to provide outdoor leisure space and an active mobility corridor in the non-residential Aberdeen Village.

The required western Park lot is proposed to be rezoned to the "School & Institutional Use" zone for City Park purposes.

#### **Community Planning**

Prior to rezoning adoption, the developer proposes to voluntarily contribute \$29,721.15 towards future City planning studies, based on the site's maximum buildable floor area and applicable City-approved developer contribution rate, as required for City Centre rezoning applications.

#### Sustainability

The CCAP encourages the coordination of private and City development objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services and related features. Locations undergoing significant change, such as the subject site, are well suited to this endeavour. Staff support the developer's proposal, which is consistent with City policy and includes the following features.

- 1. District Energy Utility (DEU): The subject site is located within the City Centre DEU service area. Prior to rezoning bylaw adoption, a standard DEU covenant will be registered on Title requiring the developer to:
  - a) Design and construct a low-carbon energy plant and transfer it to the City, all at the developer's cost, together with compatible building and mechanical systems, to facilitate the development's connection to a City District Energy Utility; or
  - b) If connection to the City Centre DEU is available, connect to the City Centre DEU for space and domestic hot water heating services, and design and construct a low carbon energy plant for cooling services only and transfer it to the City, all at the developer's cost.

At this time, it appears that the development will be required to connect to the City Centre DEU for heating and domestic hot water and will be required to construct a low-carbon energy cooling plant on-site and transfer ownership to the City.

2. BC Energy Step Code: The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed building containing office and commercial uses is step 3, or step 2 with the provision of a low carbon building energy system.

The project mechanical engineer has provided a letter confirming the project is being designed to achieve step 2 and the development is required to connect to a City District Energy Utility, or provide a low carbon building energy system on the site (and transfer ownership to the City). More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

#### Transportation and Site Access

The CCAP requires various road, pedestrian and cycling network improvements on and around the subject site. Consistent with these objectives, the proposed development provides for a variety of transportation improvements and related features, all at the developer's sole cost, to be secured through legal agreements registered on Title prior to rezoning and the City's standard Servicing Agreement processes (secured with Letters of Credit). Development Cost Charge (DCC) credits will apply to road dedication to achieve ultimate Leslie Road cross-section identified on the City's DCC Program.

Staff support the developer's proposal, which is consistent with City policy and includes:

- 1. Off-site network enhancements, including the design and construction of:
  - a) Leslie Road widening across the frontage of the subject site, including approximately 2.64 m road dedication to achieve half of CCAP major street with cycling infrastructure cross-section requirements (with widening required through future development to the north). Required frontage improvements along Leslie Road include road widening to provide a left-turn lane, general traffic lane, separated bike lane, landscaped boulevard and sidewalk.
  - b) Hazelbridge Way widening across the frontage of the subject site, including approximately 1.75 m road dedication. Required frontage improvements are to be determined through the Servicing Agreement detail design review and may include road widening to provide two traffic lanes, landscaped boulevard and sidewalk.
  - c) Intersection improvements including audible pedestrian crossing equipment, illuminated street name signage, traffic signal equipment and infrastructure, street lighting upgrades, existing and new traffic pole upgrades and traffic cameras.
- 2. Driveway and cross-access requirements, including:
  - a) The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles and is located along Hazelbridge Way.
  - b) Separation of industrial commercial traffic from existing residential traffic. The neighbourhood is in transition from existing residential uses to light industrial limited commercial development envisioned in the CCAP. To minimize potential conflict with residential traffic, the subject site will provide cross-access to Hazelbridge Way for future development on the properties for the remainder of the block (e.g., 8320/8322, 8340, 8360 and 8380 Leslie Road) along the internal drive aisle along the subject site's south property line (secured with a legal agreement registered on Title).
- 3. Site-specific truck access and loading requirements, including:
  - a) Truck access restrictions for both medium and large size trucks (secured with a truck access legal agreement registered on Title). Medium truck access is limited to the ground level only and prohibited from upper floor levels as the building has not been designed to accommodate truck access to upper floor levels. Large truck access is prohibited, as the site has not been designed to accommodate large truck access and there is no provision of large truck loading spaces. A study was prepared by a registered professional engineer and accepted by the City with respect to truck loading needs for the proposed development.
  - b) Five medium truck loading spaces (i.e. no large truck loading), including one enhanced space to accommodate waste management operations and three van size parking spaces for small-scale industrial loading as supported by a study prepared by a registered professional engineer and secured with a shared loading legal agreement registered on Title.

4. Electric Vehicle (EV) charging infrastructure in accordance with the OCP, including providing conduit for future charging for five per cent of commercial (i.e. restaurant and retail uses) parking spaces and Level 2 charging energized outlets for an additional five per cent of commercial parking spaces (secured with a legal agreement registered on Title). If the Building Permit application is received after September 24, 2024, the Building Permit will be required to include Level 2 charging energized outlets for 35 per cent of parking spaces, and opportunity charging for an additional 10 per cent of parking spaces.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report includes an assessment of 32 trees located on the development site, 10 trees located on City property and 14 trees located on neighbouring property. A tree management plan is included in Attachment 5 indicating proposed tree protection and removal.

Staff are supportive of the developer's proposal, which includes, among other things:

- Protection of all 14 trees located on the neighbouring properties to the east and south is required.
- Removal of the 10 existing City trees fronting the site due to required road network improvements and frontage works. Road widening and new bike lane, sidewalk and boulevard with grass and street trees are required along Leslie Road, and a new City Linear Park is required along Hazelbridge Way. In compensation for the removal, the voluntary contribution of \$15,750.00 to the City's tree compensation fund for tree planting elsewhere in the City.
- Removal of the 32 existing bylaw-size trees on the subject site, including two significant trees (Western Red cedar 0.94 m dbh tag #250 and 0.98 m dbh tag #260) and an overgrown Laurel hedge shrub (tag #232). The significant tree tagged #250 is recommended for removal due to poor structural health and it is also located within a drive aisle required along the south property line to provide access for future development of the neighbouring properties to the east. The significant tree tagged #260 is recommended for removal due to it being located within a hedgerow, and the needed clearance for retention of the hedgerow would reduce the building size by approximately 40 per cent.
- The remaining trees proposed for removal include four trees in good condition, 26 trees in poor to fair condition and one dead tree. A thorough investigation was undertaken to see if any of the trees in good to fair condition, especially those along the perimeter of the site could be retained.
  - Due to the need to accommodate required road network improvements, the building footprint and associated site preparation works, it was not possible to retain any of these trees.
- The application includes the requirement for 66 replacement trees (2:1 ratio and 3:1 ratio for the two significant trees), which will be secured through the required Development Permit application. The conceptual development plans (Attachment 4) indicate the planting of 11 replacement trees on-site at grade.

Staff will work with the applicant to identify any additional opportunities to plant trees onsite through the Development Permit application process. For trees that are not able to be accommodated on-site, a voluntary contribution of \$768.00 per tree would be required for each replacement tree. Existing tree removal may be sought after Public Hearing to allow for site preloading.

The developer is required to complete the following to ensure protection of the neighbouring trees:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
  certified arborist for the supervision of all works conducted in close proximity to trees to be
  protected.
- Prior to commencing any works on-site, including demolition of any existing structure on the subject site, installation of tree protection fencing around all trees to be protected, which is to be installed in accordance with the City's Tree Protection Information Bulletin Tree-03 and maintained until construction and landscaping on-site is completed.

#### Public Art

In accordance with the City's Public Art Program, the developer proposes to provide a voluntary cash-in-lieu contribution in the amount of \$30,074.16 prior to adoption of the rezoning bylaw for the provision of Public Art in the City Centre, based on the site's maximum buildable floor area and applicable City-approved developer contribution rates.

In the event the developer contribution is not provided within one year of the rezoning bylaw receiving third reading, the value of the developer contribution shall be increased in accordance with the Council-approved rate in effect at the time the contribution is provided.

#### Built Form, Public Open Space and Architectural Character

The developer proposes to construct a medium-density, mixed light industrial, office and retail/restaurant development within a seven-minute walk, 500 m of the Aberdeen Canada Line Station and will provide a linear City park space amenity. The proposed development accommodates all City requirements with respect to transportation and public open space improvements, and the built form conforms to the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated a balance between City objectives for industrial uses and a high quality urban development.

Development Permit (DP) approval for the proposed development, to the satisfaction of the Director, Development, will be required prior to rezoning adoption.

At DP stage, among other things, design development is encouraged with respect to the following items:

1. Form and character features aimed at enhancing the development's urban character, including refinements to façade expression and articulation, providing streetscape interest, ensuring that the enclosed parking is not visible from the exterior,

- retail street front/public realm activation, landscape enhancement, integration, accessibility for persons with disabilities and adjacency interfaces.
- 2. Rooftop mechanical (which may include a low-carbon energy plant for transfer to the City), including consideration of potential impacts (e.g., appearance, noise) on the quality and character of the architectural expression, noise and the skyline as experienced from surrounding public spaces and existing/future buildings.
- 3. Crime Prevention through Environmental Design (CPTED), including consideration of strategies and features that minimize opportunities for crime and promote a sense of security (e.g., reducing blind spots, providing for "eyes on the street", clear sightlines, appropriate lighting, defensible space, maintenance measures).
- 4. Transportation requirements related to design development of the proposed preliminary functional road plan (Schedule 2 to Attachment 6), as determined to the satisfaction of the Director, Transportation, in coordination with the Servicing Agreement.
- 5. Parking, bicycle storage, loading, waste management and electric vehicle (EV) measures, including the detailed design of circulation, vehicle parking, bicycle storage, truck manoeuvring, loading facilities and the distribution of EV charging infrastructure (i.e., providing conduit for future charging for five per cent of commercial parking spaces, and Level 2 charging energized outlets for five per cent of commercial parking spaces).

#### Site Servicing and Frontage Improvements

Off-site City park, road and engineering improvements works will be secured through the City's standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 6). The works include design and construction of a new linear park along Hazelbridge Way, road widening and frontage improvements along Hazelbridge Way and Leslie Road, intersection improvements, new water main and storm sewer along Hazelbridge Way, upgraded water main and storm sewer along Leslie Road and servicing connections.

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

To facilitate the provision of road widening and the required linear City park along Hazelbridge Way, the applicant proposes to acquire the City-owned remnant lot at 8180 Leslie Road for inclusion in the applicant's development site. As identified in the attached rezoning considerations (Attachment 6), the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms for the purchase and sales agreement will be brought forward to Council in a separate report from the Director, Real Estate Services.

As a result of the proposed development, Parks will take ownership of developer-contributed assets included but not limited to trees, planting and site furnishings. The anticipated operating budget impact (OBI) for the ongoing maintenance of these assets is \$10,972.00. The estimated OBI will be included in the Parks Five Year Capital Plan to commence in the year that the City assumes maintenance of the park.

As a result of the proposed development, the City will take ownership of developer-contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$9,000.00.

#### Conclusion

Billard Architecture Inc., on behalf of the owner 1174536 B.C. Ltd., has applied to the City of Richmond for permission to rezone the site at 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road (Attachments 1 & 2) from the "Residential Single Detached (RS1/E)" zone to the "Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)" zone and the "School & Institutional Use (SI)" zone to permit the development of a six-storey light industrial mid-rise development with limited commercial and limited office uses, a new linear City park, and various road network, utility and public realm improvements.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 be introduced and given first reading.

Sara Badyal,

Planner 3

(604-276-4282)

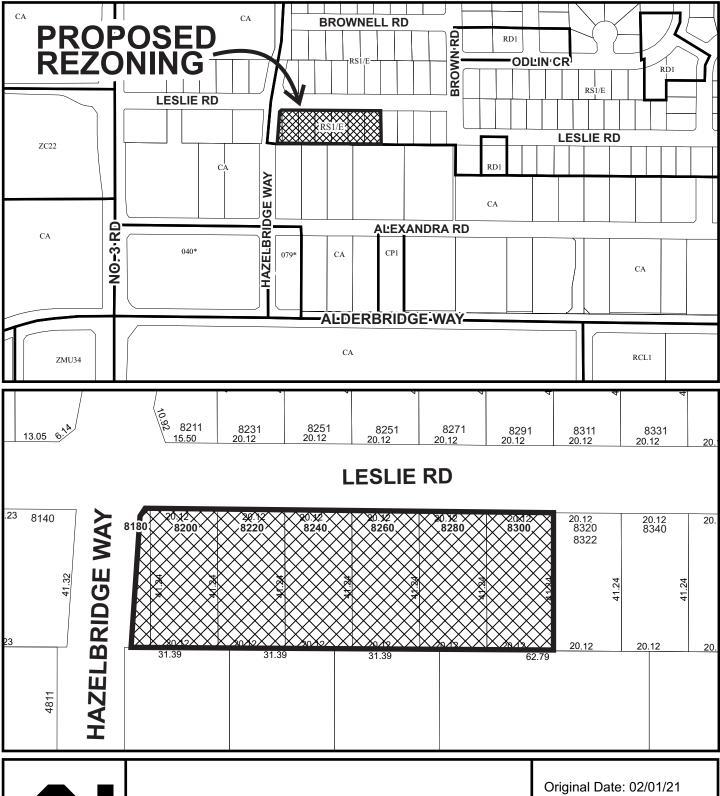
Sara Badyal

SB:he

Att. 1: Location Map and Aerial Photo

- 2: City Centre Aberdeen Village and Parks and Open Space Location Maps
- 3: Development Application Data Sheet
- 4: Conceptual Development Plans
- 5: Tree Management Plan
- 6: Rezoning Considerations





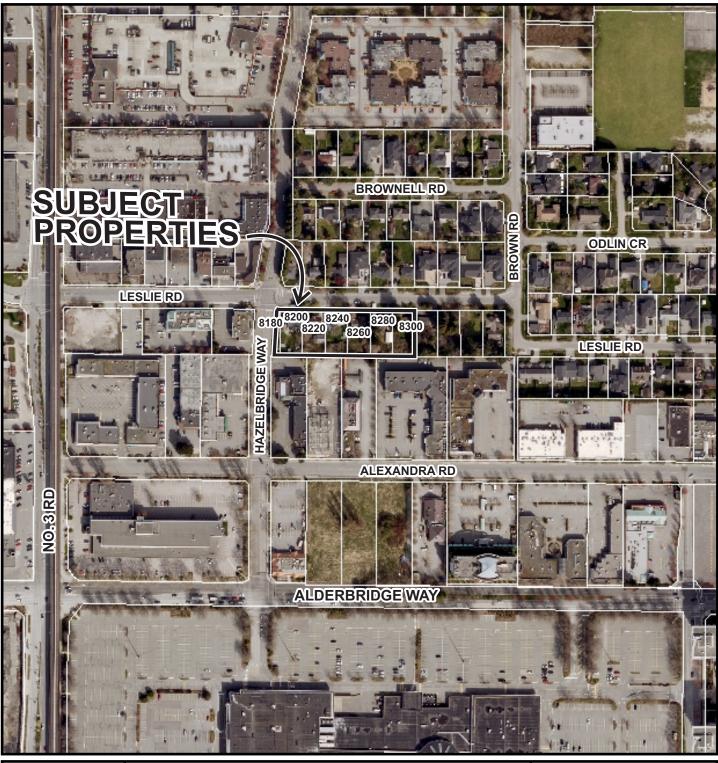


RZ 20-921503

Revision Date: 11/07/23

Note: Dimensions are in METRES







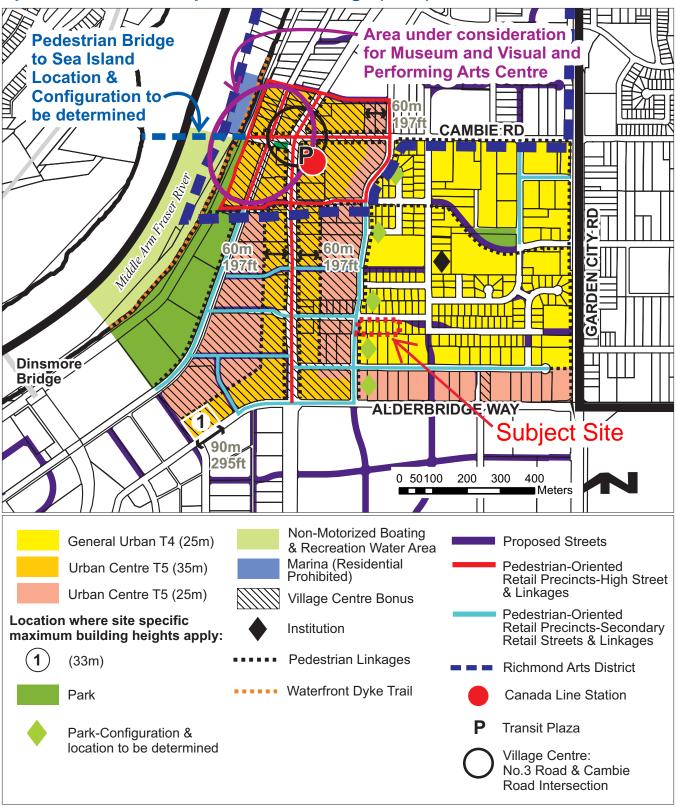
RZ 20-921503

Original Date: 02/01/20

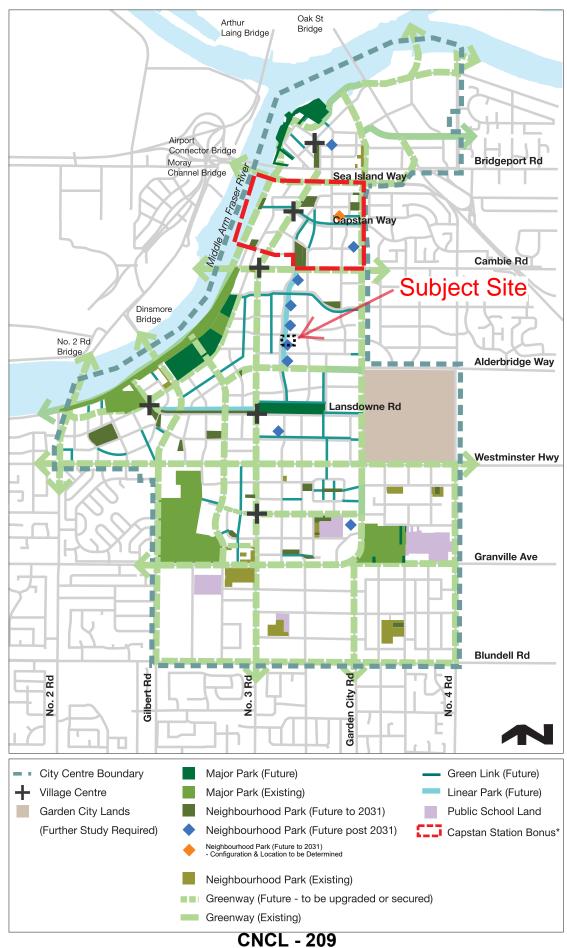
Revision Date: 10/17/23

Note: Dimensions are in METRES

#### Specific Land Use Map: Aberdeen Village (2031)



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.





### **Development Application Data Sheet**

Development Applications Department

THE FRASE	•				•
RZ 20-921503				Atta	chment 3
Address	8180	, 8200, 8220, 8240, 8260, 8280 and 830	0 Leslie	Road	
Applicant	Billar	d Architecture Inc.			
Planning Area(s)	Aber	deen Village (City Centre)			
		Existing		Proposed	
Site Area		5,167.3 m <sup>2</sup>		Road Approx. 418.1 m <sup>2</sup> Park Lot Approx. 379.7 r Net site Approx. 4,369.5 r Approx. lot area for FAR 4,74	n² m²
Land Uses		Single Family Residential and vaca	ant	Mixed-use	
OCP Designation		Mixed Employment		Complies	
CCAP Designation		General Urban T4 (25 m) Industrial Reserve: Limited Comme	rcial	Complies	
Zoning		Residential Single Detached (RS1	/E)	Light Industrial, Office and L Commercial (ZI21) – Aberdeen V Centre)	illage (City
Number of Units		6		Industrial space (L1-L6) 6,1 Office space (L4 & L5) 869 Commercial space (L1) 55	9 m²
		Bylaw Requirement		Proposed	Variance
Floor Area Ratio		Max. 1.71 (8,121.13 m <sup>2</sup> )		1.71 (8,089.76 m <sup>2</sup> )	None permitted
Lot Coverage		Building: Max. 90%		Building: Max. 90%	None
Setbacks	In	Public Road: Min. 3 m Public Open Space: Min. 1.5 m Rear Yard: Min. 0 m Iterior Side Yard: Min. 3 m adjacent to existing residential		Public Road: Min. 3 m Public Open Space: Min 1.5 m Rear Yard: Min. 1 m Interior Side Yard: Min. 3 m	None
Building Height		Max. 25 m		Max. 25 m	None
Lot Size		Area: Min. 2,400 m²		Area: Approx. 4,369 m²	None
Parking Spaces		City Centre Zone 1 (spaces per 100 m² GLA) Industrial: Min. 0.64 Office: Min. 2.55 Commercial: Min. 3.75 Total: 84 spaces		City Centre Zone 1 (spaces per 100 m² GLA) Industrial: 0.72 Office: 3.11 Commercial: 4.43 Total: 95 spaces	None
Accessible Parking		Min. 2%		3%	None
Small Car Parking		Max. 50%		46%	None
Tandem Parking		Not permitted		None	None
Bicycle Spaces	С	(spaces per 100 m <sup>2</sup> GLA greater than 100 m <sup>2</sup> ) Class 1: Min. 0.27 Class 2 (Industrial): Min. 0.27 lass 2 (Office & Commercial): Min. 0.4		(spaces per 100 m <sup>2</sup> GLA greater than 100 m <sup>2</sup> ) Class 1: Min. 0.27 Class 2 (Industrial): Min. 0.27 2 (Office & Commercial): Min. 0.4	None
Loading Spaces		4 medium spaces		5 medium spaces	None

#### Attachment 4

Conceptual **Development Plans** 

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HE CONSTRUCTOR SHALL BEYEN THE DOCUMENTS FOR CONFIGNAMES, WITH CODES AND BY-LAWS AND SHALL DUSE THE ANCHHECTS OF ANY DISCORPANCES.

ALL ROOM'S RESERVED, PROPERTY OF THE ARCHITECT USE OR REPRODUCTION PROHIBITED WITHOUT PROCE WISTERN PERMISSION.

9	2023.12.07	REISSUE FOR RZ - REV 5
S	2023.11.28	REISSUE FOR RZ - REV 4
*	2023.11.01	REISSUE FOR RZ - REV 3
3	2023.09.28	REISSUE FOR RZ - REV 2
7	25.03.2022	REISSUED FOR RZ - REV 1
-	23.12.2020	ISSUED FOR REZONING
NO.	DATE	NOSVON

# Billard Architecture

#701 - 625 Fifth Avenue New Westminster, B.C. Canada, V3M 1X4 (604) 619-0529

LESLIE CENTRE

#201 - 1940 Oxford Connector PORT COQUITLAM BC V3C 0A4 PHONE: (64) 210-0021 CONTACT: Carlo V. Amblio, ASCT, LEED AP, TECA EMAIL: carlo amblio@cadaconsultarits.com

CADA CONSULTANTS

ELECTRICAL:

LANDSCAPE SITE PLAN

LANDSCAPE:

COVER SHEET, LIST OF DRAWINGS, PROJECT SUMMARY, CONSULTANTS & RENDER PROJECT DATA FAR DATA

BILLARD ARCHITECTURE INC.
#701 e.528 fih Avenime
NEW WEESTMINSTER, BC, V3M 1X4
PHONE. (604) 619-0529
CONTACT: Robert Billard, AIBC
EMAIL: nobert@pillardscrine.ca

LIST OF DRAWINGS: ARCHITECTURAL:

CONSULTANTS: ARCHITECTURAL: FAR OVERLAYS - LEVEL 1 & 2 FAR OVERLAYS - LEVEL 3 & 4 FAR OVERLAYS - LEVEL 5 & 6 FAR OVERLAYS - ROOF

SITE CONTEXT PLAN SITE CONTEXT PLAN CONTEXT ELEVATIONS

SITE PLAN

A1.00

RPL PROJECTS LTD.
916 Sperling Avenue
BURNABY : BC V58 4H8
PHONE: (604) 338-5035
CONTACT: Lu Xu, Registered Lar
EMAIL: lu@rplprojects.com

KICHMOND, B.C.





DEVELOPMENT DATA SUMMARY: TOTAL SITE AREA

PROPOSED

PERMITTED

Woodrage Tree Consulting Arborists Ltd.
19/1995 15740 St., Suite 521
SURREY BC V24A 004
PHONE: (778) 847-0689
CONTACT: FORTY Three
EMAIL: Bryn@woodrageree.com

23.73 M (77.85 FT)

25 M (82.02 FT)

HEIGHT

3.43 M (11.25 FT) 3.09 M (10.14 FT) 1.28 M (4.20 FT)

3.0 M (9.84 FT)

4.50 (14.76 FT)

3.00 M 9.84 FT) 3.00 M 9.84 FT)

Bennett Land Surveying Ltd.
#2014.275 Fell Avenue
NORTH VANCOLVUER, BC V7P 3R5
PHONE: (664) 360-4868
CONTACT: John Franko, Parther
EMAIL: John@bennettsurveys.com

26 LONG TERM 26 SHORT TERM

23 LONG TERM 24 SHORT TERM

95 STALLS 2 LOADING 2 ACCESSIBLE

Y.P.B.D.ECTS/PROJECTS(19\_8415 - LESLIE Road - Richmond\2.0 Rezoning-DEVELOPMENT\1.0 REZONING\1.1 DRAWINGS\SHEETS\198415\_A0.00 COVER SHEET& LIST OF DWGS.dwg\_2023-12-08 11:41:50 AW,\_AutoCAD PDF (General Documentation);pc3

11 - 1940 Oxford Connector RT COQUITLAM, BC V3C 0A4 RT COQUITLAM, BC V3C 0A4 WTACT: Carlo V. Amblio, ASCT.LEED AP, TECA II: carlo ambito@cadaconsulfants.com

OFFSITE KEY PLAN
OFFSITE GRADING
ROADWORKS - HAZELBRIDGE
ROADWORKS - LESLIE
ROADWORKS - PAINT

WASTE MANAGEMENT PLAN

CIVIL:

SHADOW STUDY

STRATA PLANS - L1 & L2 STRATA PLANS - L3 & L4 STRATA PLANS - L5 & L6

PEDESTRIAN ACCESS PLANS - L1 & L2 PEDESTRIAN ACCESS PLANS - L3 & L4 PEDESTRIAN ACCESS PLANS - L5 & L5 ADJACENT LOT - SITE PLAN & DATA ADJACENT LOT - L1 & L2 ADJACENT LOT - L3 & L4

ELEVATIONS - NORTH & EAST ELEVATIONS - SOUTH & WEST

LEVEL 1
LEVEL 2 - MEZZANINE
LEVEL 3 - P1
LEVEL 4 - P2
LEVEL 5 - P3
LEVEL 6 - P4
LEVEL 6 - P4
LEVEL C - P4

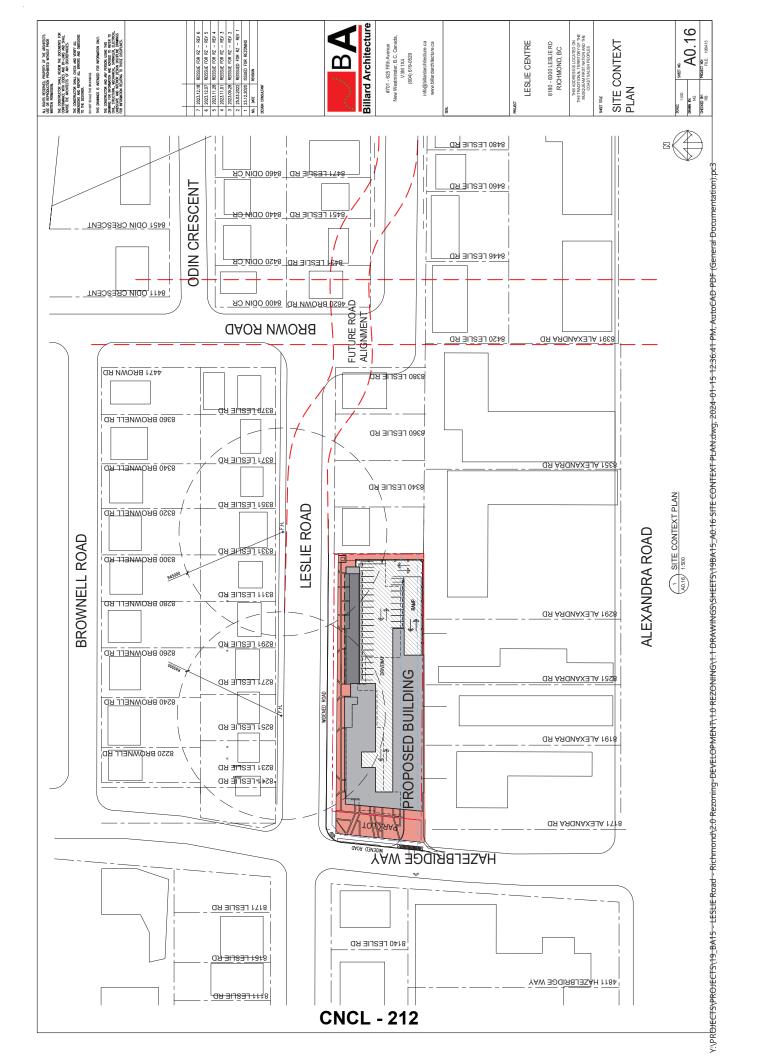
SECTIONS - AA & BB SECTIONS - CC, DD, & EE

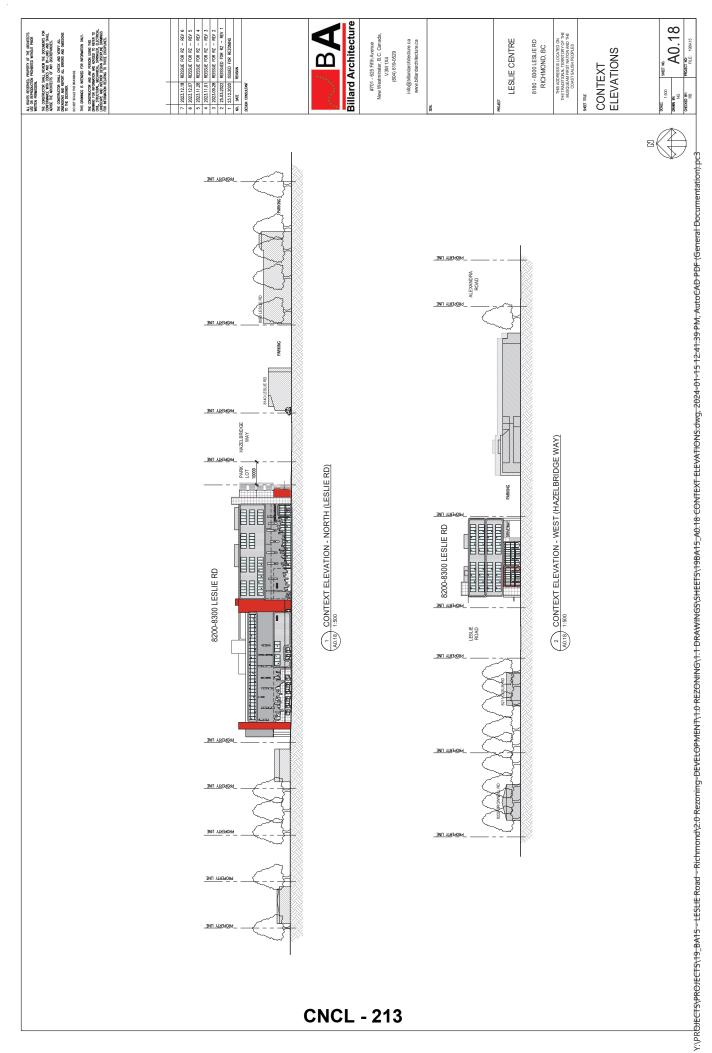
A2.10 A2.20 A2.30 A2.40 A2.50 A2.70 A3.01 A3.02 A4.02 A5.02 A6.03 A6.03

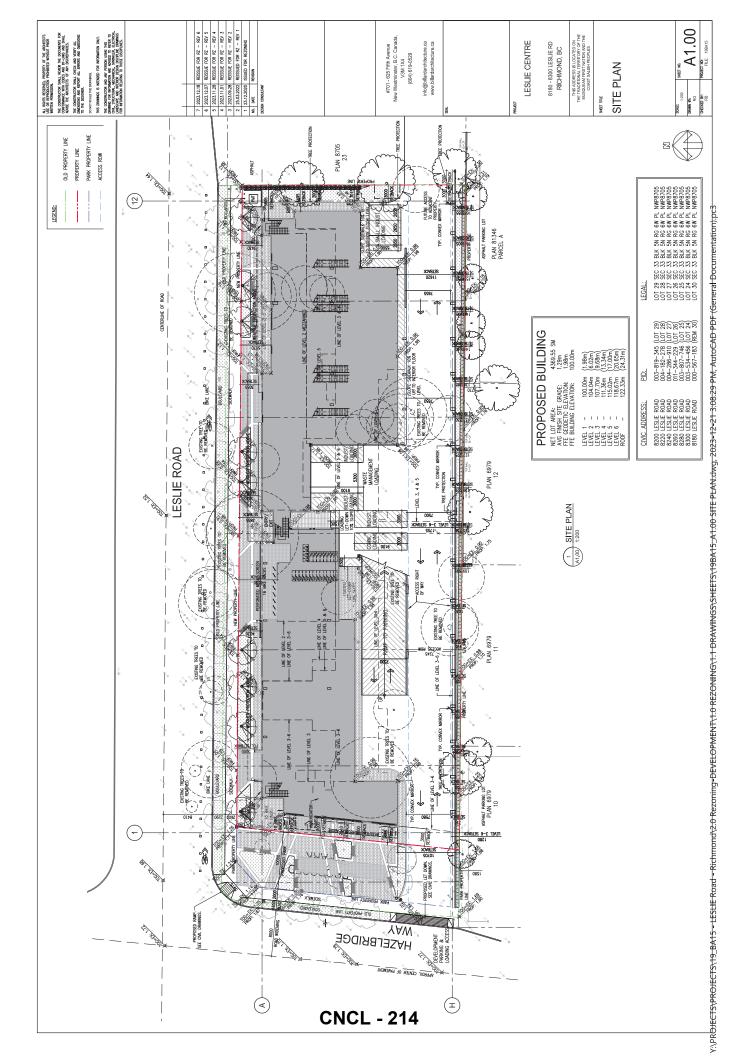
WEDLER ENGINEERING #202 - 1021 ESBIS Street SURREY, 8C V37 222 PHONE: (64) 588-1919 CONTACT: Leena Jayasekara, M.Eng. P.Eng. EMAIL, Ijayasekara@wedler.com

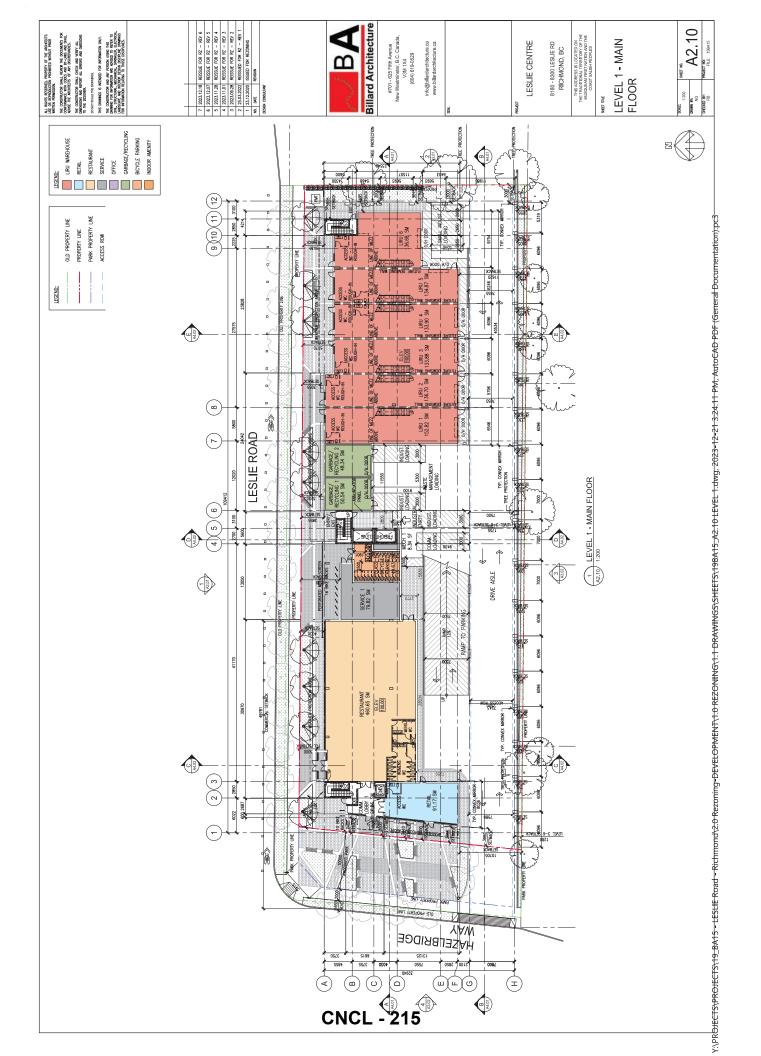
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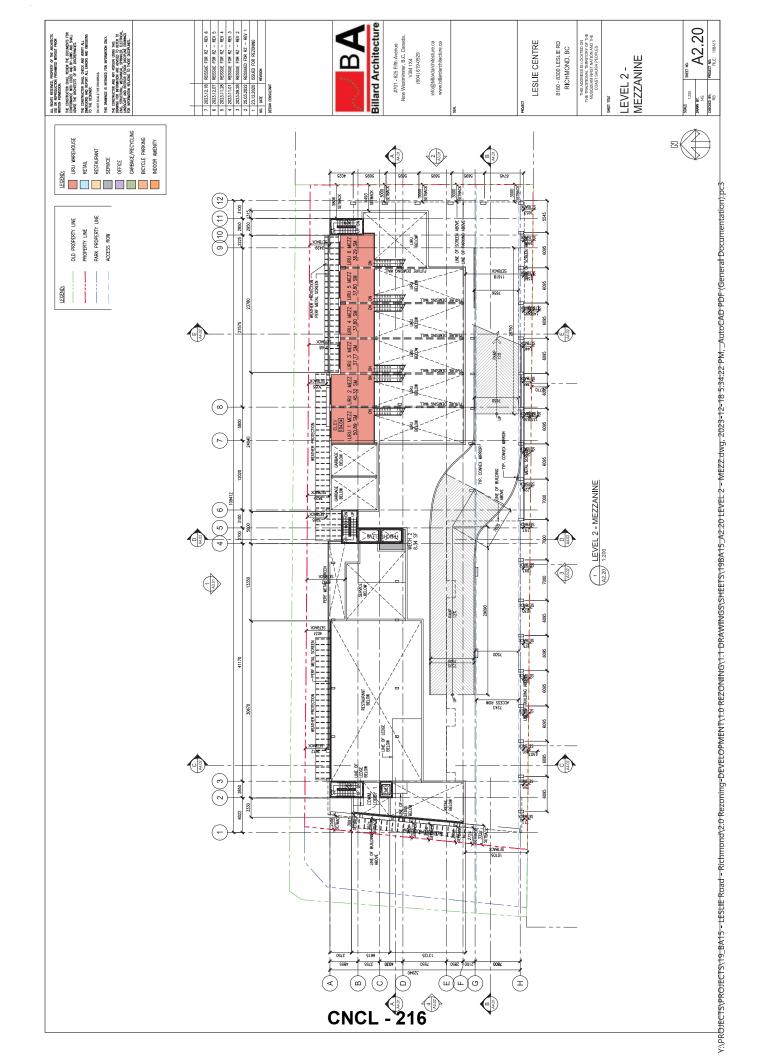
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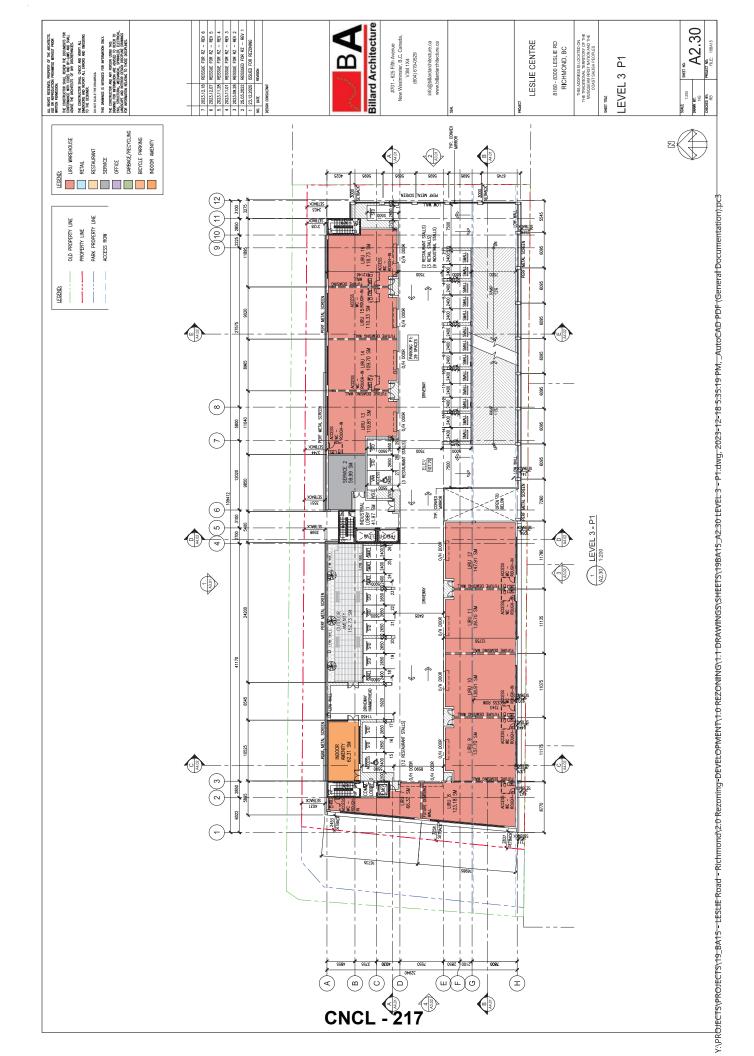


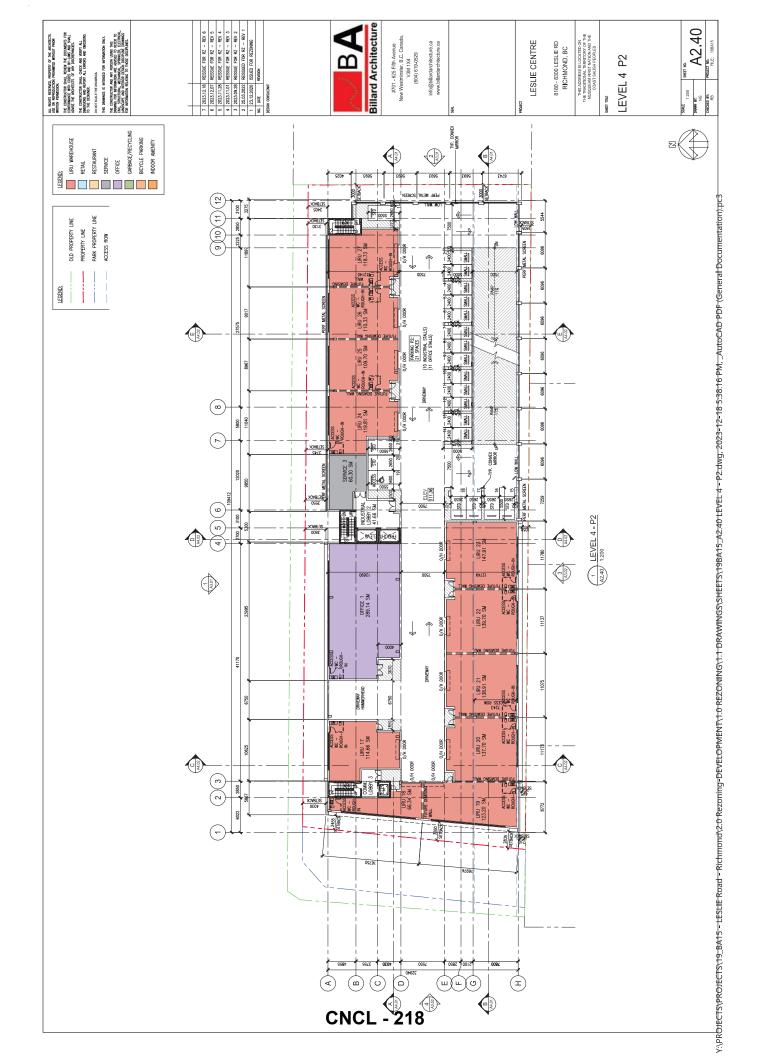


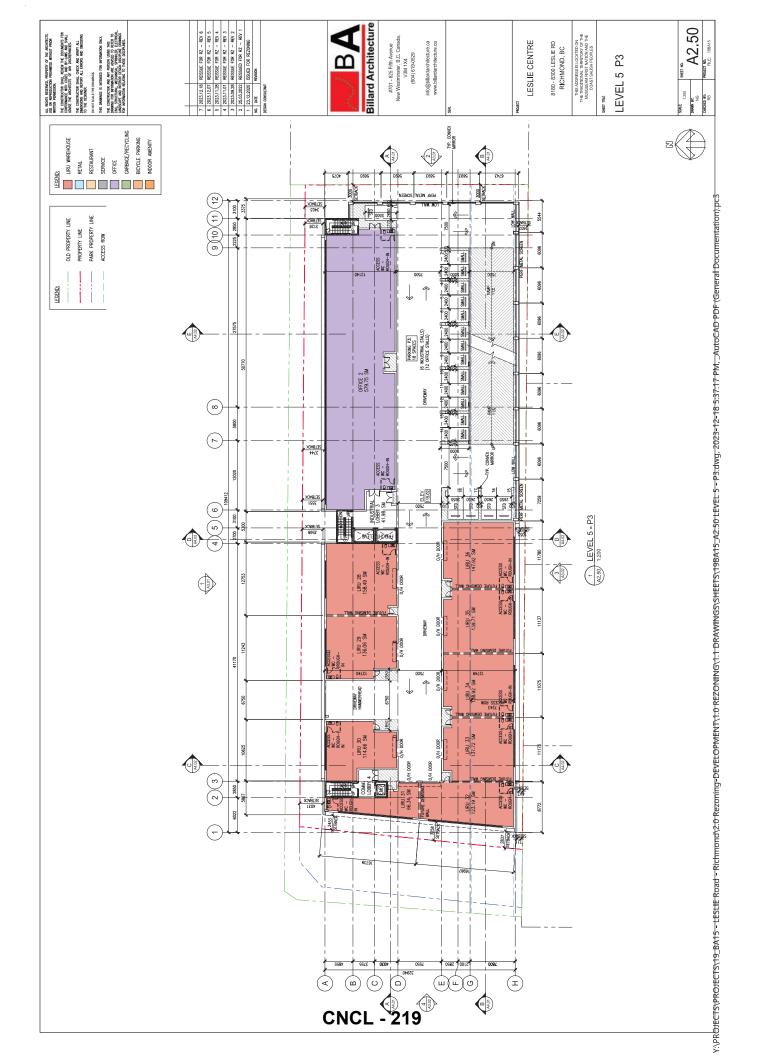


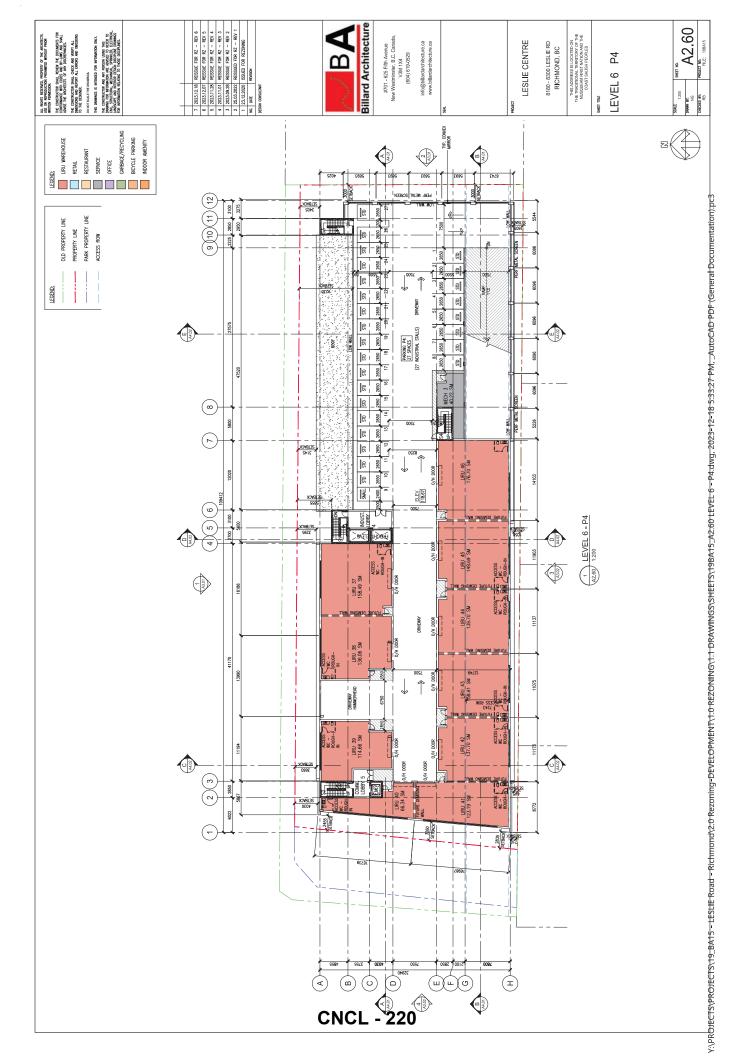


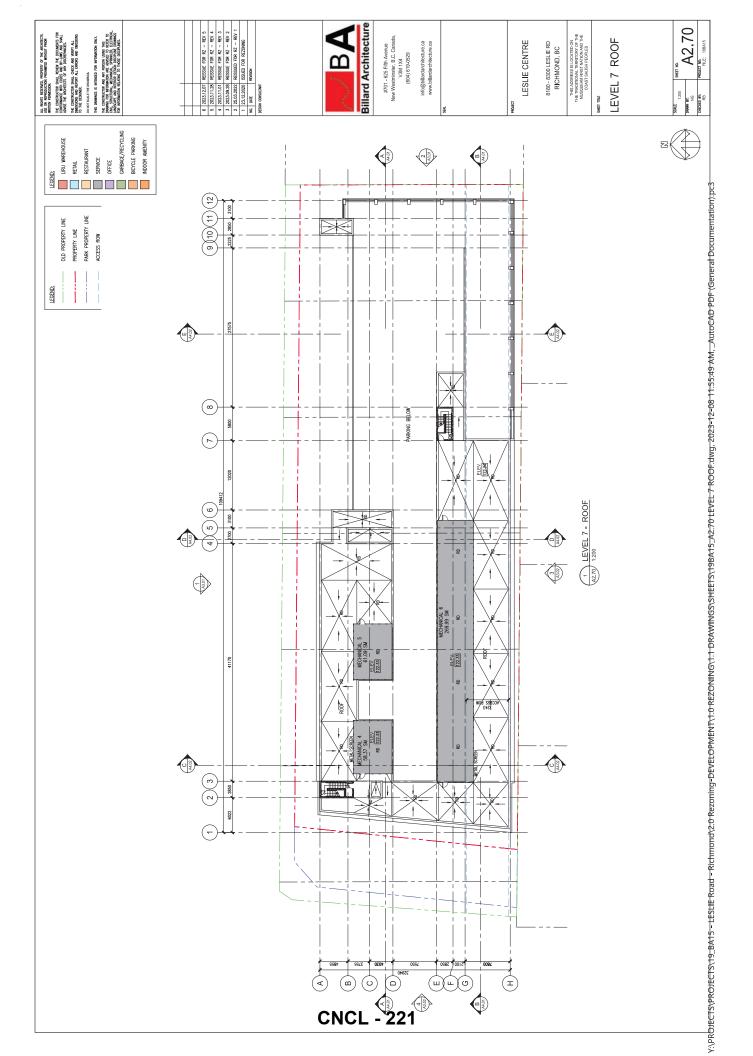


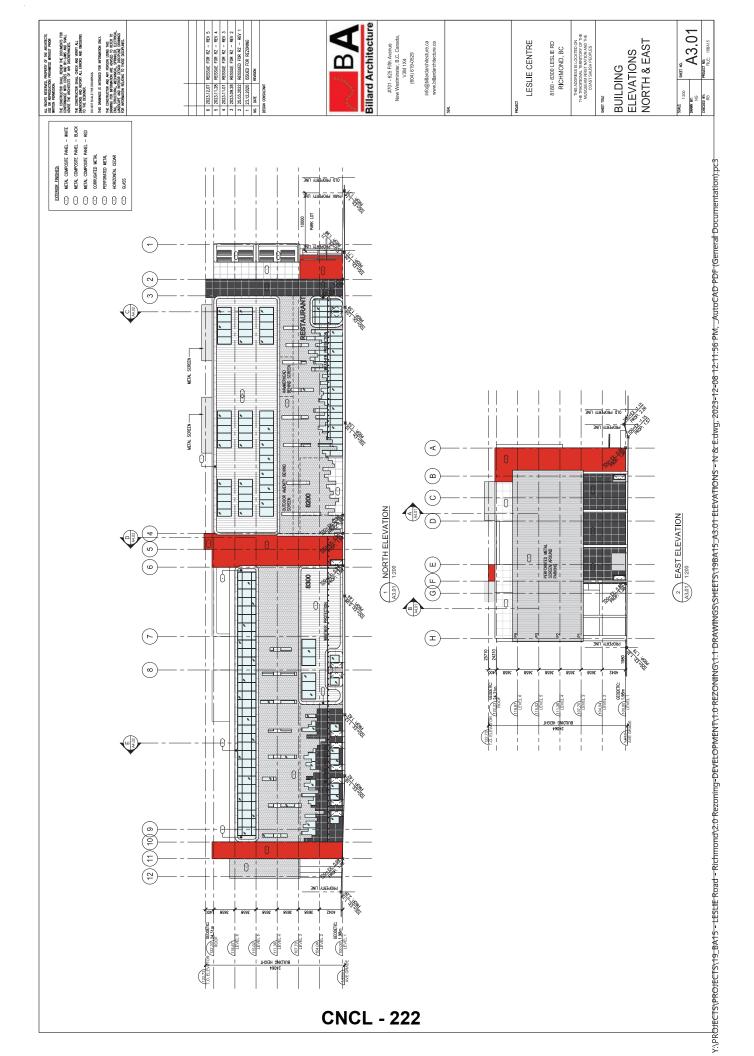


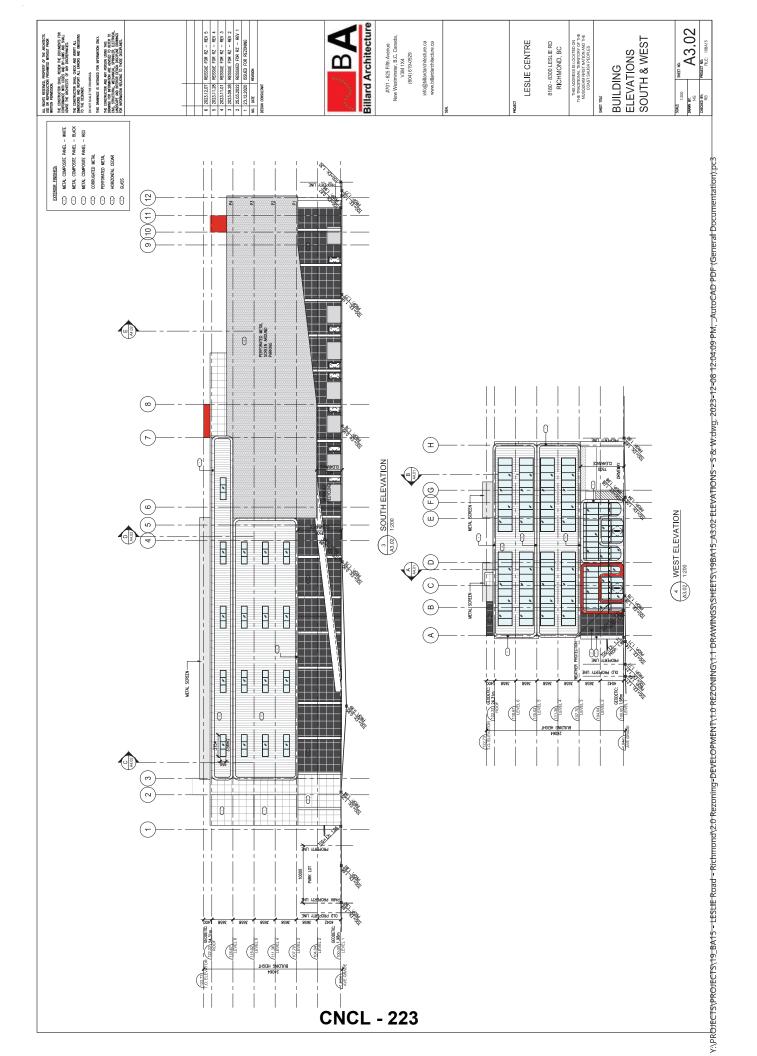


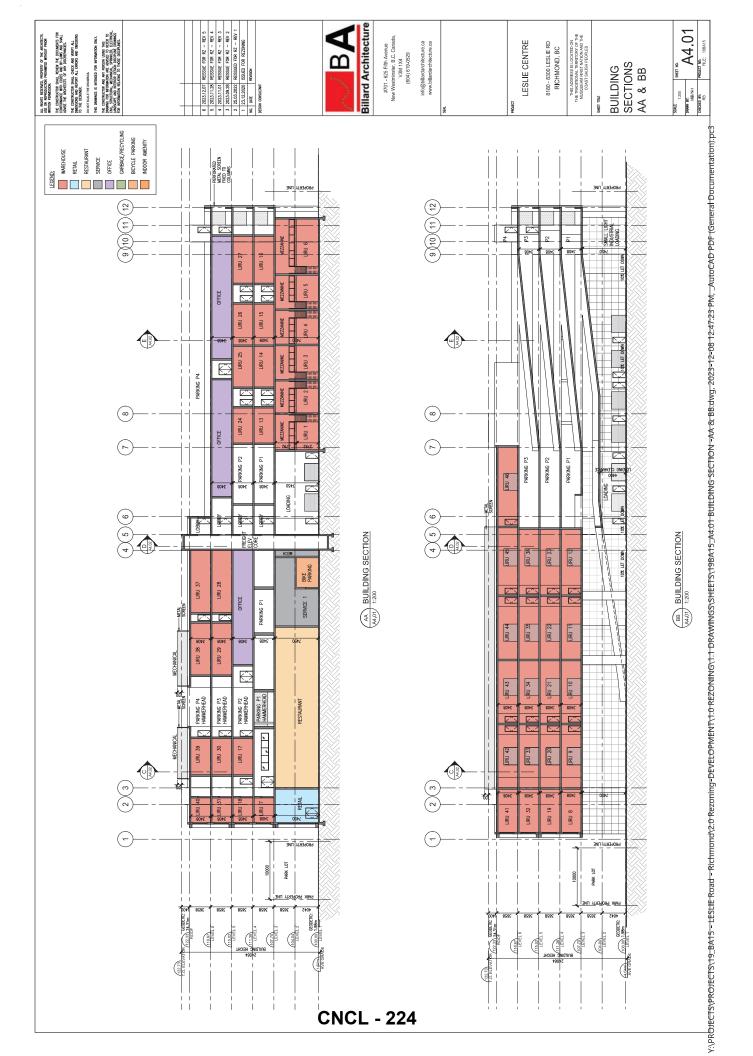


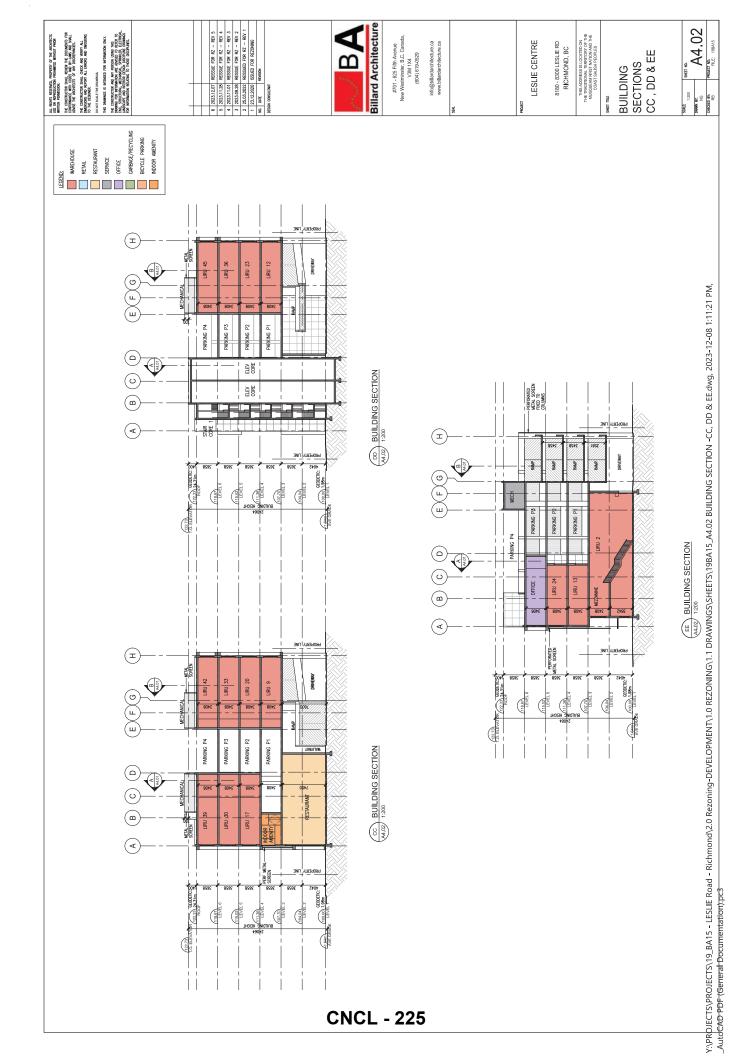




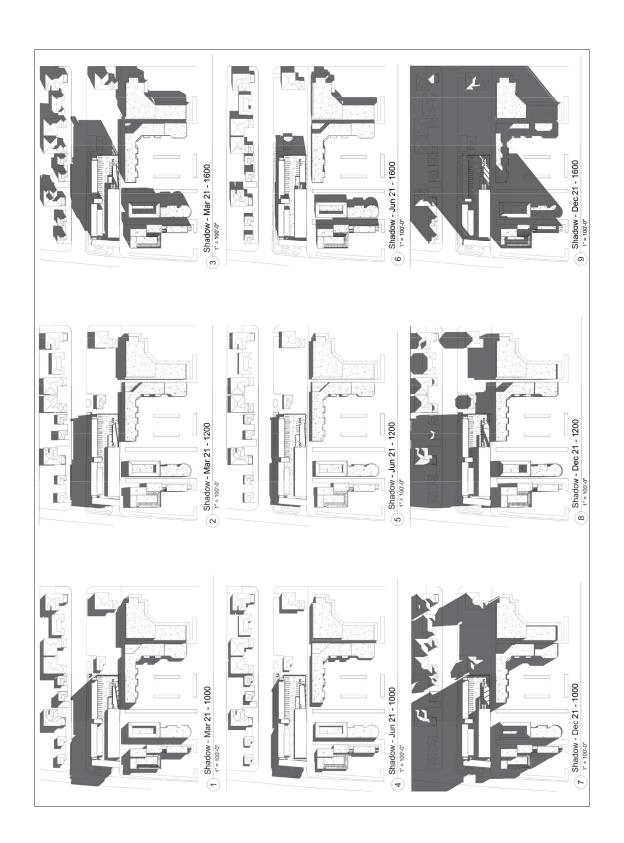












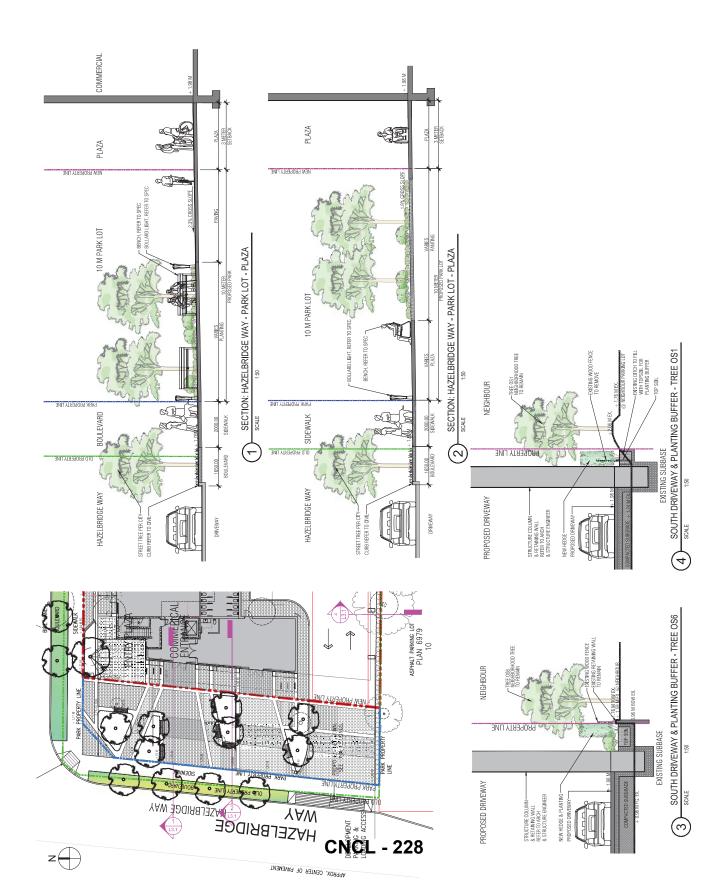


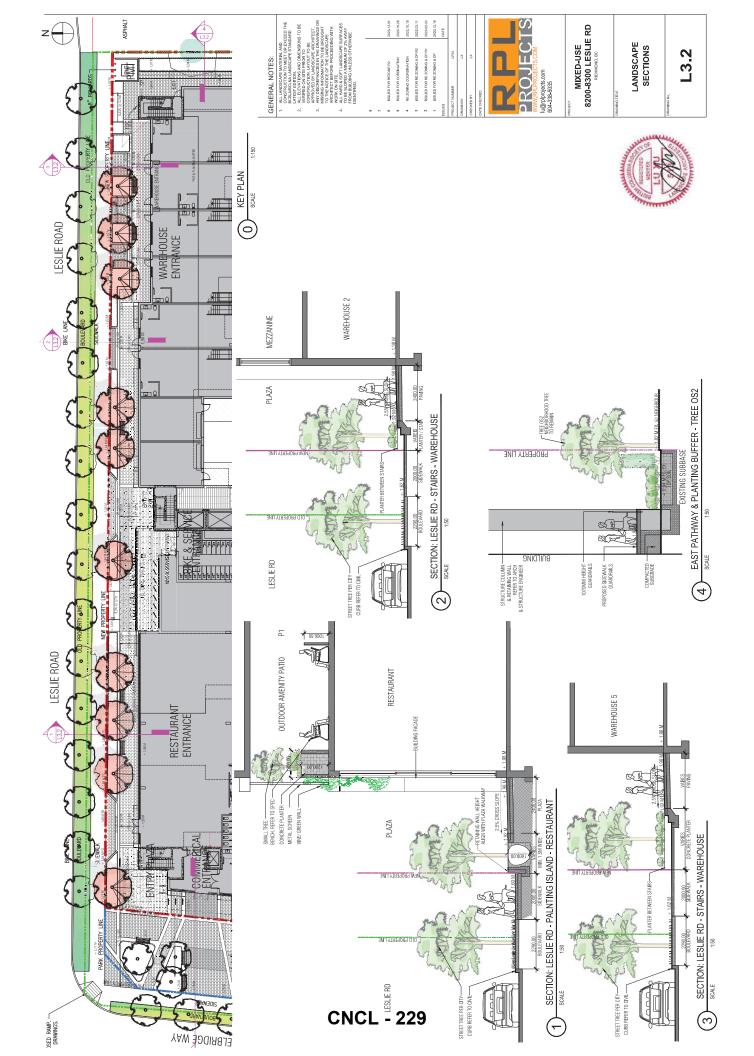
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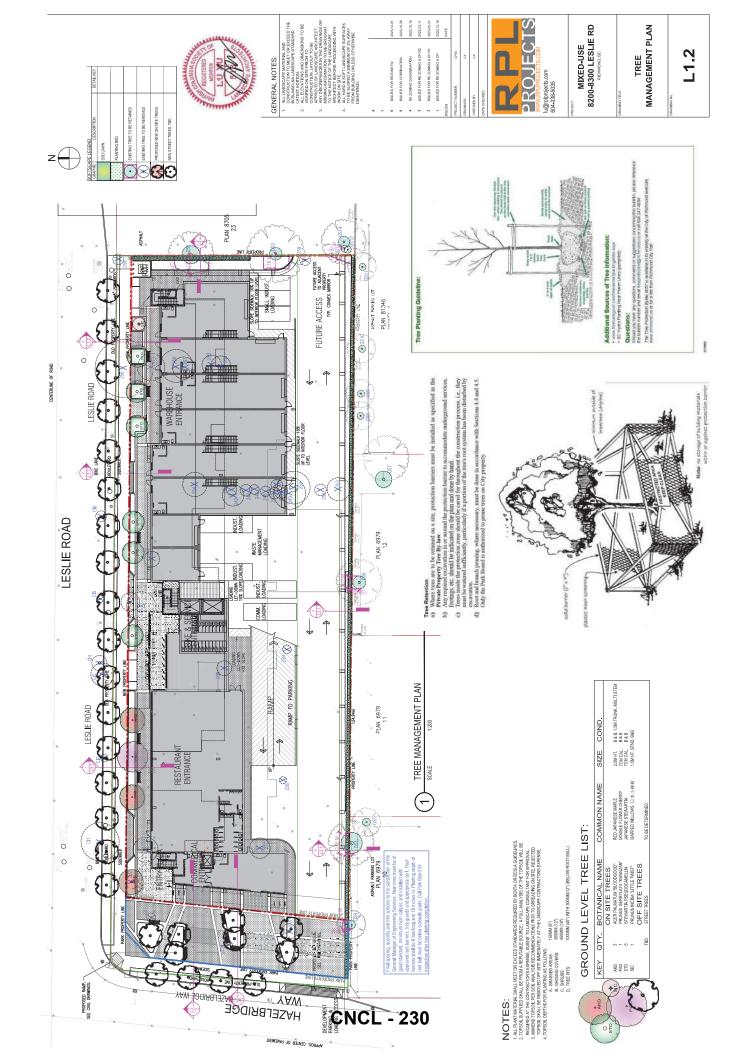
MIXED-USE 8200-8300 LESLIE RD

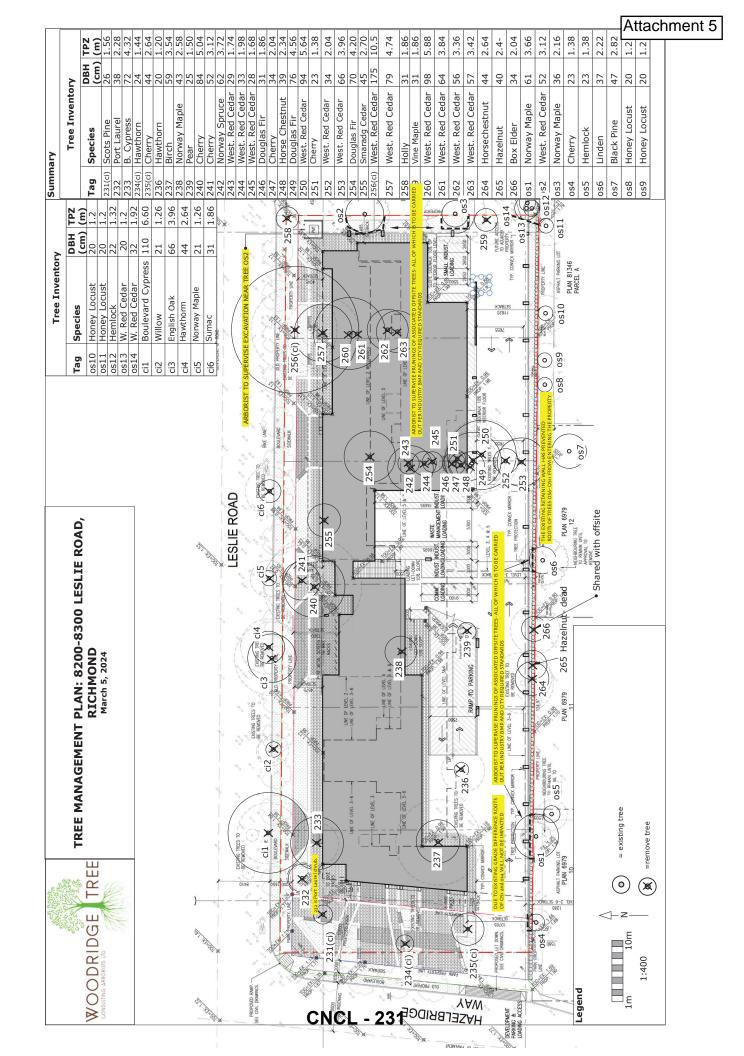
LANDSCAPE SECTIONS

L3.1











# **Rezoning Considerations**

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

Address: 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road File No.: RZ 20-921503

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10514, the developer is required to complete the following:

- 1. (Public Hearing Notification Fee) Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
- 2. (Community Planning) City acceptance of the developer's voluntary contribution in the amount of \$29,721.15 (i.e. \$0.34/ft² of buildable area) to future City community planning studies, as set out in the City Centre Area Plan.
- 3. (Industrial Reserve Additional Density Community Amenity Contribution) City's acceptance of the developer's voluntary contribution of \$913,160.65 as indicated in the table below, which funds shall be applied to the construction of City Centre child care and/or other use(s) that provide a community amenity, as provided for under the development's site-specific ZI21 zone, to the satisfaction of the City.

In the event that the contribution is not provided within one-year of the application receiving third reading of Council (Public Hearing), the Construction-Value Amenity Transfer Contribution Rate shall be increased annually thereafter based on the Statistics Canada "non-Residential Building Construction Price Index" yearly quarter-to-quarter change for Vancouver, where the change is positive.

	Use	Maximum Permitted Non-	Community Amenity	Construction-Value	Minimum Voluntary
		industrial Floor Area	Space Area (5% of non-	Amenity Transfer	Developer Cash
		Under the ZI21 Zone	industrial floor area)	Contribution Rate	Contribution
	TOTAL	1,948 m <sup>2</sup> (20,968.10 ft <sup>2</sup> )	97.40m <sup>2</sup> (1,048.40 ft <sup>2</sup> )	\$9,375.37/m <sup>2</sup> (\$871/ft <sup>2</sup> )	\$913,160.65

- 4. (Public Art Cash Contribution) City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
  - a. The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, as indicated in the table below.

Use	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Commercial/Office	\$5.60/m <sup>2</sup> (\$0.52/ft <sup>2</sup> )	1,947.61 m <sup>2</sup> (20,963.90 ft <sup>2</sup> )	\$ 10,901.23
Industrial	\$3.12/m <sup>2</sup> (\$0.29/ft <sup>2</sup> )	6,142.15 m <sup>2</sup> (66,113.55 ft <sup>2</sup> )	\$ 19,172.93
Total	Varies	8,089.76 m <sup>2</sup> (87,077.45 ft <sup>2</sup> )	\$ 30,074.16

- b. In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Prince Index (All Items) Vancouver yearly quarter-to-quarter change, where the change is positive.
- 5. (Tree Compensation) City acceptance of the developer's offer to voluntarily contribute \$15,750.00 in compensation for the removal of 10 existing City trees to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 6. (Tree Replacement) Incorporation of 66 replacement trees in the required Development Permit landscape plan in compensation for the removal of 32 existing trees (including 2 large trees) from the subject site. Should not all required replacement trees fit in the development, City acceptance of the developer's offer to voluntarily contribute \$768 for each required replacement tree to the City's Tree Compensation Fund for the planting of replacement trees within the City (for any replacement trees that are not able to be accommodated on-site).
- 7. (Tree Protection Fencing) 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.

Initial:
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- 8. (Arborist Contract) 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 protected. 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.
- 9. (8180 Leslie Road Purchase and Acquisition) The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the City-owned remnant fee simple lot located at 8180 Leslie Road, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Director, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer. Following purchase of lands, consolidation, road dedication, subdivision and land transfer required as noted below.
- 10. (Consolidation, Dedication, Subdivision and Land Transfer) Registration of a Subdivision Plan for the subject site and land ownership transfer for park purposes, to the satisfaction of the City. Prior to the registration of the Subdivision Plan, the following conditions shall be satisfied:
  - a. (Consolidation) Consolidation of all of the lots. Note that this will require the demolition of the existing structures.
  - b. (Road) Dedication for road and related purposes, as indicated generally on the Preliminary Subdivision Plan (Schedule 1) and Preliminary Road Functional Plan (Schedule 2). Final extents to be determined through legal surveys as part of the required Servicing Agreement application design review process, to the satisfaction of the Director, Transportation. Road dedication areas include:
    - i) Hazelbridge Way: approximately 1.75 m wide land dedication along the entire west property line to accommodate road elements to the back of the proposed sidewalk along the development and park frontage.
    - ii) Leslie Road: approximately 2.64 m wide land dedication along the entire north property line to accommodate road elements to the back of the proposed sidewalk along the development and park frontage.
      - Note: Road dedication to achieve ultimate Leslie Road cross-section is eligible for DCC credits.
    - iii) Corner Cut: minimum 4 m x 4 m land dedication at the Hazelbridge Way/Leslie Road intersection (measured from the new property lines).
  - c. (Subdivision) The creation of the following lots, as per the Preliminary Subdivision Plan (Schedule 1). Note that this will require the demolition of the existing structures. Final extents and amounts subject to final road dedication amounts:
    - i) One lot for development purposes of approximately 4,369.5 m<sup>2</sup> (47,033 ft<sup>2</sup>) in area.
    - ii) One lot for park purposes of approximately 10 m width and approximately 379.7 m<sup>2</sup> (4,087 ft<sup>2</sup>) in area.
  - d. (Land Transfer Lot for Park Purposes) Transfer of the 10 m wide and approximately 379.7 m<sup>2</sup> (4,087 ft<sup>2</sup>) in area lot to the City as a fee simple lot for park and related purposes. The primary business terms of the required land transfer, including any environmental conditions, shall be to the satisfaction of the Director, Real Estate Services, the City Solicitor, and the Director, Parks Services. All costs associated with the land transfer shall be borne by the developer. The lands to be transferred are generally indicated on the Preliminary Subdivision Plan (Schedule 1).
- 11. (Office Subdivision Restriction) Registration of a legal agreement on Title, limiting subdivision (including stratification and/or air space parcels) of the office space to no more than one strata lot or air space parcel per storey in the Building (single owner per storey of office space), which legal title to any one strata lot or air space parcel must be held by one single owner.
- 12. (Flood Plain Covenant) Registration of a flood indemnity covenant on title (Area A).
- 13. (Aircraft Noise Covenant) Registration of an aircraft noise indemnity covenant on title.
- 14. (City Centre Impacts) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this agreement to all initial purchasers and require written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts/development impositions.

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- 15. (Proximity to Residential Use) Registration of a legal agreement on title for industrial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
- 16. (Truck Access Restrictions) Registration of a legal agreement on title, restricting truck access by:
  - a. prohibiting large-sized truck (WB-17 or larger) access to the site as large truck manoeuvring and large-size loading space are not accommodated in the on-site design; and
  - b. prohibiting medium-sized truck (SU-9 or larger) access via ramp or otherwise to any upper floor level of the development as medium-sized truck manoeuvring is not accommodated in the building design beyond the ground level.
- 17. (Cross-Access Agreement) Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle along the entire south property line in favour of future development to the east of the subject site (e.g. 8320/8322, 8340, 8360 and 8380 Leslie Road), including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this agreement to all initial purchasers and require a written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts/development impositions.
- 18. (Electric Vehicles EV) Charging Infrastructure for Vehicles: Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging infrastructure within the building for the use of the building's occupants to the satisfaction of the City through an approved Development Permit\*. More specifically, the minimum permitted rates for EV charging infrastructure shall be as indicated in the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Building Permit\* approval, whichever is greatest.

User/Use	Minimum Permitted Rates
Industrial	(as per Zoning Bylaw)
Office	(as per Zoning Bylaw)
Commercial (e.g. restaurant, retail)	Conduit for 1 per 5% of parking spaces, and Energized outlet for 1 per 5% of parking spaces (as per OCP)

- (1) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.
- 19. (Industrial Reserve Restriction) Registration of a legal agreement on title identifying that the property is located in an industrial area and that use of the property must be consistent with the Zoning Bylaw, and requiring that the owner provide written notification of this agreement to all initial purchasers and require written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of these impacts/development impositions.
- 20. (District Energy Utility) Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - a. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
  - b. If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:
    - i) the building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City;

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- ii) if the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City;
- iii) the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and
- iv) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
- c. If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
  - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
  - ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
  - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
  - iv) the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
- 21. (Development Permit) The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
- 22. (Servicing Agreement) Enter into a Servicing Agreement\* for the design and construction of frontage and road network improvements, new park, new infrastructure, infrastructure upgrades, and servicing connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following.
  - A. Transportation Works: The developer is responsible for the design and construction of the following frontage improvements and the transition of these improvements to the existing condition outside of the development site frontage to the satisfaction of the City. Note that while the list below provides a general description of the minimum frontage work requirement, the exact details and scope of the frontage works shall be confirmed through the Servicing Agreement design review process to the satisfaction of the City.
    - a) Along the Leslie Road (north edge of site) frontage, road widening, westbound left-turn lane, eastbound general traffic lane, separated bike lane, landscaped boulevard and sidewalk:
      - i) Construct from north to south, measured from existing centreline to new property line:
        - a. 3.0 m wide westbound left-turn lane
        - b. 3.3 m wide eastbound traffic lane
        - c. 0.3 m wide curb or alternative treatments between traffic lane and bike lane
        - d. 1.81 m wide bike lane
        - e. 2.29 m wide boulevard with grass and street trees (Note: Single row street tree planting centred on 0.75 m offset from sidewalk edge)
        - f. 2.0 m wide sidewalk
      - ii) All existing driveways along the development Leslie Road frontages are to be closed permanently and removed and replaced with frontage works noted above.
    - b) Along the Hazelbridge Way (west edge of site) frontage:
      - i) Construct from west to east, measured from existing centreline to new park property line:
        - a. 3.7 m wide northbound traffic lane
        - b. 4.3 m wide northbound curb lane
        - c. 0.15 m wide barrier curb

- d. 1.5 m wide boulevard
- e. 2.0 m wide sidewalk
- ii) Site vehicular access is to be provided via a single driveway at the site's Hazelbridge Way frontage and is to be constructed to meet the City standards (refer to Engineering Design Specifications R-9-DS).
- c) Traffic Signal Upgrades at Hazelbridge Way/Leslie Road intersection:
  - i) Provide the following:
    - a. New traffic cabinet located within dedicated SRW on development.
    - b. New UPS cabinet located within dedicated SRW on development.
    - c. New E/W left arrows. Complete with new signal displays.
    - d. New LED street light luminaires on all poles. Lighting calculation to be completed by developer for City review.
    - e. New LED street name signs.
    - f. New APS (audible pedestrian buttons) on all poles.
    - g. New BC Hydro service connection.
    - h. New Traffic cameras.
    - i. New traffic pole on SE corner complete with new traffic signal and pedestrian signal displays.
    - j. All other poles that are not on development frontage to be re-painted Black.
    - k. Complete traffic signal drawing package as per traffic signal drafting standards.
- d) Traffic communications:
  - i) Provide the following:
    - a. New 1 x 78mm (3") traffic communications conduit on south side of Leslie Road along the development frontage.
- B. Parks Works: At the Developer's cost, the Developer is required to construct the 10.0 m wide linear City park to the satisfaction of the Director, Parks Services. Design and construction of the park improvements may include, but not be limited to, the following features:
  - a) Site furnishings, including lighting and seating elements (see also street lighting section below).
  - b) Hardscape surface treatments, including use of paving materials and patterns to unify the public realm and enhance accessibility.
  - c) Landscape treatment for ecological function and aesthetics, including stormwater management measures and tree, shrub and groundcover planting.

## C. Water Works:

- a) Using the Existing Scenario Model with the upgrades identified below, there will be 278 L/s of water available at a 20 psi residual at the Leslie Road frontage, and 249 L/s of water available at a 20 psi residual at the Hazelbridge Way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii) Install approximately 150 m of new 200 mm diameter water main along Leslie Road, from the existing 200 mm diameter water main west of the Hazelbridge Way intersection to the east property line of the development site.
  - iii) Remove, or fill and abandon, the existing 150 mm diameter water main on Leslie Road to the extent of the proposed water main upgrade.
  - iv) Install approximately 50 m of new 200 mm diameter water main along Hazelbridge Way, from the proposed water main on Leslie Road to the south property line of the development site. At the dead-end of the water main, provide a hydrant and blow-off assembly.

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- v) Install a new water connection off of the proposed main on Hazelbridge Way, complete with meter and meter box.
- vi) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- vii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
  - i) Re-connect all existing water connections to the proposed main. The connections shall be renewed from the property line to the proposed main.
  - ii) Cap all existing water connections to the development site and remove meters.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

### D. Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
  - i) Install approximately 130 m of new storm sewer on Leslie Road. Connect the proposed storm sewer to the existing storm sewers on the north and south sides of Leslie Road, at both the east and west tie-ins. The new storm sewer shall be located within the roadway (i.e. not behind the curb).
  - ii) Remove, or fill and abandon, the existing storm sewer on the north side of Leslie Road to the extent of the proposed storm sewer upgrade.
  - iii) Remove the existing storm sewer on the south side of Leslie Road to the extent of the proposed storm sewer upgrade.
  - iv) Install approximately 50 m of new storm sewer on Hazelbridge Way, from the new storm sewer on Leslie Road to the south property line of the development site.
  - v) Perform a capacity analysis to size the proposed storm sewers. The capacity analysis shall be included in the servicing agreement drawing set.
  - vi) Install a new storm connection to serve the development site, complete with inspection chamber.
  - vii) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- b) At Developer's cost, the City will:
  - i) Reconnect all existing storm connections & leads to the proposed main.
  - ii) Cap all existing storm connections to the development site and remove inspection chambers.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

## E. Sanitary Sewer Works:

- a) At Developer's cost, the City will:
  - i) Install a new sanitary connection to serve the development site, complete with inspection chamber.
  - ii) Cap all existing sanitary connections to the development site and remove inspection chambers.

### F. Street Lighting:

- a) At Developer's cost, the Developer is required to provide street lighting along the development's frontages according to the following:
  - i) Leslie Road (South side of street)
    - a. Pole colour: Black
    - b. Roadway lighting @ back of curb: Type 3 Decorative Luminaire Pole (LED) (Reference Drawing L12.6) INCLUDING 1 street luminaire, but EXCLUDING banner arms, flower basket holders, duplex receptacles, and irrigation
    - c. Pedestrian lighting: Not applicable (i.e. no stand-alone pedestrian poles)
  - ii) Hazelbridge Way (East side of street)

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- a. Pole colour: Grey
- b. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, 1 duplex receptacle & banner arms, but EXCLUDING any pedestrian luminaires, flower basket holders, or irrigation.
- c. Pedestrian lighting: Stand-alone pedestrian polies within the 10 m wide City Park, Type 8 (LED) INCLUDING 1 pedestrian luminaire and 1 duplex receptacle, but EXCLUDING banner arms, flower basket holders, and irrigation.
- iii) Traffic Signals at Hazelbridge Way and Leslie Road
  - a. Pole colour: Grey
  - b. Style: To match Type 7
- iv) Street Tree Receptacles Hazelbridge Way only

## G. General Items:

- a) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - a. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - b. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - c. To underground overhead service lines.
  - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

BC Hydro PMT  $-4.0 \times 5.0 \text{ m}$ 

BC Hydro LPT – 3.5 x 3.5 m

Street light kiosk – 1.5 x 1.5 m

Traffic signal kiosk – 2.0 x 1.5 m

Traffic signal UPS – 1.0 x 1.0 m

Shaw cable  $kiosk - 1.0 \times 1.0 \text{ m}$ 

Telus FDH cabinet – 1.1 x 1.0 m

- iii) Complete other frontage improvements as per Transportation requirements.
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing storm and sanitary mains along the property frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

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- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater on-site or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
  - a. Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - b. Pipe sizes, material and slopes.
  - c. Location of manholes and fire hydrants.
  - d. Road grades, high points and low points.
  - e. Alignment of ultimate and interim curbs.
  - f. Proposed street lights design.
- xi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

- 1. (Rezoning and Development Permit) Incorporation of measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 2. (Construction Parking and Traffic Management Plan) Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. (Latecomer Agreement) If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 4. (Construction Hoarding) Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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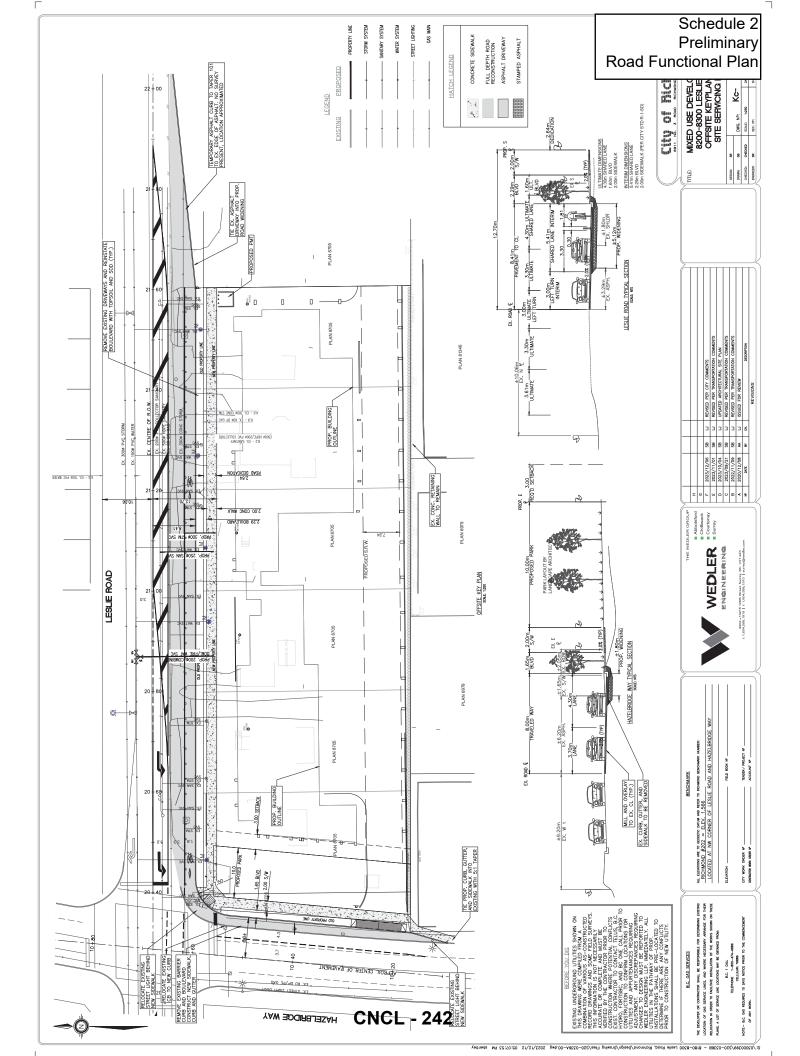
- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

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

[signed copy on file]		
Signed	Date	
Schedule 1: Preliminary Subdivision Plan		
Schedule 2: Preliminary Road Functional Plan		





# Richmond Zoning Bylaw 8500 Amendment Bylaw 10514 (RZ 20-921503) 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

# "23.21 Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)

## 23.21.1 Purpose

The **zone** accommodates mid-rise industrial development within **City Centre**, plus a limited amount of **office use**, a limited amount of **commercial use** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to industrial **use**.

### 23.21.2 Permitted Uses

- industrial, general
- industrial, manufacturing

## 23.21.3 Secondary Uses

- education, commercial
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, general
- service, business support
- service, financial
- service, household repair
- studio

## 23.21.4 Permitted Density

1. The maximum floor area ratio is 1.2.

2. Notwithstanding Section 23.21.4.1, the reference to "1.2" is increased by a maximum additional **density floor area ratio** of "0.51", provided that:

- a) the **lot** is located within an **Industrial Reserve "Limited Commercial"** area designated by the City Centre Area Plan;
- b) the **owner** uses a portion of the additional density **floor area ratio** together equalling no more than 1,948 m<sup>2</sup> for **secondary uses** in the **zone**, provided that the combined **floor area** of all **secondary uses** on the **site** shall not exceed 50% of the **floor area** provided on the **site**.
- c) if, at the time **Council** adopts a zoning amendment bylaw to create the **zone** and/or to include the **lot** in the **zone**, the **owner** pays a sum to the **City** calculated as 5% of the **floor area ratio**, excluding industrial **use floor area**, (i) multiplied by the equivalent to construction value" rate of \$9,375.37 /sq. m. if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" of \$9,375.37 /sq. m. adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.
- 3. For the purposes of this **zone**, the permitted **density** is based on gross **site** area before the required fee simple transfer to the **City** of not less than 379.7 m<sup>2</sup> of land within the **site** transferred to the **City** as a fee simple **lot** for **park** and related purposes.
- 4. For the purposes of this **zone**, garbage and recycling facilities and bicycle storage are not included in the calculation of maximum **floor area ratio**.

## 23.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

#### 23.21.6 Yards & Setbacks

- 1. The minimum **setback** from a public **road** is 3.0 m.
- 2. The minimum **setback** from publicly-accessible outdoor space is 1.5 m.
- 3. The minimum **interior side yard** and **rear yard** is 0.0 m, except that it shall be 3.0 m abutting existing **residential use**.

## 23.21.7 Permitted Heights

- 1. The maximum **building height** is 25 m.
- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 12.0 m.

#### 23.21.8 Subdivision Provisions

1. The minimum **lot area** is 2.400 m<sup>2</sup>.

## 23.21.9 Landscaping & Screening

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

## 23.21.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the provisions of Section 7.0, EXCEPT that:
  - a) large size **loading spaces** shall not be required.

## 23.21.11 Other Regulations

- 1. **Office** and **education**, **commercial uses** shall not be located on the ground floor of a **building** (excluding **building** entrance lobbies).
- 2. The following **uses** shall be located not more than 50 m from a **property line** abutting Hazelbridge Way:
  - a) manufacturing, custom indoor
  - b) recreation, indoor
  - c) restaurant
  - d) retail, general
  - e) service, business support
  - f) service, financial
  - g) service, household repair
  - h) studio"
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it:

## 2.1 SCHOOL & INSTITUTIONAL USE (SI)

That area shown cross-hatched and indicated as "A" on "Schedule A attached to and forming part of Bylaw No. 10514"

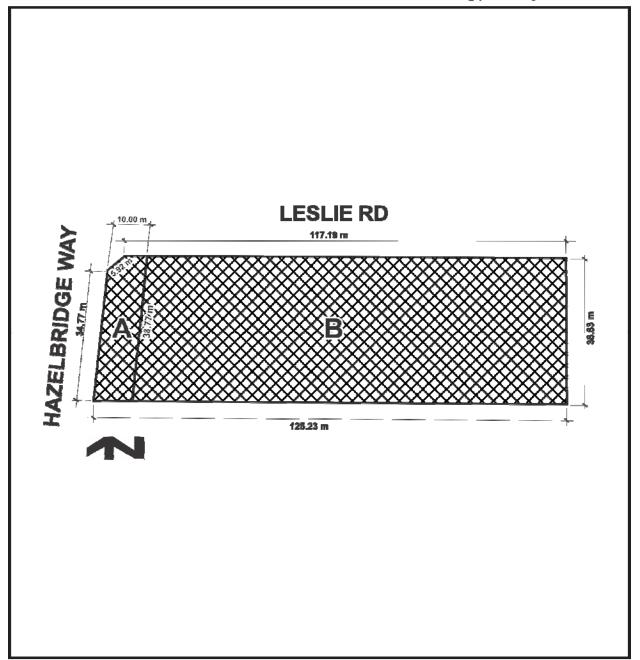
# 2.2 LIGHT INDUSTRIAL, OFFICE AND LIMITED COMMERCIAL (ZI21) – ABERDEEN VILLAGE (CITY CENTRE)

That area shown cross-hatched and indicated as "B" on "Schedule A attached to and forming part of Bylaw No. 10514"

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10514".

FIRST READING		CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Dijector
THIRD READING		o Soliditor
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	

# Schedule A attached to and forming part of Bylaw No. 10514





# **Report to Committee**

To: Planning Committee Date: March 11, 2024

From: Wayne Craig File: TU 23-024083

Director, Development

Re: Application by Pooni Group for a Temporary Commercial Use Permit at

13651 Bridgeport Road

## **Staff Recommendation**

1. That the application by Pooni Group for a Temporary Commercial Use Permit (TU 23-024083) to allow a maximum of 1,490 m² (16,043 ft²) of floor area to be used for 'Warehouse Sales' limited to the sale of household appliances, and the provision of 87 parking spaces, at 13651 Bridgeport Road until February 28, 2027 be considered; and,

2. That the application be forwarded to the May 21, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:le Att. 4

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

## **Staff Report**

## Origin

Pooni Group, on behalf of Midland Appliances (Director – Lee Methot), has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow up to 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of space for "Warehouse Sales" limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, as a temporary use at 13651 Bridgeport Road on a site zoned "Light Industrial (IL)" (Attachment 1). This would permit Midland Appliances to conduct retail sales to the general public for a temporary period of time until a permanent location is found.

If approved, the TCUP would be valid until February 28, 2027 to coincide with the expiry of the applicant's current lease.

## **Background**

Midland Appliances has operated in Richmond since 1990 and has been at its current location at 13651 Bridgeport Road since 2007, operating under a Business Licence for wholesale trading (business to business transactions). Community Bylaws investigated a complaint in November of 2018 that Midland Appliances was conducting retail sales to the general public at the Bridgeport Road location, which is not a permitted use within the "Light Industrial (IL)" zone. Within the "Light Industrial (IL)" zone only wholesale retailing of goods is permitted. Wholesale operations are limited to business-to-business transactions and do not permit retail sales to the general public.

In December 2020 a TCUP (TU 20-890999) was issued by Council to permit retail sales activities limited to 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) of area and 87 vehicle parking spaces to permit sales to occur onsite while Midland Appliances actively searched for a suitably zoned property elsewhere in the City. That TCUP expired on December 15, 2023.

Since the issuance of TU 20-890999, Midland has been operating warehouse sales on-site. In February 2022, having been unsuccessful in securing a lease on suitably zoned property elsewhere in the City, the applicant opted to extend their current lease on the subject property. That lease is set to end on February 28, 2027. The applicant submitted an application to extend the TCUP after they entered into the lease extension.

## **Findings of Fact**

Midland Appliances leases the premises and is one of two lessees on the subject site. The subject site is  $13,912.8 \text{ m}^2$  in area and is currently developed with a  $6,282 \text{ m}^2$  ( $67,622 \text{ ft}^2$ ) warehouse building. Midland Appliances leases the westerly portion of the building, which is  $3,990 \text{ m}^2$  ( $42,949 \text{ ft}^2$ ) in area.

The site is used for warehousing and distribution of household appliances and includes a showroom that allows potential purchasers to view samples of the appliances (Attachment 2).

A Development Application Data Sheet providing details about the development proposal is provided as Attachment 3.

7574005

## **Surrounding Development**

The subject site is located in the Bridgeport planning area. Development immediately surrounding the subject site is as follows:

To the North: An office and warehouse building on land zoned "Light Industrial (IL)". The

warehouse space is being used as storage space as part of Midland Appliances'

operations.

To the South: Across Bridgeport Road, a warehouse building on land zoned "Industrial Business

Park (IB1)".

To the East: Across a railway, land zoned "Light Industrial (IL)".

To the West: Across Viking Way, land zoned "Light Industrial (IL)".

### **Related Policies & Studies**

## Official Community Plan/ Bridgeport Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Mixed Employment". The Industrial North-East Sub-Area and Bridgeport Land Use map within the Bridgeport Area Plan designate the subject site as Industrial, which allows for light and heavy industrial uses and discourages commercial uses (retail with public access).

The OCP allows Temporary Commercial Use Permits in areas designated "Industrial", "Mixed Employment", "Commercial", "Neighbourhood Service Centre", "Mixed Use", "Limited Mixed Use" and "Agricultural" (outside of the Agricultural Land Reserve), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

Council's consideration of the proposed temporary commercial use permit for "Warehouse Sales" is generally consistent with the applicable policies in the OCP.

## Industrial Land Intensification Initiative

In 2021, Council adopted the Industrial Lands Intensification Initiative and associated Zoning and OCP Bylaw amendments which established policy direction to: protect industrial land for industrial use; remove barriers to more intense forms of industrial development; accommodate new and emerging types of industrial businesses; and, prevent non-industrial uses from eroding the viability of industrial land for industrial users.

As a result of this initiative, there were no changes to the range of permitted retail uses (including "Warehouse Sales") in the City's "Industrial (I)", "Light Industrial (IL)" or "Industrial Business Park (IB1, IB2)" zones. "Warehouse Sales" continues to be a permitted use within the "Industrial Retail (IR1, IR2)" zone. There were also reduced parking regulations introduced for selected defined industrial uses.

The proposal can be considered on the basis that the temporary nature of the application does not impact the longer-term intended industrial use of the subject site, and that the OCP provides for the consideration of such uses on a temporary basis.

## Richmond Zoning Bylaw 8500

The subject site is zoned "Light Industrial (IL)", which allows for a range of industrial uses. The applicant proposes to include warehouse sales in a showroom-type setting and to allow retail sales to the general public, until February 28, 2027 to coincide with the expiry of Midland Appliances' current lease.

The applicant's current operations include retail sales and associated on-site warehouse storage. Their current operations are permitted within the "Industrial Retail (IR1)" zone. There are approximately 228 acres of land zoned "Industrial Retail (IR1)" in the City. Retail sales of home appliances are permitted in most of the City's commercially zoned lands.

## Local Government Act

The Local Government Act states that TCUPs are valid for a period of up to three years from the date of issuance. An application for one extension to the Permit may be made and issued for up to three additional years, at the discretion of Council. Staff has proposed, and the applicant has agreed, that the TCUP would expire concurrently with the end of Midland Appliances current lease, on February 28, 2027.

## **Public Consultation**

A notification sign has been installed on the subject site. Staff have not received any comments from the public about the TCUP application in response to the placement of the notification sign on the property. Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

## **Analysis**

## Proposed Warehouse Sales Use

Midland Appliances currently occupies 3,990 m<sup>2</sup> (42,949 ft<sup>2</sup>) of space in the western portion of the un-stratified building on the subject site (Attachment 2). This space is currently under lease to Midland Appliances until February 28, 2027. The eastern portion of the building (13851 Bridgeport Road) is leased by Arrow Speed Controls.

The proposed continued use of a portion of the site for warehouse sales would not alter the established form of development in the area, nor change its primarily industrial character. The existing layout includes 2,068 m² (22,258 ft²) of warehouse space, 432 m² (4,648 ft²) of office space and 1,490 m² (16,043 ft²) of showroom space for sales of household appliances. The showroom makes up approximately 40 per cent of the interior ground floor space at 13651 Bridgeport Road.

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## Previously Issued Temporary Commercial Use Permit (TU 20-890999)

As noted, the City issued a Temporary Use Permit to Midland Appliances in December 2020 to permit 1,490 m² (16,043 ft²) of space for "Warehouse Sales" use limited to the sale of household appliances. That permit expired on December 15, 2023. The current application seeks approval for substantially the same use.

Under the conditions of TU 20-890999, the applicant was required to complete on-site upgrades, including the marking of a pedestrian pathway, the provision of onsite Class 1 and Class 2 bicycle parking spaces and the provision of 87 clearly marked vehicle parking stalls, including two accessible vehicle parking spaces. The City is holding a \$10,000.00 security to ensure that these conditions are completed, and that the on-site improvements are maintained. Staff has conducted a site visit and confirmed that the landscaping remains in good condition and in compliance with zoning; and, that all requirements of TU 20-890999 have been met.

There have been no complaints received by staff over the duration of TU 20-890999, and no issues reported regarding the provision of adequate parking by Midland Appliances at 13651 Bridgeport Road.

## Changes to On-Site Vehicle Parking

The previously issued TCUP (TU 20-890999) secured 87 vehicle parking stalls. Since that time, the parking requirements Zoning Bylaw 8500 have been updated, and the current requirement is 62 vehicle parking spaces.

The applicant has conducted a Parking Study indicating that they can meet the required number of parking stalls of 62 vehicle parking stalls by using some of the parking stalls at the adjacent property to the north, Unit #110 - 2800 Viking Way. Midland Appliances has secured a lease for the warehouse space at Unit #110 - 2800 Viking Way that expires February 28, 2027, coinciding with the expiration of their lease at 13651 Bridgeport Road.

The applicant proposes to maintain the 87 stalls previously provided under their previous TCUP (TU 20-890999) and assign 62 stalls for Midland's exclusive use, and the remaining 25 stalls secured previously would be available for other uses.

### Applicant Efforts to secure alternative location

The applicant has been actively searching for a new location for the business over the last three years and has provided a summary of the work undertaken by Midland Appliances and their commercial broker to secure an appropriately sized and zoned space during the term of TU 20-890999 (Attachment 4). The applicant has identified that in order to meet Midland Appliances' business needs, they require a site where zoning permits warehouse sales and with a minimum size of 15,000 ft<sup>2</sup> or larger.

Together with their commercial broker, Midland Appliances evaluated 25 potential industrial sites (either vacant or coming up for lease). Of those 25 properties explored, five were identified as suitable based on their size and appropriate zoning; however, the applicant was unsuccessful in their attempts to lease or purchase an alternate location.

7574005

The applicant has indicated they are having difficulty in finding an appropriately zoned and sized space for the relocation of Midland Appliances' business operations. The applicant's letter indicates that they understand the need to relocate and believe the extension to the TCUP will provide sufficient time to actively secure an appropriately zoned property. Staff supports the applicant's request for more time to find an appropriate space.

If approved, the Temporary Use Permit would allow Midland Appliances to conduct sales to the general public until February 28, 2027, while they seek an alternative appropriately zoned property within this time period.

# **Financial Impact**

None.

#### Conclusion

The proposed temporary use at the subject property is generally acceptable to staff on the basis that it is temporary in nature, that the applicant has demonstrated reasonable efforts to have tried to acquire a suitable alternative location and that they are committed to continuing their search for a suitable space to relocate to prior to the expiry of their current lease.

It is recommended that the attached Temporary Commercial Use Permit be issued to the applicant to allow "Warehouse Sales" at 13651 Bridgeport Road limited to the sale of household appliances and the provision of 87 parking spaces until February 28, 2027.

Laurel Eyton Planning Technician (604-276-4262)

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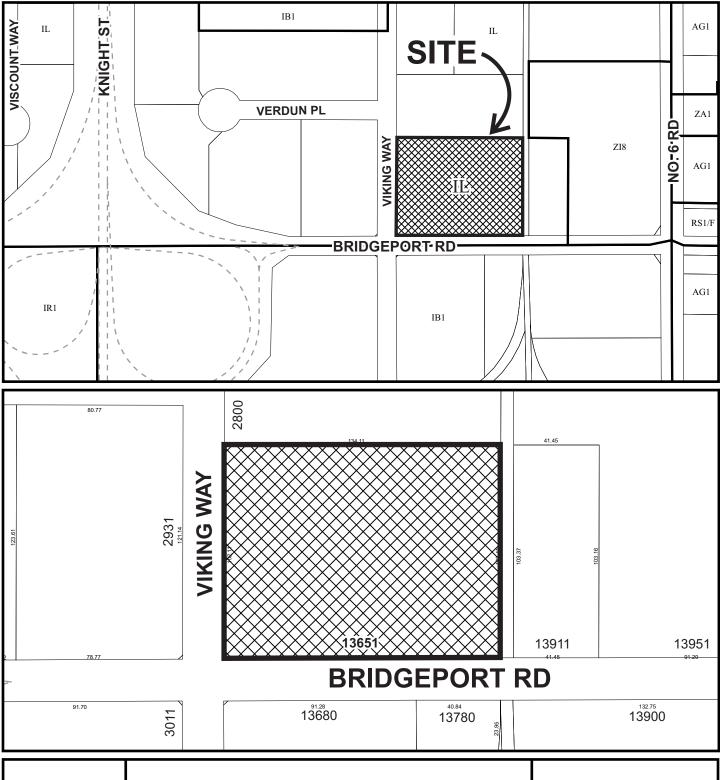
Att. 1: Location Map

2: Site Plan

3: Development Application Data Sheet

4: Lease Exploration Memo







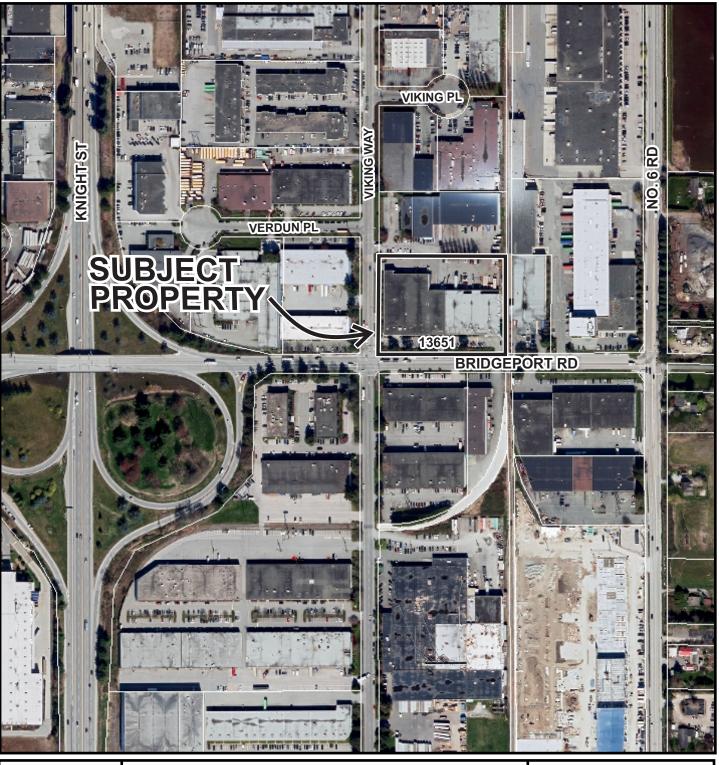
TU 23-024083

Original Date: 08/17/23

Revision Date: 03/06/24

Note: Dimensions are in METRES





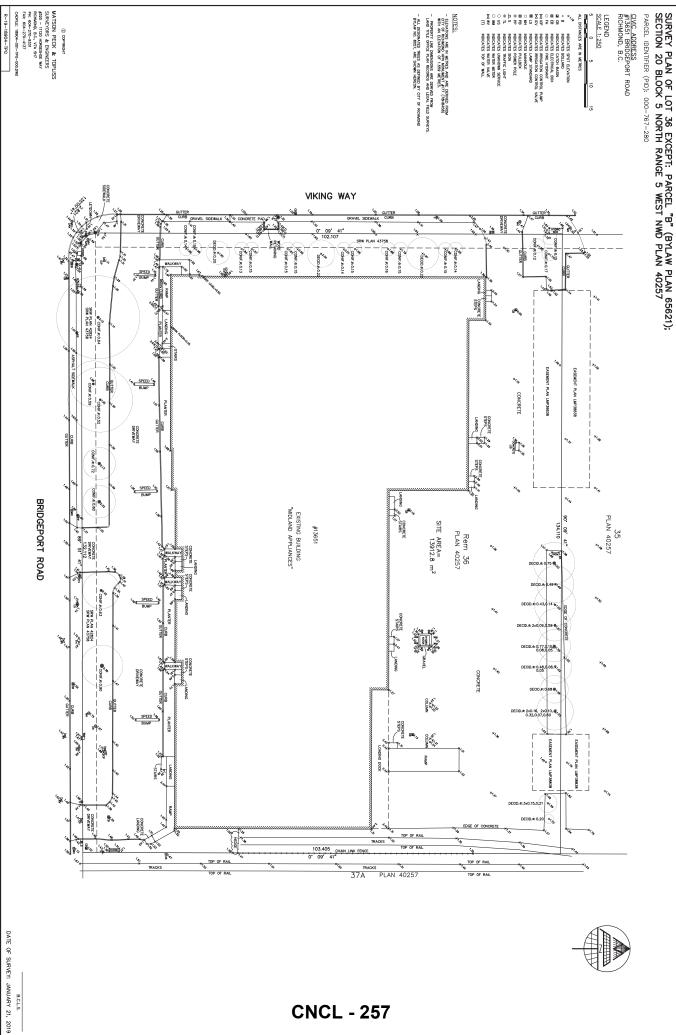


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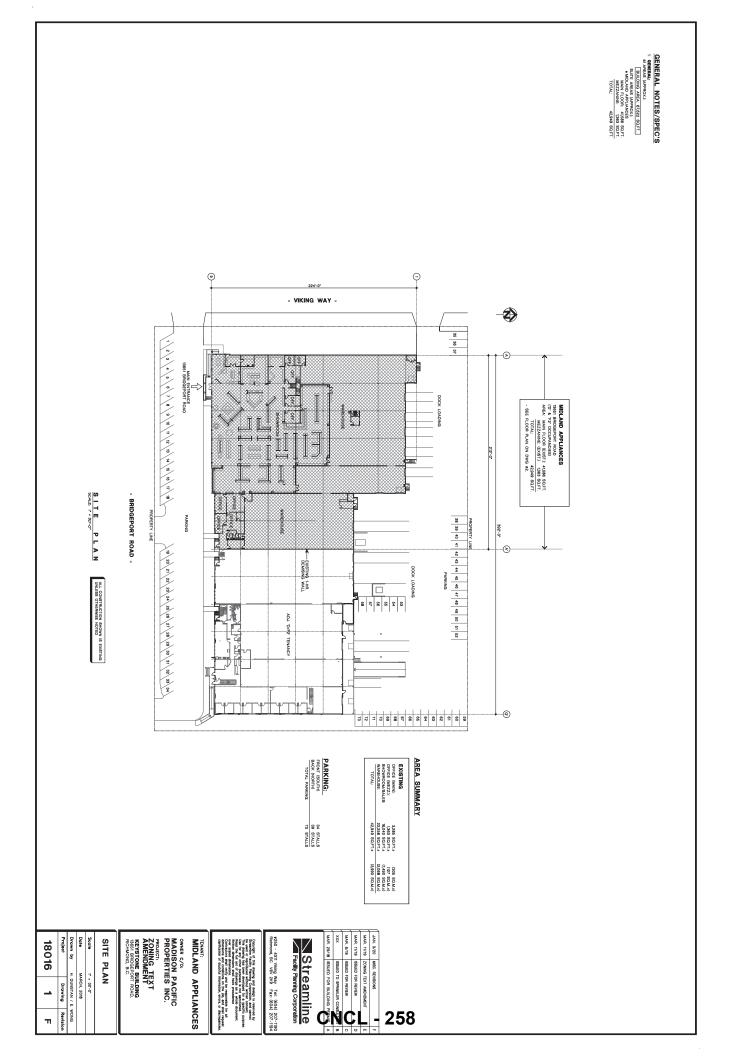
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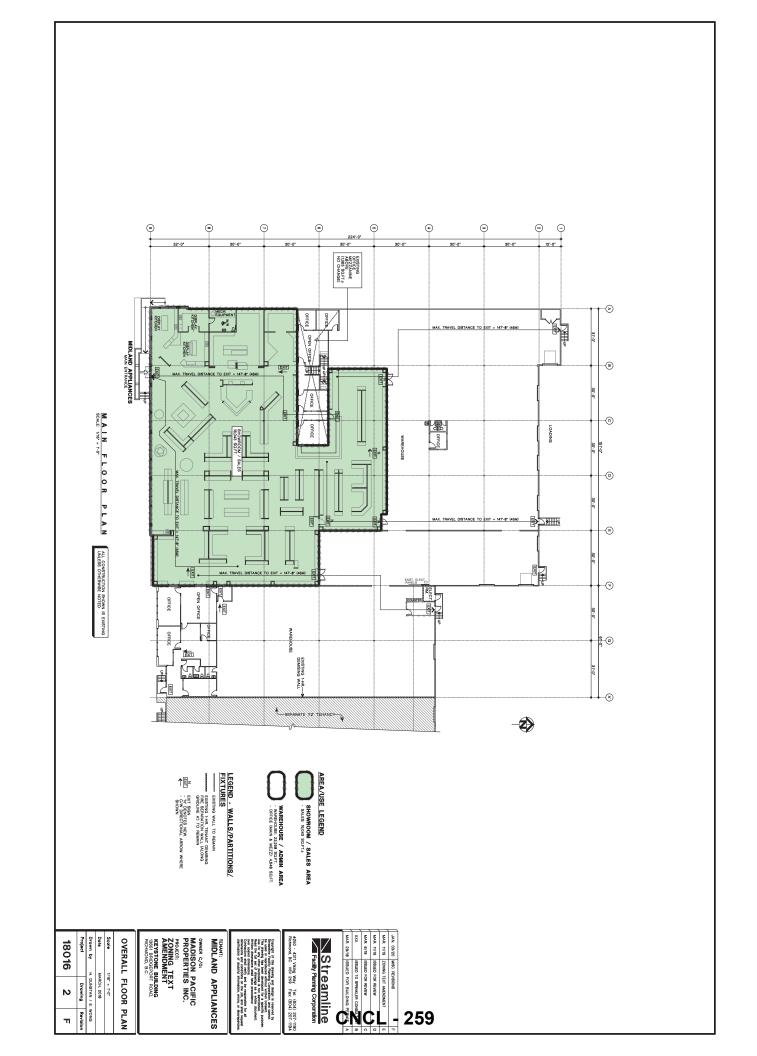
Revision Date: 03/06/24

Note: Dimensions are in METRES











# **Development Application Data Sheet**

**Development Applications Department** 

TU 23-024083 Attachment 3

Address: 13651 Bridgeport Road

Applicant: Pooni Group

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Vanac Development Corporation (Director: Raymond Heung)	No change
Site Size (m²):	13,912.8 m² [149.756 ft²]	No change
Total Building Size (m <sup>2</sup> ): Midland Portion of Building (west portion) (m <sup>2</sup> ):	6,282 m² [67,622 ft²] 3,990 m² [42,949 ft²]	No change
Land Uses:	Industrial Warehouse Warehouse Sales (limited to the sale of Household appliances only)	No change
OCP Designation:	Mixed Employment (MEMP)	No change
Bridgeport Area Plan Designation:	Industrial	No change
Zoning:	Light Industrial (IL)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
Total amount of space for "warehouse sales" at 13651 Bridgeport Rd (m²)	Not permitted	TUP to permit 1,490 m <sup>2</sup> [16,043 ft <sup>2</sup> ] of warehouse sales space	None
On-site Vehicle Parking	62	87	None
On-site Bicycle Parking:	Class 1: 11 Class 2: 11	Class 1: 11 Class 2: 11	None



## **MEMORANDUM**

To: Laurel Eyton, Planning Technician, City of Richmond Date: January 31, 2024

From: Pooni Group Project: TUP Extension

RE: Summary of Lease Exploration: Midland TUP Extension Project #: TU 23-024083

#### **Background**

In December 2020, Richmond City Council approved a Temporary Use Permit (TUP) for Midland Appliances (Midland) currently operating at 13651 Bridgeport Road. The TUP is for three years, with the potential for a three-year extension. In June 2023, Pooni Group, on behalf of Midland, submitted a TUP extension application to the City of Richmond for consideration.

Since 2021, Midland and its commercial real estate brokerage, Floorspace Commercial, have been searching extensively for a new location. 25 properties were identified as potential industrial sites (vacant or coming up for lease). Out of the 25 locations that were explored, 5 were identified as suitable based on a size requirement of 15,000 square feet or larger and having the appropriate zoning.

Midland submitted seven offers to lease or purchase the five individual sites (two sites received two offers each). In summary, Midland was not able to secure either a lease or purchase of an alternate location for the following reasons:

- the landlord choosing to renew existing leases,
- expectations on pricing that was not supported by market valuation (i.e., too high),
- lack of responsiveness from the landlord or owner.

Midland has been unsuccessful in finding an alternative location in the TUP period, but understands the need for them to relocate so continue to be actively seeking alternatives for a relocation site. The current industrial vacancy rate in Richmond continues to be at all-time lows (0.9%¹); this is also increasing the lease rates and feasibility for relocation in any proximity to the site and Midland's target market area.

#### **Unsuccessful Offers**

The following table provides an overview of the five sites where offers have been drafted for owners/property managers with a summary of the results of the negotiations. Seven proof of offers for the five prospective properties were provided to City of Richmond staff and are not included for privacy reasons.

<sup>&</sup>lt;sup>1</sup> Colliers, Vancouver Office Market Report Q3 2023 https://www.collierscanada.com/en-ca/research/vancouver-office-market-report-2023-q3



200–1055 West Hastings Vancouver, BC, Canada V6E 2E9 604.731.9053 info@poonigroup.com www.poonigroup.com



Site	Size (sf)	Date of Offer	Status as of August '23	Summary Result
10880 No. 5 Rd	18,000	April '23	Available	The property is currently available and Midland has submitted a sublease offer for the vacant property. There has been no response received from the sublandlord or management company.
12180 Bridgeport Rd	18,012	Sep '22 (purchase) / Mar '23 (lease)	For sale only	The offers for both purchasing and leasing the property were not accepted because the landlord's expectation on pricing was too high and not supported by market valuation.
2633 Sweden Way	25,507	Sep '20 (lease) / May '23 (lease)	Off Market	Lease offers submitted twice with no response. Landlord renews existing tenant's lease.
2780 Sweden Way	25,000	Mar '23	Off Market	Lease offers submitted but option to renew given to existing tenant Staples. Midland is unable to secure a lease at present.
11938 Bridgeport Rd	18,000	May '21	Off Market	Offers submitted for both lease and purchase. Purchase was taken off table as lender refused to finance because of roof repair issue. Lease offered to another tenant.

The following table provides a summary of the properties that were either available for lease or purchase that have been reviewed in Midland's extensive search in the Richmond market. In addition to the five properties listed above, 20 other properties were considered and carefully examined but did not work out for several reasons, as follows:

- Zoning prohibited the use that Midland requires to operate its business (4)
- The size of the available lease area does not meet the operating requirements of Midland (2)
- Several properties were (re)leased to other tenants before an offer could be submitted (10)
- Property had restrictive covenants from neighbouring tenants that prevented businesses with a similar nature to Midland's (1)
- Several properties had unresponsive landlords or landlords informing Midland that existing tenants would be renewing (2)
- Several properties had unfavourable lease tenures or demolition clauses that would be prohibitive to Midland's business. Landlords refused to sign a long-term lease or remove the demo clause (3)

#### **List of Properties Investigated**

#	Address	Zoning	Size (sf)
1	10880 No. 5 Road	ZMU18	32,000





# **Temporary Commercial Use Permit**

No. TU 23-024083

To the Holder: POONI GROUP

Property Address: 13651 BRIDGEPORT ROAD

Address: POONI GROUP

SUITE 200 - 1055 WEST HASTINGS STREET

VANCOUVER, BC V6E 2E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

- 2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The subject property may be used for the following temporary Commercial uses until February 28, 2027:

Warehouse Sales to a maximum floor area of 1,490 m<sup>2</sup> (16,043 ft<sup>2</sup>) as shown cross-hatched on the attached Schedule "B" and limited to the sale of household appliances only and the provision of 87 vehicle parking spaces.

- 4. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
- 5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$10,000.00.

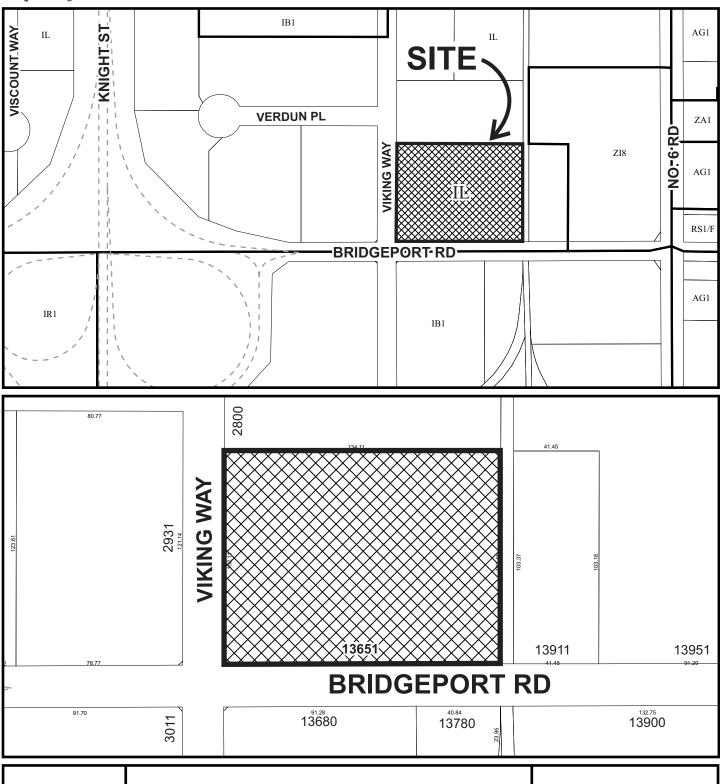
This irrevocable letter of credit is associated with the commitments secured in the prior issued TCUP (TU 20-890999) and is being held to ensure that the improvements are adequately maintained, namely:

- 87 vehicle parking spaces, of which two must be accessible vehicle parking spaces;
- All 87 vehicle parking spaces must be clearly lined and painted;
- 11 Class 1 bicycle parking stalls (or the equivalent of 10 m<sup>2</sup>) within unused office space;
- 11 Class 2 bicycle parking spaces near the front entry to the building; and,
- A defined pedestrian pathway from the City sidewalk and the on-site outdoor bicycle parking to the front entrance of the building.
- 6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

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DELIVERED THIS	DAY OF	, .	
MAYOR		CORPORATE OFFICE	ER





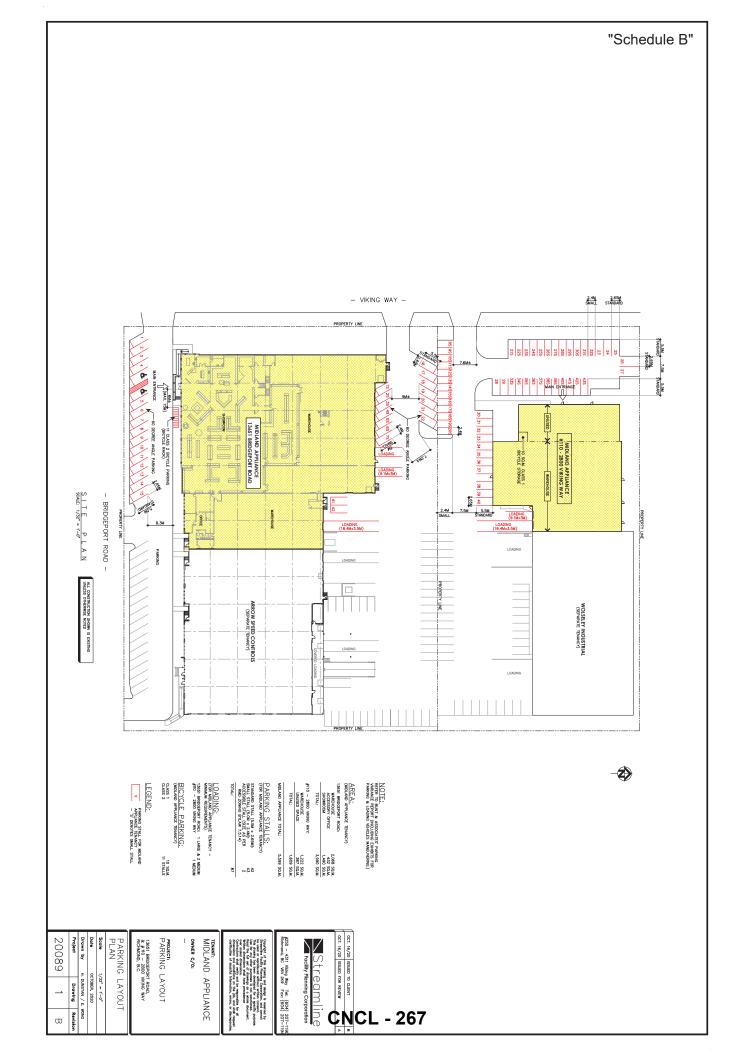


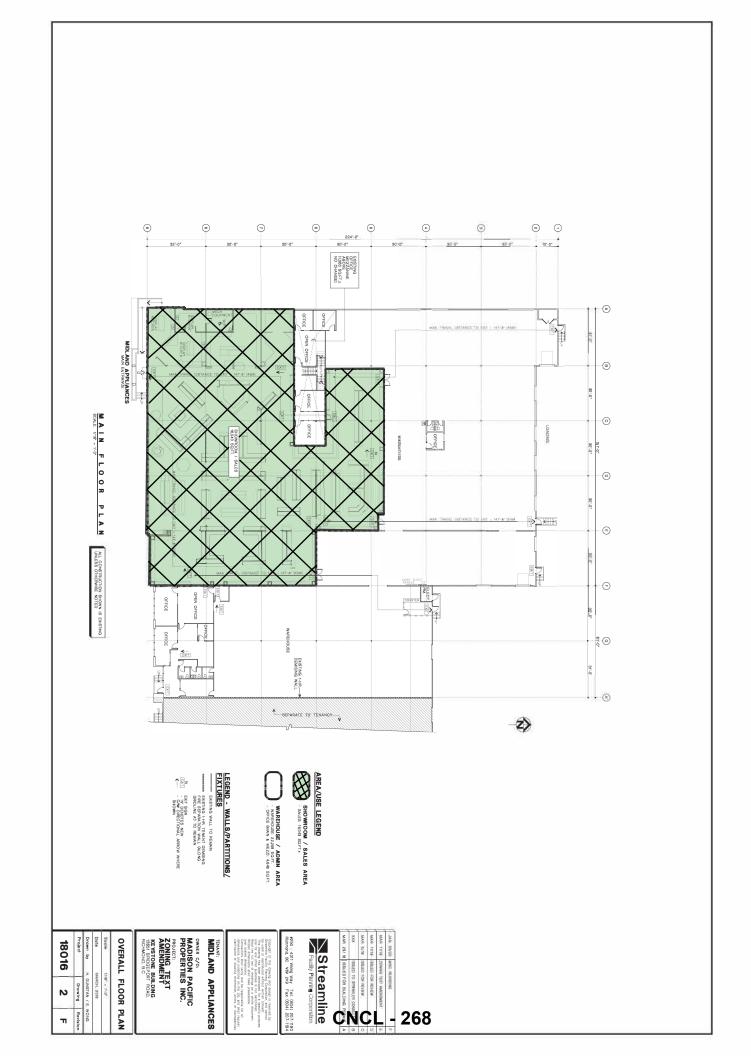
TU 23-024083

Original Date: 08/17/23

Revision Date: 03/06/24

Note: Dimensions are in METRES





# Schedule "C"

Undertaking
In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.
Pooni Group by its authorized signatory
Blaire Chisholm



# **Report to Committee**

To: Planning Committee Date: March 19, 2024

From: Wayne Craig File: RZ 17-782750 Director, Development

Re: Request to Extend the Rezoning Adoption Deadline for the Application by

Landa Oval Development Ltd at 6851 and 6871 Elmbridge Way.

#### **Staff Recommendation**

That Landa Oval Development Ltd.'s request to extend the rezoning adoption deadline for Bylaw 10423 (6851 and 6871 Elmbridge Way; RZ 17-782750) to June 10, 2024 be denied.

Wayne Craig Director, Development

(604-247-4625)

Att. 2

REPORT CONCURRENCE				
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER		
Law Engineering	<b>☑</b>	pe Erceg		

## **Staff Report**

#### Origin

Landa Oval Development Ltd. has submitted a request to extend the rezoning adoption deadline for their application at 6851 and 6871 Elmbridge Way (RZ 17-782750; Bylaw 10423) from April 15, 2024 to June 10, 2024. A location map is provided in Attachment 1.

The current application is to rezone 6851 and 6871 Elmbridge Way from Industrial Business Park (IB1) to High-Density Mixed Use (ZMU52) – Oval Village (City Centre) to permit a high density mixed-use project. The April 15, 2024 deadline is because the subject rezoning was considered as an in-stream proposal with respect to affordable housing requirements in place prior to the approval of the amendments to the Low End Market Rental (LEMR) program on November 15, 2021.

On November 15, 2021, amendments to the City's Affordable Housing Policy (LEMR program) were approved by Council to increase the amount of residential floor area as affordable LEMR units from 10% to 15% (applicable for projects larger than 60 units within the City Centre). When these policy changes were approved, City Council adopted the following provisions for enabling in-stream rezoning applications to proceed in accordance with the LEMR policy in place prior to November 15, 2021:

- Council granting 1<sup>st</sup> reading of the rezoning bylaw within 1 year of the affordable housing policy (LEMR) change (i.e., November 15, 2022); and
- the rezoning bylaw is adopted within 1 year of Council consideration.

The rezoning for 6851 and 6871 Elmbridge Way was granted 1<sup>st</sup> reading on November 14, 2022. At the December 19, 2022 Public Hearing, the rezoning was referred back to staff and the developer to address traffic and lane comments. As a result of the referral, a report responding to these matters and presenting revisions to the development was endorsed by Council on April 24,2023 and forwarded to the Public Hearing on May 15, 2023 where 3<sup>rd</sup> reading of the rezoning amendment bylaw was granted.

In keeping with the in-stream protection measures referenced above and to account for the referral back to staff at the December 19, 2022 Public Hearing, a rezoning consideration item (Item 25) was secured to require adoption of the rezoning bylaw by April 15, 2024. The subject rezoning application is not able to meet the April 15, 2024 deadline.

The applicant's submitted written request for rezoning adoption extension to June 10, 2024 is provided in Attachment 2 and is based on requesting an extension to in-stream protection for affordable LEMR program requirements applicable to this project. The requested extension date by the applicant complies with current in-stream protection related to the market rental housing policy change that ends on June 20, 2024. If the proposed rezoning adoption deadline extends beyond June 20, 2024, the current market rental policy provisions would apply to this development.

The rezoning staff report and accompanying rezoning consideration item providing for an April 15, 2024 deadline indicated that if this deadline cannot be achieved, staff will bring

forward a report to Council to update on the status of the rezoning for Council consideration to determine whether the redevelopment should comply with current City policy related to affordable LEMR housing. As a result, this report is being forwarded to Council to:

- Inform Council of the applicant's rezoning adoption extension request;
- Provide information on the status of the rezoning; and
- Provide Council with options and a staff recommendation on the applicant's rezoning adoption extension request, in consideration of the City's current affordable LEMR housing and associated in-stream protection deadlines outlined above.

## **Findings of Fact**

#### **Project Information**

The subject development is a high-density mixed use project located in the City Centre Area Plan (CCAP) – Oval Village Sub Area that consists of:

- Commercial floor area that includes a hotel containing approximately 190 rooms in a tower on the north east portion of the site and commercial space at grade along the street frontage of the subject site.
- Residential floor area in two residential towers located at the north west and south west portion of the site and within the development's podium. Approximately 321 strata residential units and 35 affordable LEMR residential units is proposed. This consists of 10% of the total maximum residential floor area for the project, which was consistent with the City's affordable housing LEMR policy in place prior to November 15, 2021.
- Infrastructure works generally include a new road that will be secured on the west side of the subject site, frontage upgrades (River Road and Elmbridge Way) and lane widening upgrades and works City water, storm and sanitary services to applicable City standards. These works will be completed through a Servicing Agreement (SA 23-035702).

# **Analysis**

#### Status of Rezoning and Related Development Applications

This section provides information on the status of the subject rezoning application, including certain development applications that are related to the completion of the rezoning considerations, for Council to consider in reviewing the applicant's requested extension.

Since 3<sup>rd</sup> reading of Bylaw 10423 was granted on May 15, 2023 the following work has been undertaken to help facilitate completion of the rezoning considerations for this project:

- The submission, review and approval of a road functional plan to finalize BC Land Surveyor plans needed for identified dedications and statutory right-of-ways. Once finalized, submission of the plans to the City that are needed to prepare all applicable legal agreements for this rezoning.
- Preparation of the various legal agreements identified in the rezoning considerations was initiated upon submission of the necessary plans required from the applicant's BC Land Surveyor. The process to complete the legal document drafting is ongoing.

- The submission of a Development Permit application (DP 21-945917) during the processing of the rezoning application to enable concurrent application review. Multiple Development Permit re-submissions have been made to respond to various staff comments, including the Council referral on December 19, 2022, which resulted in modifications to address vehicle circulation and access for the project.
- The Development Permit was reviewed and supported by the City's Advisory Design Panel on December 6, 2023. City staff and the applicant have been working towards finalizing the Development Permit drawings so that the project can be brought forward to the Development Permit Panel for consideration.
- A Servicing Agreement (SA) is a rezoning consideration requirement for the design and construction of all road, lane widening, frontage and servicing/infrastructure works applicable to this development. To date, the applicant has:
  - o Submitted required engineered design drawings by the applicant's civil consultant on February 26, 2024.
  - The City review of first submission was completed on March 19, 2024 with all comments provided to the civil consultant for response.
  - Based on review to date, if the second submission addresses all of the provided staff comments, a preliminary Servicing Agreement can be considered with the associated bond amount to be approved by Engineering.
- The Housing Agreement Bylaw to secure the affordable LEMR units proposed as part of this project was endorsed by Planning Committee on March 19, 2024, which is required to complete the affordable housing rezoning consideration item for this project.

The above summary of the status of the rezoning application for completion of the rezoning considerations demonstrates that both the applicant and City staff have been actively working to advance the rezoning to meet April 15, 2024 adoption deadline. However, the present status of the rezoning considerations will result in the subject rezoning application not being able to meet the April 15, 2024 adoption deadline.

Staff believe it is possible to complete rezoning considerations by the June 10, 2024 should an extension be granted.

#### **Options**

The applicant's requested rezoning adoption deadline date of June 10, 2024 for Bylaw 10423 is an extension of approximately 2 months from the original April 15, 2024 deadline that, if achieved, would enable the redevelopment to proceed under the originally intended affordable housing LEMR provisions.

Option 1 (Recommended) – Deny the applicant's extension request

While progress has been made on completion of some rezoning consideration items since the application was granted 3<sup>rd</sup> reading on May 15, 2023, the current rezoning application status will not enable adoption by Council on or before the April 15, 2024 deadline.

Based on changes to the City's affordable LEMR policy in November 15, 2021 and accompanying in-stream protection for applications and associated deadlines established, a

rezoning adoption date beyond April 15, 2024 would not be compliant with in-stream protection applicable to this policy. As a result, staff recommend that the extension request be denied.

If Council denies the applicant's rezoning adoption extension request, a new rezoning application will need to be submitted that would be subject to all current City LEMR and Market Rental housing policies.

*Option 2 – Grant the applicant's extension request* 

Option 2 would provide for an approximate 2 month extension to complete the remaining rezoning consideration items and bring the rezoning Bylaw 10423 to Council for adoption on or before June 10, 2024. Granting the rezoning adoption extension request would result in the development being able to proceed in accordance with the original affordable LEMR housing policy contribution (i.e., 10% of residential floor area secured as affordable LEMR units).

If Council decides to grant the requested rezoning adoption request, the following draft resolution has been prepared for reference:

That the rezoning adoption extension request, by Landa Oval Development Ltd., be granted and that the Rezoning Considerations (Item 25) be revised to require Bylaw 10423 to be adopted on or before June 10, 2024.

# **Financial Impact**

None.

#### Conclusion

Landa Oval Development Ltd. has submitted a request to extend the rezoning adoption deadline for their project at 6851 and 6871 Elmbridge Way (RZ 17-782750; Bylaw 10423) from April 15, 2024 to June 10, 2024. Staff recommend that the rezoning extension request be denied for the reasons provided in this report.



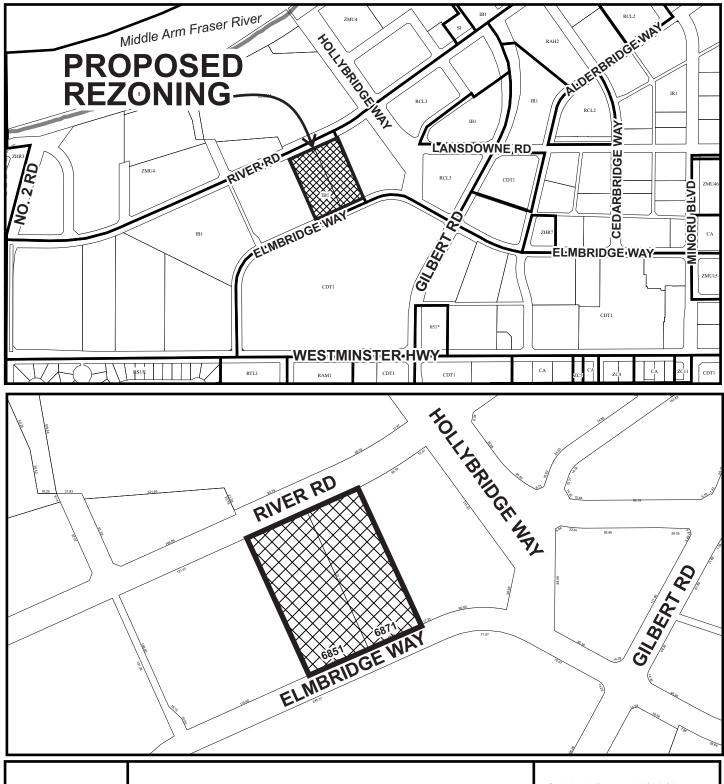
Kevin Eng Planner 3 (604-247-4626)

KE:cas

Att. 1: Location Map

2: Applicant's Letter Request for Extension of Rezoning Adoption Deadline





N

RZ 17-782750

Original Date: 08/28/17

Revision Date: 10/13/22

Note: Dimensions are in METRES

March 12th, 2024

Kevin Eng | Senior Planner City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

Dear Kevin Eng,

Subject: Request for Extension of Rezoning Adoption Deadline for 6851 & 6871 Elmbridge Way.

I am writing on behalf of Landa Global Properties (Landa) regarding the rezoning project at 6851 & 6871 Elmbridge Way, Richmond. We are requesting an extension of the Rezoning Adoption deadline from April 15<sup>th</sup>, 2024, to June 10<sup>th</sup>, 2024.

Since passing Public Hearing on May 15<sup>th</sup>, 2023, the development and design teams have been working tirelessly to progress the project. Milestones achieved since Public Hearing include:

- Updated Development Permit application drawings and documents and submission to the City on Jul 7<sup>th</sup>, 2023
- Working with City staff to gain approval for the design of the Functional Plans from initial submission on Feb 26<sup>th</sup>, 2023 through to approval on Nov 29<sup>th</sup>, 2023
- Compiling design rationale booklet and submission to the Advisory Design Panel on Nov 19<sup>th</sup>, 2023
- Presenting to the Advisory Design Panel and gaining full support from the panel on Dec 06<sup>th</sup>, 2023
- Completion of full Building Permit set of drawings and submission of Building Permit application to the City on Nov 23<sup>rd</sup>, 2023.

However, despite these efforts, meeting the April 15th, 2024 deadline for Rezoning Adoption has become challenging. Despite the dedicated efforts of City staff, design drawings for off-site works have not been reviewed by relevant City departments, increasing the risk of being unable to form a Servicing Agreement or Preliminary Servicing Agreement before April 15th. Additionally, Landa's legal counsel has yet to receive the required legal agreements for Rezoning Adoption, posing a significant hurdle due to insufficient time for review. Extending the deadline would allow the engineering department more time to review off-site design and provide the legal counsel with adequate time for agreement review.

Alongside the extension for rezoning adoption, Landa are seeking an extension for the in-stream provision regarding 10% low-end market rental (LEMR) and the in-stream provision for implementing market rental units into the project. Increasing the LEMR rate to 15% and introducing 15% market rental units would have devastating financial implications for the project.



#### Landa Global Properties Ltd.

1550 - 200 Burrard St. Vancouver, B.C. V6C 3L6 landaglobal.com T 604 256 5888 E info@landaglobal.com

The site was purchased in 2019, and since then, Landa have diligently worked to advance the project. A significant amount of time was dedicated to ensuring that the lane design and hotel drop-off fully considered the impacts on neighboring properties. However, over the course of the design process, we have faced challenges such as significantly increased interest rates and unprecedented rises in construction costs. 15% LEMR and 15% market rental was not a consideration when the site was purchased in 2019 and implementing this into the project at this stage would render the project unviable.

Landa is fully committed to advancing this exciting project. The architectural design and integration with the surrounding context have been the driving forces behind the development. Landa believes that this approach will contribute to the diversification of Richmond City's urban fabric. In addition, Landa aims to improve the lives of the Richmond community through this project, which offers a wide range of benefits, including:

- Developer's voluntary community amenity cash contribution of \$6,022,453
- 52 parking stalls for the use by the Richmond Olympic Oval during special events.
- Future employment opportunities including 110 Hotel jobs and additional jobs required for the extra 14,000sf of commercial/retail space
- Dedication and construction of the new west road along the west edge of the site
- Upgrades to the River Road and Elmbridge Way street frontages including sidewalks, boulevards and multi-use pathways
- Widening of the existing lane and traffic measures to minimize the impact on vehicular access to the neighbouring property to the east
- A unit mix with over 50% family friendly 3&2-bed units
- Over 9,000sf of indoor and 29,000sf of outdoor amenity space for affordable housing and market strata units
- District energy utility connection and significant landscaping at both street level and on top of the podium (Level 6)

Landa believes that extending the Rezoning Adoption deadline to June 10<sup>th</sup>, 2024, is crucial for the successful completion of this exciting project. Your support in presenting this to Council would be greatly appreciated.

Sincerely),

Keen Cheung | CEO Landa Global Properties



# **Report to Council**

To: Planning Committee Date: March 8, 2024

From: Kim Somerville File: 08-4057-05/2024-Vol 01

Director, Community Social Development

Re: Low-End Market Rental (LEMR) Program and LEMR Unit Management

#### **Staff Recommendations**

1. That staff be authorized to engage in discussions with BC Housing to determine if and how BC Housing could be secured to manage and operate existing and future LEMR units and to report back to Council following such discussions, as outlined in the report titled "Low-End Market Rental (LEMR) Program and LEMR Unit Management", dated March 8, 2024, from the Director, Community Social Development; and

2. That should discussions with BC Housing not envision the organization as the sole manager and operator of existing and future LEMR units, that staff be authorized to explore alternative opportunities to retain an independent organization to manage the LEMR program, and to report back to Council following this exploration.

Kim Somerville

Director, Community Social Development

(604-247-4671)

Att. 3

REPORT CONCURRENCE					
ROUTED To: Development Applications Real Estate Services Law Policy Planning	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
SENIOR STAFF REPORT REVIEW	Initials:	APPROVED BY CAO			

#### Staff Report

## Origin

This report responds to the following two staff referrals, the first of which was passed at the Council meeting on July 10, 2023, and the second of which was passed at the Council meeting on December 11, 2023:

- (1) That staff explore options for management of all Low End Market Rental (LEMR) units, past, present and future, and report back with possibilities and recommendations.
- (2) That the Richmond Poverty Reduction Coalition presentation be referred to staff to further analyse and report back on the LEMR housing program.

This report is intended to address the Council referrals and respond to the issues raised by the Coalition.

This report supports Council's Strategic Plan 2022–2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

This report supports Council's Strategic Plan 2022–2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.2 Seek improvements and efficiencies in all aspects of City business.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.4 Support vulnerable populations through collaborative and sustainable programs and services.

This report also supports Strategy Direction 1 of the City of Richmond's Affordable Housing Strategy (2017–2027):

Use Regulatory Tools to Encourage a Diverse Mix of Housing Types and Tenures

This report demonstrates the City's ongoing commitment to supplying housing options for low-to moderate-income households through the Low-End Market Rental (LEMR) program.

#### **Analysis**

Housing affordability continues to be a critical challenge for many households in Richmond. The issue affects all segments of the population and in order to address housing need, considerable efforts must be taken by all levels of government. Over the past two decades, the City of Richmond has been a leader in increasing the supply of housing options across the housing continuum that would not otherwise be realized in the private market.

While senior levels of government are primarily responsible for increasing the supply of affordable housing, the City has been directly involved in building capacity within local shelters, establishing temporary supportive housing, and developing affordable rental housing for some of the community's most vulnerable residents. These efforts have been complemented by a policy framework that incentivises the private market construction of low-end market rental (LEMR) housing as well as market rental housing. While proven to increase the supply of affordable housing in Richmond, the LEMR program is only one component of the housing solution.

The Summary of Affordable Housing Units (2006–2023) (Attachment 1) lists the number of affordable rental and market rental housing units that have been built in Richmond since 2006, units that have been conditionally approved, and those that are currently tied to projects under review. The City's commitment to delivering a variety of housing options continues to help address the diverse housing needs of those in the community.

#### Richmond Poverty Reduction Coalition

The Richmond Poverty Reduction Coalition (Coalition) has continued to advocate for an increased supply of non-market rental housing. Correspondence received from the Coalition, coinciding with the above-noted referrals, is included in Attachment 2. Through delegations to Council, the Coalition has sought:

- Greater effort by the City to secure federal, provincial and other sources of funding to develop non-market housing and shelters using City-owned land;
- A reduction in the number of Richmond residents on the BC Housing waitlist by up to 50 per cent within five years (2027);
- Improved clarity regarding how the LEMR program works;
- Greater oversight and accountability for the management of LEMR units to ensure those
  with the greatest need are being served by the LEMR program;
- The involvement of non-profit housing operators as opposed to for-profit property managers secured as the authority to oversee the occupancy of LEMR units;
- Annual reporting which identifies the number of LEMR units, rents and income limits; and
- The development of a LEMR Housing Registry and waitlist for LEMR units.

#### Securing Funding for Affordable Housing Development

The City continuously seeks funding from senior levels of government to build and maintain supportive housing in addition to other types of non-market housing. Since the early 2000s, the City has been successful in securing funding that has been used to respond to local housing need.

In 2009, the City partnered with BC Housing and a non-profit consortium (Turning Point Recovery Society, SUCCESS, Coast Mental Health, Pathways Clubhouse and Tikva Housing Society) to support the construction of "Storeys," 129 units of affordable housing on City-owned land. In 2012, the City collaborated with the Richmond Kiwanis Senior Citizens Housing Society and BC Housing to build 296 units of affordable rental housing geared to seniors. More recently, the City has worked with BC Housing and Pathways Clubhouse Society to develop an 80-unit affordable housing project on City-owned land.

In 2023, the City was successful in securing over \$9 million in funding through the Canada Mortgage and Housing Corporation's (CMHC) Rapid Housing Initiative (RHI). This funding is being complemented with capital and operating funding from BC Housing. The project will introduce 25 units of affordable housing, to be operated by Turning Point Housing Society, on City-owned land.

Additional affordable projects for which the City has partnered with BC Housing include two temporary projects on City-owned land, Alderbridge Supportive Housing (40 units) and Aster Place Supportive Housing (40 units). Currently, the City is in the planning stages with BC Housing to build a permanent supportive housing project on City-owned land. The project will provide an opportunity for those residing in Alderbridge and Aster Place to move into a more permanent home. In addition, the City is actively planning for a comprehensive development of approximately 200 affordable rental housing units on City-owned land. These projects demonstrate the City's partnerships with senior levels of government that are helping to bring non-market housing to Richmond.

Further to these projects, earlier in 2024, the City was successful in securing nearly \$36 million from CMHC to implement a number of initiatives to help streamline the development application review process, thereby lessening the time and costs associated within bringing affordable rental and market rental housing to the market. Further, the funding will support the implementation of programs that will incent the construction of non-market housing. It is anticipated that, coupled with the ongoing success of the LEMR Program, the aforementioned efforts by the City will have a tangible impact on reducing the number of households on BC Housing's waitlist for subsidized housing.

# Richmond's Low-End Market Rental (LEMR) Program

Since Council's approval of the first Affordable Housing Strategy in 2007, over 530 LEMR units have been built and an additional 840 LEMR units have been secured but are not yet constructed. The LEMR program utilizes a conditional zoning approach through which developers receive a density bonus in exchange for built LEMR units. The City's LEMR program sets maximum monthly rents and income thresholds intended to serve low- to moderate-income households. For reference, low-income households are those with a gross household income of between \$39,500 and \$63,200 and moderate-income households are those with a gross income of between \$63,200 and \$94,800. Housing agreements are used to secure the maximum rents and income thresholds

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established within the LEMR program. As outlined in this report, the City's current LEMR program provides a depth of housing affordability that is greater than that being achieved by other local governments in the Lower Mainland.

#### Past and Present LEMR Program Framework

As Council is aware, the LEMR program has two income and rent packages. The majority of LEMR units built prior to 2017 were secured with income thresholds and maximum rents set using BC Housing's Household Income Limits (HILs). HILs are based on figures established by CMHC and are intended to reflect the minimum income required to afford appropriate accommodation in the private market. The City's housing agreements that use HILs set maximum rents at 30 per cent of the HIL, divided by 12 (months); housing affordability is considered housing for which shelter costs do not exceed 30 per cent of gross household income.

Securing LEMR units using HILs was intended to address the housing needs of low- and moderate-income households. However, the HILs that are applicable to the City of Richmond are those encompassing the Vancouver planning area and, if used to set maximum rents, result in rent rates that are unaffordable to Richmond's low-income households. In 2017, through the creation of the current Affordable Housing Strategy (2017–2027) and as a result of a viability assessment done at the time, Council adjusted the LEMR program to ensure rents remained within reach of low-income households, which resulted in a second income and rent package. To this end, income thresholds were set at 10 per cent below HILs and maximum rents were set at 10 per cent below CMHC's average market rents, the latter being specific to the City of Richmond. These LEMR income thresholds and maximum rents, which remain current today, are outlined in the City's LEMR Bulletin (Attachment 3).

The Coalition has raised concerns about the management of LEMR units, reporting circumstances in which a property manager has set income thresholds and maximum rents in excess of those outlined in the LEMR Bulletin. The Statutory Declaration process, conducted every two years to ensure income thresholds and maximum rents are compliant with the terms of the housing agreements, has proven successful. However, the discrepancies raised by the Coalition may, be attributable to situations where the rates are based on HILs and not the rates set out in the bulletin. For example, in 2018, the HILs-based income thresholds for a two-bedroom unit would have been \$58,000 while the current LEMR program rate is \$46,800. Similarly, in 2018 the maximum rent for a two-bedroom unit, secured based on HILs, would have been \$1,450 and under the current LEMR program the maximum rent would be \$1,218. This example demonstrates the benefit in using the current LEMR program framework to set maximum rents at levels that are more affordable to low-income households.

## Annual Review of LEMR Units, Rents and Income Limits

The City's Affordable Housing Strategy provides for a bi-annual review of the LEMR program, including a review of income thresholds and maximum rents. This review provides the City with an opportunity to evaluate the LEMR program in addition to other matters such as the suitability of minimum unit sizes and contribution requirements. The following sections offer a review of current income thresholds and maximum rents considering trends in the housing market and the practices of other municipalities in the Lower Mainland.

## Setting Income Thresholds

Housing agreements that incorporate income thresholds and maximum rents per the 2017 LEMR program include terms that allow for adjustment to these limits based on a measure of inflation, being the percentage increase in the Consumer Price Index (CPI). Table 1 below compares the current LEMR income thresholds against BC Housing's HILs. As shown in the table, adjusted LEMR income thresholds fall between 30 and 50 per cent below 2023 HILs, providing a deeper level of affordability for vulnerable households.

Table 1: Comparison of Current LEMR Income Thresholds and BC Housing's HI	IILs
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Size of Household	LEMR Income Threshold (2023) <sup>1</sup>	Household Income Limit (HILs) (2023)	Difference (value)	Difference (per cent)
Studio	\$39,151	\$58,000	\$18,849	48%
1 Bedroom	\$43,219	\$58,000	\$14,781	34%
2 Bedroom	\$52,879	\$72,000	\$19,121	36%
3 Bedroom	\$65,591	\$86,000	\$20,409	31%

LEMR Income Thresholds (set in 2017) have been adjusted by CPI beginning in 2019.

#### Setting Maximum Rents

Over the past two decades, there has been a notable increase in average market rents throughout the Lower Mainland. Since the LEMR program was last updated in 2017, average market rents have increased by over 60 per cent. Table 2 highlights the difference between current LEMR maximum rents, adjusted for inflation, and 2023 CMHC average market rents. As illustrated in the table, LEMR rents are between 40 and 65 per cent lower than 2023 CMHC market averages.

Table 2: Current LEMR Maximum Rent Rates and CMHC Market Average Rents

Size of Household	LEMR Maximum Rent Rates (2023) <sup>1</sup>	CMHC Average Market Rent (2023)	Difference (value)	Difference (per cent)
Studio	\$916	\$1,501	\$585	64%
1 Bedroom	\$1,102	\$1,714	\$612	56%
2 Bedroom	\$1,376	\$2,028	\$652	47%
3 Bedroom	\$1,672	\$2,348	\$676	40%

<sup>&</sup>lt;sup>1</sup> LEMR Maximum Rent Rates (set in 2017) have been adjusted by CPI beginning in 2019.

Staff have undertaken a cursory review of rental rates used in securing affordable housing in other parts of the Lower Mainland. It is noted that the City of Port Moody and the City of Burnaby identify affordable housing with rent rates set 20 per cent below CMHC's median rent. The City of New Westminster sets affordable rents at 10 per cent below CMHC median market rents and the City of North Vancouver sets maximum rents at 10 per cent below CMHC market averages.

Table 3 compares the City of Richmond's adjusted 2023 LEMR rent rates against CMHC's 2023 market averages for Richmond, and presents potential alternative rents at 10, 20 and 30 per cent below the averages. The table highlights the difference in current LEMR maximum rents and rents set at 10, 20 and 30 per cent below market averages.

Size of Household	LEMR Max. Rents (2023) 1	2023 CMHC Market Avg.	Reduced Market Average		
			10% below	20% below	30% below
Studio	\$916	\$1,501	\$1,351	\$1,201	\$1,051
1 Bedroom	\$1,102	\$1,714	\$1,543	\$1,371	\$1,200
2 Bedroom	\$1,376	\$2,028	\$1,825	\$1,622	\$1,420
3 Bedroom	\$1,672	\$2,348	\$2,113	\$1,878	\$1,644

Table 3: LEMR Maximum Rents compared with Reduced CMHC Market Rents

Current LEMR income thresholds and maximum rents were set in 2017. In 2019, when rates were scheduled for review, the pandemic arose and due to the unique period, it was determined to postpone the review to lessen the potential negative impact on vulnerable households in the community. With a gradual return to pre-pandemic conditions, staff will undertake a review of current LEMR income thresholds and maximum rents and report back to Council later in 2024.

## City Oversight of the LEMR Program

The management of LEMR units is largely structured around the terms and conditions of the housing agreement used to secure the units. The City of Richmond is a third party to the LEMR unit owner-tenant relationship and does not own or manage these units directly. The City verifies compliance with the terms of a housing agreement by conducting a statutory declaration process once every two years. In addition to carrying out this process, staff conduct ongoing monitoring of the LEMR program by liaising with LEMR property managers throughout the year.

In 2021, a statutory declaration process was carried out for all 383 LEMR units that were constructed at that time. The process identified that 93 per cent of units complied with household income thresholds as set out in applicable housing agreements. Areas of non-compliance were largely attributable to the receipt of financial supports provided to low-income households during the pandemic. The City's Real Estate Department will be conducting a statutory declaration process in 2024 and will report out on the results later in the year.

#### The Involvement of Non-Profit Housing Operators in LEMR Unit Management

The Affordable Housing Strategy (2017–2027) recognizes the value in securing non-profit housing operators to manage LEMR units. Non-profit organizations are often established with a broader mandate to serve vulnerable segments of the population and may also be able to offer wraparound services to those in need. As noted by the Coalition, the majority of built LEMR units are not associated with a non-profit organization; this is accurate in that currently, nearly 75 per cent of built LEMR units are not managed by a non-profit. However, since 2017 the City has been successful in securing the involvement of a non-profit housing operator in over 60 per cent of all built LEMR units. Further, over the past two years non-profit housing operators have been secured to manage nearly 80 per cent of all LEMR units.

Through the review of development applications, staff regularly advocate for the involvement of a non-profit housing operator, particularly in cases where LEMR units are to be clustered in a

<sup>&</sup>lt;sup>1</sup> LEMR Maximum Rent Rates (set in 2017) have been adjusted by CPI beginning in 2019.

building or buildings. Where a non-profit operator is required, staff work with the developer to identify and secure the operator drawing from a working list of local non-profits. Further, staff commonly meet with non-profit operators and other LEMR unit managers to discuss the terms and conditions of housing agreements, the framework and requirements of the statutory declaration process, and the City's overall expectations as they relate to delivering housing for low- to moderate-income households.

#### Affordable Housing Guide

City staff maintain an Affordable Housing Guide (Guide), which is published on the City's website. The Guide lists local affordable housing developments, provides property manager contact information, and identifies specific eligible tenant groups where applicable (i.e. seniors, families and single occupant households). Staff regularly refer those seeking affordable housing to the Guide.

The Guide recognizes affordable housing projects under the headings "Non-Market Housing," "Housing Co-operatives," and "Low-End Market Rental (LEMR) Units." Projects under the latter heading include all LEMR units without any distinction between those tied to a HILs-based housing agreement (i.e. supporting the majority of LEMR units secured prior to 2017) and those structured per the current LEMR program framework (i.e. supporting units secured following LEMR program changes in 2017). In response to the concerns raised by the Coalition, being that some property managers are using higher income thresholds and charging higher rents than those established in the LEMR program, staff will update the Guide to reflect the income and rent structure for each of the listed projects. In addition, staff will provide information about the how the two income and rent packages (i.e. HILs versus current LEMR) differ from one another.

#### Opportunities for Management of LEMR Units

Through the two referrals, Council has directed staff to explore options for the management of LEMR units, past, present and future. Reviewing the structure of the program and making adjustments where justified will allow the City to ensure the program continues to serve the needs of low- and moderate-income households. The following four options propose alternative approaches to managing affordable housing in the region:

- 1. Maintaining the Status Quo: the ongoing private ownership and management of LEMR units subject to a statutory declaration process carried out by the City every two years;
- The retention of a third party to manage, on behalf of the City, all existing and future LEMR units and in doing so administer the LEMR program. The management of any existing LEMR unit would be limited by the owner's voluntary participation in the option;
- 3. The negotiation of an operating agreement with BC Housing to manage all future LEMR units and potentially manage existing LEMR units by way of voluntary participation (RECOMMENDED); and
- 4. The allocation of new staffing resources to manage all existing and future LEMR units and administer the LEMR program. The management of any existing LEMR unit would be limited by the owner's voluntary participation in the option.

## Option 1: Status Quo

The status quo scenario would maintain the current approach to securing and managing, at arms length, LEMR units. The City would continue to undertake the statutory declaration process as a means of confirming compliance with the terms and conditions of a housing agreement. Through the ongoing review of the LEMR program, and as a complement to the current management of the LEMR program, the City would evaluate:

- The suitability of existing income thresholds and maximum rent rates considering the increased costs associated with LEMR unit management;
- The suitability of minimum size requirements, by unit type (see Attachment 3);
- Approaches to securing non-market housing in other jurisdictions;
- The opportunity to amend the LEMR program to place greater emphasis on, or simply require, the involvement of a non-profit housing operator in all LEMR projects; and
- The density bonusing framework used to secure LEMR units and the potential need for adjustments in order to overcome financial impediments to building LEMR housing.

If Council endorses the status quo option, staff will undertake the items outlined above and report back to Council on the findings of this work. There would be no additional resource needs to support this Option.

# Option 2: Securing an Independent LEMR Program Manager

The City is a third party to the management of LEMR units as property owners and housing unit managers/operators engage directly with the tenants. The Coalition has voiced concerns over the management of the LEMR program, citing the need for greater oversight and accountability in tenant selection to ensure those with the greatest need are being provided access to LEMR housing. The Coalition has also sought the establishment of a centralised registry and waitlist for access to LEMR units. The City does not have the staffing complement to directly manage LEMR units or, in doing so, maintain a registry and waitlist. Taking this into account, the City could look to retain an independent LEMR program manager to manage existing and future LEMR units (i.e. a non-profit operator, an affordable housing stakeholder or an advocacy group).

Having a single entity directly manage LEMR units would allow for the creation of a centralized registry and waitlist as sought by the Coalition. However, retaining a LEMR program manager may be problematic where unit owners have entered into agreements with another property manager or non-profit operator. In such cases, the LEMR unit owner could be provided the opportunity to voluntarily retain the City-appointed program manager. If this opportunity were not pursued, the City could also invite LEMR unit owners to voluntarily participate in the use of a central registry and shared waitlist. If directed to pursue this option, staff will engage candidate housing unit managers and present Council with a framework and costs to further consider this opportunity.

#### Option 3: Securing BC Housing to Manage LEMR Housing (Recommended)

As part of the ongoing review of the LEMR program, City staff have reached out to BC Housing and will engage in discussions to determine whether or not the organization could be involved in managing LEMR units. As an example, the City of Coquitlam has entered into a formal arrangement with BC Housing to manage Coquitlam's below-market rental units. The arrangement provides that:

- The private developer will own the below-market units which will be leased to BC Housing for 60 years;
- BC Housing will take on the administrative responsibilities for the below-market units including tenant selection and income testing to ensure the below-market housing meets the requirements of Coquitlam's Housing Agreement; and
- The below-market units managed by BC Housing will rent for at least 20 per cent below market for 60 years and will be available to moderate-income households.

Securing BC Housing as the sole operator of future LEMR and other non-market housing units may lessen the reported constraints developers face when seeking out a non-profit housing operator. Further, securing BC Housing would allow the City to leverage the organization's expertise in delivering non-market housing while supporting operational economies of scale. It is noted that BC Housing is charging the City of Coquitlam a nominal fee to provide management services to the municipality. Having a sole operator manage future LEMR units would also enable the creation of a housing registry, similar to the subsidized housing registry currently managed by BC Housing, and to maintain a waitlist for eligible tenants.

Staff seeks approval from Council to engage BC Housing in discussions about the potential for the organization to manage existing and future LEMR units as well as any other non-market rental units secured by way of a housing agreement. Should Council direct staff to engage in such discussions, a future report will identify options that may be available to pursue a partnership with BC Housing.

# Option 4: City of Richmond Staff Management of LEMR Program

As noted, the City does not currently have the staffing capacity to carry out the responsibility of directly managing existing and future LEMR units. Should City operating funding be made available for additional staffing, this option may be viable. Similar to the constraints outlined in Options 2 and 3, the City's management of LEMR units would require voluntary participation amongst the owners of existing LEMR units, particularly where an owner has entered into an agreement with a housing operator. As in Options 2 and 3, the City's management of LEMR units would allow for the creation of a centralized registry and housing waitlist.

At present, the City is a third party to the owner-tenant relationship in the management of LEMR units. Being at arm's length allows the City to retain autonomy when negotiating the supply of LEMR units. Furthermore, the City regularly advocates for the involvement of non-profit housing operator to manage LEMR units. Such operators are recognized for their expertise in managing housing for low-income households while, in some cases, being able to provide wraparound services to tenants. Taking on the responsibility of managing LEMR units may detract from the benefits realized in leveraging the expertise of non-profit organizations and their mandate to serve vulnerable members of the community.

Should Council direct staff to pursue this option, a report outlining the management framework, resource needs, and related matters would be provided at a later date.

#### **Next Steps**

This report presents potential options to explore for the management of all LEMR units past, present and future, as well as to undertake further analysis and report back to Council on the LEMR program. In summary, the following actions are proposed:

- Engage in discussions with BC Housing to determine if and how the organization could be secured to manage and operate the City's LEMR program and report back to Council on the results of these discussions by the beginning of the fourth quarter 2024;
- Alternative to securing BC Housing as the sole manager and operator of LEMR units, explore opportunities to retain an independent agency to manage the LEMR program and report back to Council on the progress of this exploration by the beginning of the fourth quarter 2024;
- Carry out an analysis of the income thresholds and maximum rental rates supporting the current LEMR program and report back to Council on the findings of this analysis, including potential recommended changes to the LEMR program, by the end of 2024; and
- Update the Affordable Housing Guide to distinguish between developments that have income thresholds and maximum rents based on BC Housing's HILs, and those based on the rates set within the current LEMR program framework, by the end of the second quarter 2024.

Staff will provide Council with updates on the progress of the above-listed action items. Where required, staff will seek further direction from Council in order to proceed with measures that will further improve the structure of the LEMR program and the corresponding management of LEMR units.

#### Financial Impact

None.

#### Conclusion

Since the adoption of its first Affordable Housing Strategy in 2007, the City of Richmond has achieved considerable success in bringing low-end of market rental (LEMR) housing to the community in addition to non-market housing units with the involvement of senior levels of government. In 2017, as a result of the update to the City's Affordable Housing Strategy and a viability assessment conducted at the time, the City modified the framework of its LEMR program to ensure housing secured through the private market in exchange for additional building density remained within reach of low-income households. Today, the City remains committed to the ongoing review of its LEMR program to ensure vulnerable households in need are provided access to affordable housing.

Greg Newman

Manager, Affordable Housing

(604-204-8648)

- Att. 1: Summary of Affordable Housing Units (2006–2023)
  - 2: Richmond Poverty Reduction Coalition Submissions to Council (dated July 11, 2022, July 10, 2023 and December 11, 2023)
  - 3: Bulletin INFO-51 Low End Market Rental Program Requirements

#### Summary of Affordable Housing Units (2006–2023)

	# of Units (2006 to 2023)				
Housing Type	Built/ Approved/ Under Development		Under Review (Estimate)	Additional Information	
EMERGENCY SHELTER					
Emergency Shelter Beds Temporary accommodation and services for residents experiencing homelessness	45	N/A	N/A	The Richmond House Emergency Shelter provides temporary accommodation, meals and supports to people experiencing homelessness. The City contributed land for the emergency shelter, developed in partnership with BC Housing and operated by The Salvation Army.	
AFFORDABLE RENTAL HOUSING					
Supportive Housing Self-contained units with on-site supports for people who have experienced homelessness	118	0	60	Aster Place (40 units), Alderbridge Supportive Housing (40 units) and Storeys (38 units) provide housing for those who are homeless or at risk of becoming homeless. In 2023 the City continued to explore opportunities for a 60 unit permanent supportive housing project on City-owned lands.	
Non-Market Housing Rental units for households with annual incomes less than \$40,000	522	105	112	In 2022 and 2023, the City supported non-market housing projects including the 80-unit Pathways project, which will offer three-tiers of affordable housing for low to moderate-income households, and the Rapid Housing Initiative (RHI), which will provide 25 units for women and children.	
Modest Market Rental Below market rental units for households with an income of between \$40,000 and \$60,000	0	14	19	The West Cambie Area Plan includes policies that support a density bonus for affordable housing.	
Low-End Market Rental (LEMR) Below market rental units for households with an income of between \$35,000 and \$60,000	538	822	613	In 2022 and 2023, a number of projects including LEMR units were approved. Two of the larger projects include the Talisman Park development (156 units) and the Azure development (50 units); the Azure project also includes moderate market rental and market rental units.	
Moderate Market Rental Housing A rent geared to income based on BC Housing's Household Income Limits (HILs), with an average income range generally between \$58,000 to \$107,500	0	176	340	In 2023, three moderate market rental projects were approved by Council. These include 66 units at Cook and Citation and 110 units on Azure Road. Note BC Housing sets HILs annually. The range noted comes from the 2023 HIL figures.	
SUB-TOTAL	1,178	1,117	1,144		
MARKET RENTAL HOUSING					
Secondary Suites & Coach Houses Legal self-contained rental units located in a single-detached house or townhome, and separate rental units in the backyard of a single-detached house	1,665	186	46	The City requires all new single family rezonings to have a secondary suite or contribute to the Affordable Housing Reserve. Secondary suites are also encouraged in duplexes and townhouses.	
Purpose Built Market Rental Units secured in perpetuity as rental units based on market rental rates	448	1,135	683	Since the adoption of the Market Rental Housing Policy in 2018, there has been a high level of interest in 100% market rental projects.	
SUB-TOTAL	2,113	1,321	729		
GRAND TOTAL	3,291	2,438	1,873	OF A PARTITION OF A	



#### City of Richmond Council Meeting - July 11, 2022

#### Richmond Poverty Reduction Coalition Delegation - Non Agenda Item

This submission is presented on behalf of the Richmond Poverty Reduction Coalition (RRPC), a charitable non-profit society comprised of Richmond residents and local service organizations working together to reduce the effects of poverty with research, projects, and public education. In doing so, the RPRC advocates for improvements to public policy and proposes ideas for new policy.

RPRC member organizations include the Richmond Centre for Disability, Richmond Food Bank, Richmond Family Place, Richmond Women's Resource Centre, Family Services of Greater Vancouver-Richmond, Kehila Society of Richmond, Richmond Addiction Services, Gilmore Park United Church, Heart of Richmond AIDS Society, Richmond Presbyterian Church, and Richmond Mental Health Consumer & Friends Society.

Together, our member organizations represent thousands of Richmond residents who receive services and resources from them. Recipients of services include seniors, low-income families and single parent families, people with disabilities, people with health challenges, newcomers, BIPOC and LGBTQ2S people, and other underserved and vulnerable residents.

All our member organizations report that the crucial need for non-market housing overloads their own capacities to respond effectively. Richmond residents on low-incomes are spending their food budgets on rent. As clients they are becoming increasingly distressed and the need for vital services and resources are stretched to the limit.

The RPRC acknowledges that there are limits to what a municipal government can do to improve access to non-market rental housing. However, we do believe each level of government has a duty to maximize electors' abilities to find secure, dignified, and appropriate housing.

After a year of reviewing the City of Richmond's Affordable Housing Strategy, researching best practices, and speaking with city staff and councillors and people with lived experience, the RPRC has identified realistic strategies and actions that are within the City's scope to solve.

Following, is a précis of our findings:

- Over the past thirty years, 94% of Richmond new builds have been condos, townhouses and single family dwellings and only 6% have been purpose-built rentals, and
- o The last non-market rental developments were built over five years ago,<sup>2</sup> and

c/o RFBS #100 - 5800 Cedarbridge Way, Richmond BC V6X 2A7 info@richmondprc.org www.richmondprc.org

<sup>&</sup>lt;sup>1</sup> City of Richmond Housing Needs Report November 2021

<sup>&</sup>lt;sup>2</sup> City of Richmond Affordable Housing Strategy 2017-2027

- o The City approves an average of 375 ground-oriented housing demolitions per year,<sup>3</sup> and
- o The City's 1:1 rental replacement policy 4does not count ground-oriented housing demolitions as losses in rental housing in the City's figures, and
- o The City's rental relocation policy does not have the same tenant protections as other Metro cities 5 and.
- 33.6% of renter households are in 'core' housing need6, meaning more than 50% of household income is spent on rent, and
- The rental vacancy rate in Richmond is 1.1%<sup>7</sup> and the City's rental relocation policy has little force or function when there is nothing for low income families and individuals to rent, and
- The demolition of Minoru Gardens will result in the displacement of another 130 low-income rental families, 8 and
- The City has little accountability for the LEMR<sup>9</sup> program, and LEMR suites are not easy for renters to understand and access.

#### Therefore, considering the foregoing:

The Richmond Poverty Reduction Coalition (RPRC) delegation urges Richmond City Council to undertake the following three initiatives to increase non-market rental supply, and to provide yearly progress reports on each initiative to the public:

- 1. Actively pursue and secure federal, provincial, and any other accepted sources of funding to develop non-market housing and shelters using City-owned land,
- 2. Order a full LEMR (Low End Market Rental) Review, and develop a LEMR Housing Registry and wait list for all LEMR units. AND
- 3. Reduce the number of Richmond residents on the BC Housing wait list by 50% within five years (2027) by using rental tenure zoning and innovative partnerships to build sufficient housing for Richmond residents on the waitlist.

Thank you for your attention to this serious matter. I will take questions, if any.

Deirdre Whalen

President, RPRC

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<sup>&</sup>lt;sup>3</sup> Metro Vancouver Housing Data Book 2019 (375 demolitions are a 5-year average from 2013-2018)

<sup>4</sup> https://www.richmond.ca/ shared/assets/planning0551568.pdf 5 https://www.richmond.ca/ shared/assets/tenreloassist57852.PDF

<sup>&</sup>lt;sup>6</sup> Metro Vancouver Housing Data Book 2019 (33.6% were in core need in 2016)

<sup>&</sup>lt;sup>7</sup> Metro Vancouver Housing Data Book 2019 (2018 average figure)

<sup>8</sup> https://www.richmond-news.com/opinion/letters-wrong-time-to-demolish-homes-3125723

<sup>9</sup> https://www.richmond.ca/ shared/assets/info5159495.pdf



#### City of Richmond Council Meeting - Monday July 10, 2023

#### Richmond Poverty Reduction Coalition Delegation - Non-Agenda Item

This submission is presented on behalf of the Richmond Poverty Reduction Coalition (RRPC). We are a 'coalition of Richmond individuals and agencies working together to reduce poverty and the impacts of poverty with research, projects and public education.' Through our community work, the RPRC advocates for improvements to public policy in Richmond.

Members of the RPRC include local non-profit organizations that collectively represent thousands of low-income Richmond residents such as seniors, people with disabilities, newcomers, families, people with health challenges, BIPOC, LGBTQ2S people, and other vulnerable residents.

They are: Richmond Food Bank Society, Richmond Centre for Disability, Richmond Women's Resource Centre, Family Services of Greater Vancouver-Richmond, Richmond Family Place, Richmond Mental Health Consumers & Friends Society, Richmond Addictions Services Society, Richmond Cares Richmond Gives, Kehila Society of Richmond, Gilmore Park United Church, Richmond Presbyterian Church, and Heart of Richmond AIDS Society.

We are speaking to you tonight specifically about our research that shows the City's current policy with regards to Low End Market Rentals or LEMR is not meeting the needs of the people it is meant to serve.

You will recall one year ago, on July 11, 2022, the RPRC made a similar delegation to City Council. You can find our submission on our website at <a href="https://www.richmondprc.org/wordpress/wp-content/uploads/2023/04/RPRC-Delegation-re-non-market-housing-July-11-2022.pdf">https://www.richmondprc.org/wordpress/wp-content/uploads/2023/04/RPRC-Delegation-re-non-market-housing-July-11-2022.pdf</a>

At that point we advised Council that we had studied the City's policies and strategies on affordable housing and urged you to undertake the following three initiatives to increase non-market rental supply, and to provide yearly progress reports on each initiative to the public:

- 1. Actively pursue and secure federal, provincial, and any other accepted sources of funding to develop non-market housing and shelters using City-owned land,
- 2. Order a full LEMR (Low End Market Rental) Review, and develop a LEMR Housing Registry and wait list for all LEMR units, AND
- 3. Reduce the number of Richmond residents on the BC Housing wait list by 50% within five years (2027) by using rental tenure zoning and innovative partnerships to build sufficient housing for Richmond residents on the waitlist.

We are back one year later to ask what has happened to the City Council referral to staff. You already know that in recent months, we met with each and every one of you on Council regarding our recommendations. We focused on discussing the LEMR program as it is the foundation of the City's Affordable Housing Strategy.

From our conversations with Mayor & Councillors we believe the LEMR program and policies can be vastly improved with the following changes. The City must:

- o recognize that Richmond taxpayers deserve to know how this program works,
- o acknowledge that the City has responsibilities after LEMR units are built,
- o have ongoing oversight and accountability for the LEMR program units,
- o establish a LEMR registry for every unit that is transparent and accessible,
- o establish one easily accessible waitlist for all LEMR units,
- o mandate information sharing from developers and operators on the use of LEMR units,
- o publish an annual LEMR report including number of units/ rents/ income thresholds

Publicly funded housing is a sign of a civil society and our municipal government is the first stop sign along the way. City Council approved the LEMR policy. City Council can amend it to make it transparent, accessible and equitable for taxpayers and everyone who needs non-market housing,

Some of our members wish to tell you about their experiences. We understand the whole delegation has five minutes. We will make it brief.

Sincerely,

Deirdre Whalen President, RPRC

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#### City of Richmond Council Meeting - Monday December 11, 2023

#### Richmond Poverty Reduction Coalition Delegation - Non-Agenda Item - LEMR program

This submission is presented on behalf of the Richmond Poverty Reduction Coalition (RRPC). The RPRC includes 12 local non-profits that collectively represent thousands of low-income Richmond residents. Many are here with me tonight.

We are here to give you hundreds of postcards signed by Richmond residents who believe it is time for a LEMR Registry and a LEMR waitlist.

We've seen six Affordable Housing Managers come and go in the last 10 years, so it's no wonder the LEMR program is a mess. It seems no one is in charge and it shows.

On your website the LEMR requirements bulletin <sup>1</sup> has a rental rate of \$975 for a one bedroom. However when we call LEMR operators such as Pinnacle International, they tell us the rents are \$1150 to \$1450 for a one bedroom. And no one has vacancies.

The LEMR bulletin says income thresholds are about \$34K to \$58K. But a developer operator sent us the BC Housing income limits for the <u>private</u> market that they are using for LEMR units. Those income limits range from \$58K to \$107K. And still, no one has no vacancies.

What is going on? Who is setting the tenancy requirements? Are tenants truly low to moderate income that the LEMR program is supposed to benefit?

The City's Affordable Housing Guide <sup>2</sup> lists 474 LEMR units. Attached as *Addendum 1*, is a listing from the Affordable Housing Guide that we re-sorted by type of housing operator. 1/4 of these units are managed by 7 non-profits. And 3/4 of all the units are managed by developers, real estate companies and property management companies.

This is despite receiving through Mayor Brodie's office, the approved listing of 18 local non-profits wanting to manage LEMR units in Richmond

What is going on? Why does the City not compel developers to choose non-profit operators?

https://www.richmond.ca/ shared/assets/affordablehousingguide66343.pdf

<sup>1</sup> https://www.richmond.ca/ shared/assets/info5159495.pdf

In 2022 we made a delegation to City Council on non-market housing, specifically LEMR.<sup>3</sup> This July we appeared again.<sup>4</sup> We are not going away.

We need huge improvements to the LEMR program. The City is accountable for this program. We are again asking for a full review and a transparent process that includes a LEMR registry and waitlist.

LEMR can be the stepping stone in this homeless and housing crisis, if managed properly.

Some of our supporters wish to tell you about their experiences.

Sincerely,

Deirdre Whalen President, RPRC

cc. RPRC Directors

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RPRC Membership

Note: See Addendum 1: LEMR Housing Operators on pages 3 and 4

#### **ADDENDUM 1**

<sup>&</sup>lt;sup>3</sup> https://www.richmondprc.org/wordpress/wp-content/uploads/2023/04/RPRC-Delegation-re-non-market-housing-July-11-2022.pdf

<sup>4</sup>https://www.richmondprc.org/wordpress/wp-content/uploads/2023/12/RPRC-delegation-to-Council-LEMR-July-2023.pdf

#### LOW END MARKET RENTAL (L.E.M.R.) UNITS

#### LEMR HOUSING OPERATORS

Source: City of Richmond Affordable Housing Guide July 2023 pages 6-8 Source: Type of Operator - Taken directly from company websites

NAME	TYPE	PROJECT	# UNITS
Minglian Holdings	Developer	The Camber	6
Minglian Holdings	Developer	The Camino	5
Onni Group	Developer	The Ora	20
Onni Group	Developer	RIVA	9
Onni Group	Developer	RIVA 3	9
Oris Consulting	Developer	Hamilton Village	3
Pinnacle International	Developer	Pinnacle at Capstan	13
Pinnacle International	Developer	Sorrento at Capstan	11
Pinnacle International	Developer	Torino at Capstan	12
Sian Group	Developer	Sterling	6
Townline Homes	Developer	Harmony	7
Yuanheng Holdings	Developer	Viewstar Lot A	41
			142
NAME	TYPE	PROJECT	
CCM Investment Gp	Property Management	The Grand	7
FirstService Residential	Property Management	Saffron Homes	21
Park Residences	Property Management	Tower A	22
Peterson Commercial	Property Management	Camellia	19
Sunshine Holdings	Property Management	The Nova	8
Tribe Management	Property Management	The Emerald	13
			90
NAME	TYPE	PROJECT	
Amacon	Real Estate	Tempo	14
Concord Pacific	Real Estate	Monet	7
Dorset Realty	Real Estate	Elle	5
Greta Luk	Real Estate	The Omega	10
Prompton Real Estate	Real Estate	Central Estates	7
Prompton Real Estate	Real Estate	Concord Galleria	12
Prompton Real Estate	Real Estate	Park Estates	17
Prompton Real Estate	Real Estate	Park Estates II	15

Prompton Real Estate	Real Estate	South Estates	17
Re/Max Crest Realty	Real Estate	Spark	6
Reliance Properties	Real Estate	Richstone	3
			113

NAME	TYPE	PROJECT	
Az-Zahraa Housing	Non-profit organization	Calla	4
Az-Zahraa Housing	NPO	Cascade	14
Az-Zahraa Housing	NPO	The Dahlia	11
Catalyst Community Development	NPO	Rivermark	31
Kiwanis Seniors	NPO	Trafalgar Square	6
Kiwanis Seniors	NPO	Berkley House	13
More Than A Roof	NPO	Fiorella	11
Sanford Housing	NPO	Kingsley Estates	12
YWCA	NPO	Moiz & Nadia Place	27
			129

TYPE	# UNITS	% UNITS
For Profit Operators	345	73%
Non Profit Organizations	129	27%
Total	474	100%



#### Bulletin

Community & Social Development Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

#### www.richmond.ca

# Low End Market Rental Program Requirements

No.: INFO-51

Date: 2021-11-22

#### **Purpose**

The purpose of this bulletin is to provide an overview of the City of Richmond's Low End Market Rental Program. The requirements defined below are in effect as of November 15, 2021.

The West Cambie Alexandra Neighbourhood has its own affordable housing calculations, which are detailed in the West Cambie Area Plan. The Plan can be found online at <a href="https://www.richmond.ca/cityhall/bylaws/ocp/sched2.htm">www.richmond.ca/cityhall/bylaws/ocp/sched2.htm</a>. The requirements defined below apply to all other areas in the city.

#### **Background**

Housing affordability continues to be a critical challenge for many households in Richmond. This issue affects a range of social and demographic groups, with the greatest impact on households with low to moderate incomes. Within this context, the City of Richmond is committed to playing a leadership role in increasing the supply of affordable housing for Richmond residents.

Launched in 2007, the Low End Market Rental Program uses an inclusionary zoning approach through which developers receive a density bonus in exchange for providing built units or a cash-in-lieu contribution.

#### **Program Requirements**

The following requirements are in effect for new rezoning applications as of November 15, 2021. Applications received prior to this date will be processed under the previous program rules provided the application receives first reading by November 15, 2022.

#### Larger Apartment Rezoning Applications

In exchange for a density bonus, each multi-family rezoning application that includes more than 60 residential units is required to provide a built contribution. As of November 15, 2021, there are two distinct sets of rates:

- Properties located outside of the City Centre Plan Area are required to provide at least 10% of residential floor area as affordable housing units; and
- Properties located within the City Centre Plan Area are required to provide at least 15% of residential floor area as affordable housing units.

These units must be operated as affordable housing units based on the following maximum rental rates and income thresholds:

Table 1: Maximum rental rates and income thresholds

Unit Type	Maximum Rental Rates	Income Thresholds
Studio	\$811 per month	\$34,650
1 Bedroom	\$975 per month	\$38,250
2 Bedroom	\$1,218 per month	\$46,800
3 Bedroom	\$1,480 per month	\$58,050

See over →

Design requirements for these units are as follows:

- · Units must meet the following minimum size requirements:
  - Studio: 400 square feet
  - 1 Bedroom: 535 square feet
  - 2 Bedroom: 741 Square feet
  - 3 Bedroom: 980 Square feet
- At least 15% of the units are required to be provided as 2-bedroom units, while 5% must be
  provided as 3-bedroom units, with a target of securing 30% 2-bedroom units and 30% 3-bedroom
  units; and
- A target of securing at least 85% of the units to be designed to meet the City's Basic Universal Housing standard.

#### Unit Placement

In general, LEMR units must be evenly dispersed throughout the market strata units provided in the development, although clustered LEMR units may be permitted on the condition that an experienced non-profit housing provider is secured to manage the units.

#### Cash-in-lieu Contributions

Residential rezoning applications that include 60 units or less and all townhouse developments are required to provide a cash-in-lieu contribution in exchange for a density bonus. Cash contributions are directed to the City's Affordable Housing Reserve and used to support the development of standalone affordable housing buildings. As of November 15, 2021, there are two distinct sets of rates—one for properties inside the City Centre Plan Area (Table 2) and another for properties located outside the city centre (Table 3).

Table 2: Cash-in-lieu rates for properties within City Centre

Housing Type	Cash-in-lieu Rate	
Single-detached	\$12 per buildable square foot	
Townhouse	\$18 per buildable square foot	
Apartments involving 60 or fewer units	\$25 per buildable square foot	

Table 3: Cash-in-lieu rates for properties outside of City Centre

Housing Type	Cash-in-lieu Rate	
Single-detached	\$8 per buildable square foot	
Townhouse	\$12 per buildable square foot	
Apartments involving 60 or fewer units	\$15 per buildable square foot	

#### Single Family Rezonings

In addition to providing a cash-in-lieu contribution, single-family rezoning applications also have the option of providing at least one secondary suite to satisfy the Affordable Housing Policy requirements. The following options are available for single-family rezonings:

- a) Secondary suites in 100% of new lots developed;
- b) Secondary suites in 50% of new lots and cash-in-lieu contribution for the remaining 50%; or
- c) A cash-in-lieu contribution for 100% of new lots developed.

See over →

#### **Property Management Requirements**

The following requirements relate to the management of LEMR units:

- Property managers must enforce the maximum rental rates and income thresholds secured
  through the housing agreement registered on title and will verify all tenant household incomes
  using personal income tax documents. Owners and property managers are also required to
  confirm ongoing compliance with income and rental rate requirements through the Statutory
  Declaration process.
- The owner will not require LEMR tenants to pay any of the following fees:
  - Move in/move out fees:
  - Strata fees:
  - Strata property contingency reserve fees;
  - Any fees for the use of parking spaces assigned for the exclusive use of LEMR tenants;
  - Any fees for the use of common property, common spaces or amenities;
  - Any fees for the use of sanitary sewer, storm sewer, water or other utilities; or
  - Property or similar tax.
- The owner will allow LEMR tenants and any of their visitors to have full access to all on-site common indoor and outdoor amenity spaces that are available to residents of the residential strata units contained within the same building as the LEMR units.
- The owner will not permit a LEMR unit to be subleased or for the tenancy agreement to be assigned.
- The owner will not permit a LEMR unit to be used for short-term rental purposes (for example, units rented through Airbnb or VRBO), or any other purposes that do not constitute a permanent residence of an eligible tenant.

#### **Tenant Selection Guidelines**

- The purpose of the LEMR program is to provide housing to Richmond residents who would not be
  able to afford permanent rental housing at market rates in Richmond. Property managers must
  enforce the maximum income thresholds secured through the housing agreement registered on title.
- Property managers must verify the income of all tenants 18 years of age and over using their most recent Notice of Assessment from Canada Revenue Agency.
- Property managers should consider the National Occupancy Standards as defined by CMHC when selecting eligible tenants:
  - There shall be no more than 2 or less than 1 person per bedroom;
  - Spouses and couples share a bedroom;
  - Parents do not share a bedroom with a child;
  - Dependents aged 18 or more do not share a bedroom; and
  - Dependents aged 5 or more of opposite sex do not share a bedroom.

#### **Contact Information**

For additional information regarding the Low End Market Rental program, contact the City's Program Manager, Affordable Housing at 604-247-4916.



# Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10542

The Council of the City of Richmond enacts as follows:

- 1. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by deleting Section 1.3.5 in its entirety.
- 2. The Solid Waste and Recycling Regulation Bylaw. 6803, as amended, is further amended by deleting Schedule A and Schedule B and substituting Schedule A attached to and forming part of this Bylaw. For greater certainty, any reference to Schedule B in the Solid Waste and Recycling Regulation Bylaw. 6803 shall be interpreted as part reference to Schedule A of this Bylaw.
- 3. This Bylaw is cited as "Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment No. 10542".

FIRST READING	MAR 2 5 2024	CITY OF RICHMOND
SECOND READING	MAR 2 5 2024	APPROVED for content by originating dept.
THIRD READING	MAR 2 5 2024	APPROVED
ADOPTED		for legality by Solicitor LB
MAYOR	CORPORATE OFFICER	

Bylaw 10542 Page 2

#### SCHEDULE A TO BYLAW NO. 10542

BYLAW YEAR:

2024

#### SCHEDULE A to BYLAW NO. 6803

FEES FOR CITY GARBAGE COLLECTION SERVICE		
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse		
development: 80L container	\$	85.56
Annual City garbage collection service fee for each unit in a townhouse		
development with weekly collection service: 80L container	\$	102.67
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse		
development: 120L container	\$	115.83
Annual City garbage collection service fee for each unit in a townhouse		
development with weekly collection service: 120L container	\$	139.00
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse		:
development: 240L container	\$	146.67
Annual City garbage collection service fee for each unit in a townhouse		
development with weekly collection service: 240L container	\$	176.00
Annual City garbage collection service fee for each unit in a single-family		
dwelling, each unit in a duplex dwelling, and each unit in a townhouse		
development: 360L container	\$	275.56
Annual City garbage collection service fee for each unit in a townhouse		
development with weekly collection service: 360L container	\$	330.67
Annual City garbage collection service fee for each unit in a multi-family		
dwelling		
- Weekly service	\$	53.89
- Twice per week service	\$	94.44
Fee for garbage cart replacement	\$	25.00
Fee for each excess garbage container tag	\$	2.00
Large Item Pick Up fee	\$	22.78
Non-compliant large item collection fee	\$	75.00

#### SCHEDULE B to BYLAW NO. 6803

FEES FOR CITY RECYCLING SERVICE		
Annual City recycling service fee:	1	
(a) For residential properties, which receive blue box service (per unit)	\$	77.00
(b) For multi-family dwellings or townhouse developments which receive centralized	•	77.00
collection service (per unit)	\$	61.56
Annual City recycling service fee:	-	01.00
(a) For yard and garden trimmings and food waste from single-family dwellings and from		
each unit in a duplex dwelling (per unit)	\$	183.56
(b) For yard and garden trimmings and food waste from townhome dwellings that receive		200.00
City garbage or blue box service (per unit)	\$	74.44
(c) For yard and garden trimmings and food waste from multi-family dwellings		
- Weekly Service	\$	56.67
- Twice per week service	\$	76.94
Cardboard bin recycling service for multi-family dwellings, collected once every 2 weeks	\$	70.00/bin/month
Cardboard bin recycling service for multi-family dwellings, collected weekly	\$	80.00/bin/month
Fee for yard/food waste cart replacement	\$	25.00
Annual City recycling service fee for non-residential properties	. \$	7.84
City recycling service fee for the Recycling Depot:		
	\$25	5.00 per cubic yard
		for the second and
	eacl	h subsequent cubic
(a) (i) for yard and garden trimmings from residential properties		yard
(ii) for recyclable material from residential properties	\$	0.00
(b) For yard and garden trimmings from non-residential properties		5.00 per cubic yard
(c) For recycling materials from non-residential properties	\$	0.00
(d) For upholstered furniture from residential properties		
(i) office/dining chair, ottoman, bench	\$	0.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$	0.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$	0.00
(e) For upholstered furniture from non-residential properties		
(i) office/dining chair, ottoman, bench	\$	20.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$	35.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$	50.00



#### Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10544

The Council of the City of Richmond enacts as follows:

1. Consolidated Fees Bylaw No. 8636, as amended, is further amended at Schedule – Building Regulation by deleting the following table and replacing it with the table in Schedule A attached to and forming part of this bylaw:

#### Building Regulation Bylaw No. 7230 Building Permit Fees for all Other Building Types (cont.) Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description		Fee
Building Design Modification Fee		
Plan Review (per hour or portion thereof)		\$147.00
Building Permit Fee for Temporary Building for Occupancy		\$646.00
Re-inspection Fees		
(a) for the third inspection		\$97.75
(b) for the fourth inspection		\$135.00
(c) for the fifth inspection		\$261.00
Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection	·	
Special Inspection Fees:		
(a) during the City's normal business hours		\$147.00
(b) outside the City's normal business hours		\$568.00
*for each hour or part thereof after the first	*Plus	\$147.00
four hours		
Building Permit Transfer or Assignment Fee	(a)	\$81.75
or (b) a fee of 10% to the nearest dollar of the original		
building permit fee		
- whichever is greater of (a) or (b)		
Building Permit Extension Fee	(a)	\$81.75
or (b) a fee of 10% to the nearest dollar of the original		
building permit fee		
- whichever is greater of (a) or (b)		
Building Move Inspection Fee:		
(a) within the City boundaries		\$147.00
(b) outside the City boundaries when travel is by City vehicle		\$147.00

	** per km travelled	**Plus	\$4.00
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Note: Where the building inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of accommodation, meals and transportation are payable in addition to other applicable fees including salary cost greater than 1 hour.

2. Consolidated Fees Bylaw No. 8636, as amended, is further amended at Schedule – Building Regulation by deleting the following table and replacing it with the table in Schedule B attached to and forming part of this bylaw:

Building Regulation Bylaw No. 7230 Plumbing Permit Fees (cont.) Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee	Units
Water Service		
(a) for the first 30 metres of water supply service pipe to a	\$81.75	
building or structure		
(b) for each additional 30 metres of water supply service pipe	\$30.75	
to a building and structure		
Sanitary & Storm Sewers: Building Drains & Water Distribution		
(a) for the first 30 metres of a sanitary sewer, and/or	\$81.75	
storm sewer, and/or building drain, or part thereof		
(b) for each additional 30 metres of a sanitary sewer, and/or	\$30.75	-
storm sewer, and/or building drain, or part thereof		
(c) for the first 30 metres of a rough-in installation for a water	\$81.75	
distribution system in a multiple unit non-residential		
building for future occupancy, or part thereof		
(d) for each additional 30 metres of a rough-in installation for a	\$30.75	
water distribution system in a multiple unit non-residential		
building for future occupancy, or part thereof		
(e) for the installation of any neutralizing tank, catch basin, (f)	\$81.75	
sump, or manhole (g)	\$30.75	per item
- whichever is greater of (f) or (g)		
Special Inspections		
(a) during the City's normal business hours	\$147.00	-
(b) outside the City's normal business hours or each hour	\$568.00	
*for part thereof exceeding the first four hours *Plus	\$147.00	
Design Modification Fees		
Plan review	\$147.00	per hour
Applicable to Plumbing, Sprinkler & Standpipes, Water		
Service, and Sanitary & Storm Sewers; Building Drains &		
Water Distributions		

#### SCHEDULE A to BYLAW NO. 10544

# **Building Regulation Bylaw No. 7230 Building Permit Fees for all Other Building Types (cont.)**

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description		Fee
Building Design Modification Fee		
Plan Review (per hour or portion thereof)		\$147.00
Building Permit Fee for Temporary Building for Occupancy		\$646.00
Modifications or Changes to Instream Building Permit Application	on	
Plan Review (per hour or portion thereof)		\$147.00
Re-inspection Fees		
(a) for the third inspection		\$97.75
(b) for the fourth inspection		\$135.00
(c) for the fifth inspection		\$261.00
Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection	·	
Special Inspection Fees:		. , , , , , , , , , , , , , , , , , , ,
(a) during the City's normal business hours		\$147.00
(b) outside the City's normal business hours		\$568.00
*for each hour or part thereof after the first	*Plus	\$147.00
four hours		
Building Permit Transfer or Assignment Fee	(a)	\$81.75
or (b) a fee of 10% to the nearest dollar of the original		
building permit fee		
- whichever is greater of (a) or (b)		
Building Permit Extension Fee	(a)	\$81.75
or (b) a fee of 10% to the nearest dollar of the original		
building permit fee		
- whichever is greater of (a) or (b)		
Building Move Inspection Fee:		
(a) within the City boundaries		\$147.00
(b) outside the City boundaries when travel is by City vehicle		\$147.00
** per km travelled	**Plus	\$4.00

Note: Where the building inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of accommodation, meals and transportation are payable in addition to other applicable fees including salary cost greater than 1 hour.

#### SCHEDULE B to BYLAW NO. 10544

# **Building Regulation Bylaw No. 7230 Plumbing Permit Fees (cont.)**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee	Units
Water Service		
(a) for the first 30 metres of water supply service pipe to a	\$81.75	
building or structure	,	
(b) for each additional 30 metres of water supply service pipe	\$30.75	
to a building and structure		
Sanitary & Storm Sewers: Building Drains & Water Distribution		
(a) for the first 30 metres of a sanitary sewer, and/or	\$81.75	
storm sewer, and/or building drain, or part thereof		
(b) for each additional 30 metres of a sanitary sewer, and/or	\$30.75	
storm sewer, and/or building drain, or part thereof		
(c) for the first 30 metres of a rough-in installation for a water	\$81.75	
distribution system in a multiple unit non-residential		
building for future occupancy, or part thereof		
(d) for each additional 30 metres of a rough-in installation for a	\$30.75	
water distribution system in a multiple unit non-residential		
building for future occupancy, or part thereof		
(e) for the installation of any neutralizing tank, catch basin, (f)	\$81.75	
sump, or manhole (g)	\$30.75	per item
- whichever is greater of (f) or (g)		
Special Inspections		_
(a) during the City's normal business hours	\$147.00	
(b) outside the City's normal business hours or each hour	\$568.00	
*for part thereof exceeding the first four hours *Plus	\$147.00	
Design Modification Fees		-
Plan review	\$147.00	per hour
Applicable to Plumbing, Sprinkler & Standpipes, Water		-
Service, and Sanitary & Storm Sewers; Building Drains &		
Water Distributions		
Modifications or Changes to Instream Plumbing Permit Application		
Plan Review	\$147.00	per hour

#### SCHEDULE C to BYLAW NO. 10544

#### Building Regulation Bylaw No. 7230 Gas Permit Fees

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.9, 12.10

Description	Fee	Units
Domestic Installation – one family dwelling (a)	\$81.75	
- whichever is greater (a) or (b) (b)	\$30.75	per
Domestic/Commercial/Industrial Installations – two family		appliance
dwellings, multiple unit residential buildings, including townhouse		
units)		
(a) appliance input up to 29 kW	\$81.75	
(b) appliance input exceeding 29 kW	\$135.00	
Special Inspection Fees:		
(a) during the City's normal business hours	\$147.00	
(b) outside the City's normal business hours	\$568.00	
*for each hour or part thereof after the first four hours *Plus	\$147.00	
Design Modification Fees		
Plan review	\$147.00	per hour
		-
Modifications or Changes to Instream Gas Permit Application		
Plan Review	\$147.00	per hour
		1

3. Consolidated Fees Bylaw No. 8636, as amended, is further amended at Schedule – Building Regulation by deleting the following table and replacing it with the table in Schedule C attached to and forming part of this bylaw:

# **Building Regulation Bylaw No. 7230 Gas Permit Fees**

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.9, 12.10

Description		Fee	Units
Domestic Installation – one family dwelling	(a)	\$81.75	
- whichever is greater (a) or (b)	(b)	\$30.75	per
Domestic/Commercial/Industrial Installations – two family			appliance
dwellings, multiple unit residential buildings, including townh	iouse		
units)			
(a) appliance input up to 29 kW		\$81.75	
(b) appliance input exceeding 29 kW		\$135.00	
Special Inspection Fees:	·		
(a) during the City's normal business hours		\$147.00	
(b) outside the City's normal business hours		\$568.00	
*for each hour or part thereof after the first four hours *	'Plus	\$147.00	

4. This Bylaw is cited as "Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10544".

	MAR 2 5 2024	
FIRST READING	MAR 2 J 2024	CITY OF RICHMOND
SECOND READING	MAR 2 5 2024	APPROVED for content by
THIRD READING	MAR 2 5 2024	originating Division
ADOPTED		APPROVED for legality by Solicitor
		BRB
MAYOR	CORPORATE OFFICER	



#### Housing Agreement (6851 and 6871 Elmbridge Way) Bylaw No. 10545

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 lands legally described as:

P.I.D. 003-527-964

LOT 126 SECTION 6 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 65093

P.I.D. 003-527-948

LOT 125 SECTION 6 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 65093

2. This Bylaw is cited as "Housing Agreement (6851 and 6871 Elmbridge Way) Bylaw No. 10545".

FIRST READING	MAR 2 5 2024	CITY OF RICHMOND
SECOND READING	MAR 2 5 2024	APPROVED for content by originating
THIRD READING	MAR 2 5 2024	dept.
ADOPTED		for legality by Solicitor
	•	V
MAYOR	CORPORATE OFFICER	

#### Schedule A

To Housing Agreement (6851 and 6871 Elmbridge Way) Bylaw No. 10545 HOUSING AGREEMENT BETWEEN LANDA OVAL DEVELOPMENT LTD. AND CITY OF RICHMOND

## AFFORDABLE HOUSING AGREEMENT (Section 483 Local Government Act)

THIS AGREEMENT is dated for reference 8th day of March, 2024

BETWEEN:

LANDA OVAL HOLDINGS LTD. (Inc. No. BC1228542), a company duly incorporated under the laws of the Province of British Columbia and having an address at Suite 1550 - 200 Burrard Street, Vancouver, BC V6C 3L6

(the "Owner")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the "City")

#### WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in section 1.1;
- B. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent which may be charged for housing units;
- C. The Owner is the owner of the Lands; and
- D. The Owner and the City wish to enter into this Agreement to provide for affordable housing pursuant to the Affordable Housing Strategy on the terms and conditions set out in this Agreement,

**NOW THEREFORE** 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 Strategy" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
  - (b) "Affordable Housing Unit" means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit,

Housing Agreement (Section 483 *Local Government Act*) Landa Oval Development Ltd. – 6851 and 6871 Elmbridge Way Application No. RZ 17-782450, Bylaw No.10545, RZC #15



Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;

- (c) "Agreement" means this agreement together with all schedules, attachments, and priority agreements attached hereto;
- (d) "Building" means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (e) "Building Permit" means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) "CCAP" means the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;
- (g) "City" means the City of Richmond;
- (h) "City Solicitor" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (i) "Common Amenities" means all indoor and outdoor areas, recreational facilities and amenities that are provided for common use of all residential occupants of the Development, including any Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities, and related access routes;
- (j) "CPI" means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;
- (k) "Daily Amount" means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, 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;
- (l) "Development" means the mixed use residential and commercial development to be constructed on the Lands;
- (m) "Development Permit" means the development permit authorizing the development on the Lands, or any portion(s) thereof, and includes Development Permit Application number DP 21-945917;



- (n) "Director of Community Social Development" means the individual appointed to be the Director, Community Social Development from time to time of the Planning and Development Division of the City and his or her designate;
- (o) "Director of Development" means the individual appointed to be the Director of Development of the Planning and Development Division of the City and his or her designate;
- (p) "Dwelling Unit" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (q) "Eligible Tenant" means a Family having a cumulative annual income of:
  - (i) in respect to a studio unit, \$34,650.00 or less;
  - (ii) in respect to a one-bedroom unit, \$38,250.00 or less;
  - (iii) in respect to a two-bedroom unit, \$46,800.00 or less; or
  - (iv) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2019, the annual incomes set out above shall be adjusted annually on January 1<sup>st</sup> of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, then the annual incomes set out above for the subsequent year shall remain unchanged from the previous year. 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;

- (r) "Family" means:
  - (i) a person;
  - (ii) two or more persons related by blood, marriage or adoption; or
  - (iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption
- (s) "GST" means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (t) "Housing Covenant" means the agreements, covenants, and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;



- (u) "Interpretation Act" means the Interpretation Act, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (v) "Land Title Act" means the Land Title Act, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (w) "Lands" means, collectively, the lands and premises legally described as:

PID: 003-527-948, Lot 125 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093; and

PID: 003-527-964, Lot 126 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093,

as may be Subdivided from time to time, and including a Building or a portion of a Building;

- (x) "Local Government Act" means the Local Government Act, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (y) "LTO" means the New Westminster Land Title Office or its successor;
- (z) "OCP" means the City of Richmond Official Community Plan Bylaw No. 7100, as may be amended or replaced from time to time;
- (aa) "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;
- (bb) "Permitted Rent" means no greater than:
  - (i) \$811.00 (exclusive of GST) a month for a studio unit;
  - (ii) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
  - (iii) \$1,218.00 (exclusive of GST) a month for a two-bedroom unit; and
  - (iv) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2019, the rents set out above shall be adjusted annually on January 1<sup>st</sup> of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. 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*. Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the foregoing cap on the increase to Permitted Rent to that permitted by the *Residential Tenancy Act* shall apply to the annual calculation of the maximum Permitted Rent independent of any exemption status of the Owner (i.e., non-profit housing society). If



there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, then the permitted rents set out above for the subsequent year shall remain unchanged from the previous year. 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;

- (cc) "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;
- (dd) "Residential Tenancy Act" means the Residential Tenancy Act, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (ee) "*Residential Tenancy Regulation*" means the Residential Tenancy Regulation, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (ff) "Senior" means the age of an individual defined by Council of the City as a senior for the purposes of all City programs, at the time of this Agreement being defined at 55 years of age and older;
- (gg) "Strata Property Act" means the Strata Property Act S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (hh) "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;
- (ii) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (jj) "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) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators, and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- 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;
- (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"; and
- (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action

### 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 an 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. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 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 Schedule 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.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will:



- (a) take no steps to compel the issuance of the Development Permit, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:
  - (i) submitted to the City a Development Permit application that includes the Affordable Housing Units; and
  - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portion thereof;
- (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until:
  - (i) the Director of Community Social Development and Director of Development have, in their sole discretion, approved the detailed design of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features;
  - (ii) the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features; and
  - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Building's design architect confirming that the Building design satisfies the requirements of this Agreement;
- (c) not occupy, nor permit any person to occupy any portion of any Building unless and until all of the following conditions are satisfied:
  - (i) the Affordable Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
  - (ii) the Affordable Housing Units have received final Building Permit inspection granting provisional or final occupancy of the Affordable Housing Units;
  - (iii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, any facilities for the use of the Affordable Housing units, including parking, and any shared indoor or outdoor amenities; and
  - (iv) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Building's design architect confirming that the Affordable Housing Units have been built in accordance with the Agreement.



# ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
  - (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building 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 all of the Affordable Housing Units in one building;
  - (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "building" for the purpose of this section 3.3; and
  - (c) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
  - (a) includes the following provision:
    - "By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and any operator or manager engaged by the Landlord and the disclosure by the Landlord and any operator or manager engaged by the Landlord to the City of Richmond (the "City") and the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's Affordable Housing Strategy, policies, and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:
    - (i) a statement of the total, gross annual income once per calendar year from all sources (including employment, disability, retirement, investment, and other) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;
    - (ii) number of occupants of the Affordable Housing Unit;
    - (iii) number of occupants of the Affordable Housing Unit 18 years of age and under; and



- (iv) number of occupants of the Affordable Housing Unit who are Seniors;
- (b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and
- (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 If the Owner sells or transfers any Affordable Housing Units, then the Owner will notify the City Solicitor and the Director of Community Social Development, of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.6 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 allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
  - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
    - (i) move-in/move-out fees;
    - (ii) strata fees;
    - (iii) strata property contingency reserve fees;
    - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities:
    - (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
    - (vi) property or similar tax;

provided, however, that 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:

(vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and

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- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) 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;
- (g) 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 subsection 1.1(q) of this Agreement;
  - (iii) the Affordable Housing Unit is occupied by more than the number of people the City 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 (3) consecutive months or longer, notwithstanding the timely payment of rent; 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 subsection 3.6(g)(ii) of this Agreement [Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(q) 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 subsection 3.6(g)(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;

- (h) 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
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.7 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.



- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.
- 3.9 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection for the Affordable Housing Units.

### 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.
- Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 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 Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation.



- No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to subsection 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units; Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle charging stations are excluded from this provision
- 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 Amenities, 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 these facilities 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:
  - (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
  - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or
  - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) 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 483 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 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided, this Agreement will secure only the legal parcels which contain the Affordable Housing Units.

The City will partially release this Agreement accordingly, provided however that:

- (i) the City has no obligation to execute such release until a written request from the Owners is received by the City, which request includes the registrable form of release (Form C (Release));
- (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;
- (iii) the City has a reasonable time within which to execute the Form C (Release) and return the same to the Owners for registration; and
- (iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in section 7.5.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

### 7.2 No Compensation

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

### 7.3 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

### 7.4 Management

(a) The Owner covenants and agrees that it will ensure 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, at no cost or charge to the Tenant.

- (b) The Owner further covenants and agrees that it will vote:
  - (i) as owner of the Affordable Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and
  - (ii) as the owner of the air space parcel or remainder parcel containing the Affordable Housing Units at any applicable meetings of the owners of the other subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Affordable Housing Units and any of the Common Amenities, the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and the Parking Operator, as applicable.

(c) 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.

### 7.5 **Indemnity**

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors, or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or refusal to permit occupancy of any Building, or any portion thereof, constructed on the Lands, arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) 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; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

### 7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:



- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

### 7.7 Survival

The obligations of the Owner set out in this Agreement including, but not limited to, sections 7.5 and 7.6 will survive termination or discharge of this Agreement.

### 7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

### 7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

### 7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any 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.

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### 7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

### 7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To:

Clerk, City of Richmond

6911 No. 3 Road

Richmond, BC V6Y 2C1

Copies to:

City Solicitor and the Director of Community Social Development

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

### 7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

### 7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, then such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

### 7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

### 7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the 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.

### 7.17 Further Assurance

Housing Agreement (Section 483 *Local Government Act*)
Landa Oval Development Ltd. – 6851 and 6871 Elmbridge Way
Application No. RZ 17-782450, Bylaw No.10545, RZC #15



Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

### 7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors, and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

### 7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

### 7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

### 7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

### 7.22 **Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

### 7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

### 7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

[remainder of page intentionally blank]



**IN WITNESS WHEREOF** the parties hereto have executed this Agreement as of the day and year first above written.

### LANDA OVAL HOLDINGS LTD. (INC. NO. BC1228542)

by its authorized signatory:

Name: Scott Wang

OTTOW !	~ T	DECETT FOR	-
CITY		RICHMON	11)

by its authorized signatories:

Per:

Malcolm D. Brodie, Mayor

Claudia Jesson, Corporate Officer

declaration; and

### **SCHEDULE A to Housing Agreement**

## STATUTORY DECLARATION (Affordable Housing Units)

CANADA	) ) )	IN THE MATTER OF Unit Nos (collectively, the "Affordable I		
CANADA PROVINCE O	F BRITISH	(street address), British Colun	nbia, and	Housing Agreement
COLUMBIA	)	dated	_, 20	_ (the " <b>Housing</b>
TO WIT:	ý	Agreement") between		
	) ) )	City of Richmond (the "City")	44.44.4	and the
				(full name),
,		(a		
) i		(a	uuress) i	in the Province
	or,	(the " <b>Owner</b> ") of the Affordable Hou		
	a director, officer, or ar e matters set out herei	n authorized signatory of the Owner in;	and I ha	ve personal knowledge
		suant to the terms of the Housing nformation as of the day of		
3. Continuo	ously since the last Sta	tutory Declaration process:		
•	ne Affordable Housing efined in the Housing /	g Units, if occupied, were occupied Agreement); and	d only b	y Eligible Tenants (as
· <b>⊢</b>		able Housing Units complied with the dany housing covenant(s) registere		-
		table attached as Appendix A here	•	•

Page 1 of 2 – continued on next page...

... continued from Page 1 - Page 2 of 2

5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at	)	
in the	)	
Province of British Columbia, Canada, this	)	
day of, 20	)	
	) Name:	(Signature of Declarant)
A Notary Public and a Commissioner for taking Affidavits in and for the Province of British Columbia	-	

# S. Z.

# Appendix A to Statutory Declaration

Building	Building Name.						6									
in i	S Maine.					building Address:					Property Manager Name:	ager Name:				
Propert	Property Management Company:	t Company:				Property Manager Email:	er Email:				Property Man	Property Manager Phone Number:	iber:			
			Unit and H	Unit and Household Information	nation				Income and Rent			Fees Collecteregarding the 1	Fees Collected (For any fees charged, provide details and explanation regarding the fees to the City together with the Statutory Declaration.)	charged, prov r together with	ide details and the Statutory	explanation Declaration.)
Row #	Unit #	Unit Type (Studio,1 Bed, 2 Bed, 3 Bed)	Unit Type (Studio,1 Number of Bed, 2 Bed, 3 Occupants (#) Bed)	Related to Owner (Yes/No) (Provide one response per occupant)	Total Number of Occupants 18 years and Under (#)	Total Number of Occupants who are "Seniors" as that term is defined in the Affordable Housing Agreement (#)	Starting Year of Tenancy	Before-tax Total Income(s) (if Occupant is 18 years & Over) (Provide one response per occupant)	Income Verification Received (Yes/No) (Provide one response per occupant)	Before-tax Total Income of All Occupants 18 years & Over	Rent (5/Month)	Parking Fees	Move- in/Move-out Storage Fees Fees	Storage Fees	Amenity Usage Fees	Other Tenant Fees
0	EXAMPLE ONLY - 101	3 BR	4	ON ON ON	1	1	2022	\$31,049 \$22,764 \$7,825	Yes Yes Yes	\$61,638	\$1,611.19	· ·	'	, vs	y,	, v
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Continue rows as needed.



### Richmond Zoning Bylaw 8500 Amendment Bylaw 10281 (RZ 20-896900) 3220/3240 Blundell Road

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

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

P.I.D. 000-781-037

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Plan NW2187 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

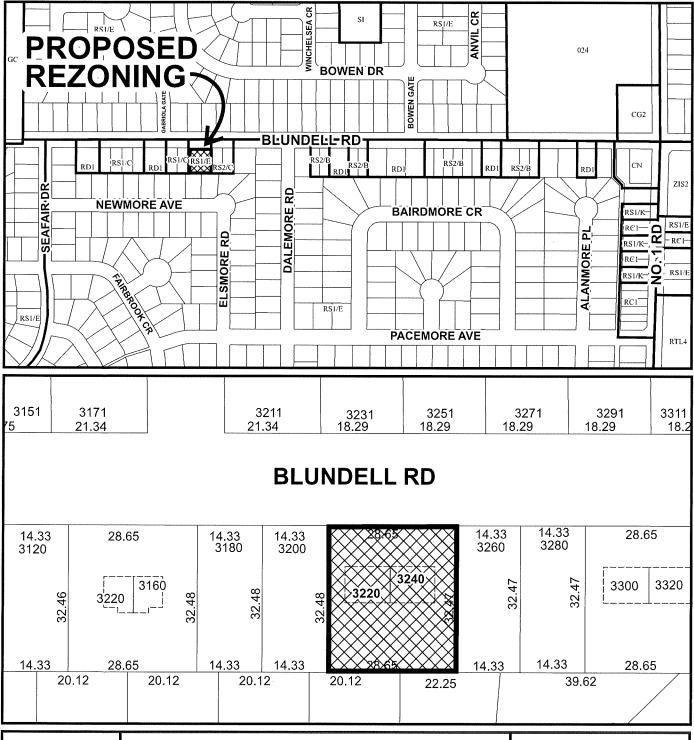
P.I.D. 000-781-045

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan NW2187 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10281".

FIRST READING	JUL 2 6 2021	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	SEP 0 7 2021	APPROVED By
SECOND READING	SEP 0 7 2021	APPROVED
THIRD READING	SEP 0 7 2021	by Director or Solicitor
OTHER CONDITIONS SATISFIED	MAR 2 6 2024	- O. A
ADOPTED		<del>-</del>
		_
MAYOR	CORPORATE OFFICER	_







RZ 20-896900

Original Date: 04/07/20

Revision Date:

Note: Dimensions are in METRES



### **Report to Council**

To: Richmond City Council Date: March 25, 2024

From: John Irving File: DP 21-943565

Acting Chair, Development Permit Panel

Re: Development Permit Panel Meeting Held on May 10, 2023

### **Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 21-943565) for the property located at 9800 Van Horne Way, be endorsed and the Permit so issued.

Cecilia Achiam Panel Member, Development Permit Panel (604-276-4122)

For John Irving Acting Chair, Development Permit Panel (604-276-4140)

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on May 10, 2023.

# <u>DP 21-943565 – ORION CONSTRUCTION – 9800 VAN HORNE WAY</u> (May 10, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

The applicant, Jeremy Paquin, of Orion Construction, the applicant's architect, Ruchir Dhall, of Architecture Panel Inc., the applicant's designer Darcy Forcier, of D. Force Design Inc., the applicant's landscape architect, Jessica Thiessen, of Krahn Group of Companies, and the applicant's public art consultant, Annabella Alfonzo Rafalli, of Aartplace, provided a brief visual presentation highlighting:

- The two proposed multi-tenant light industrial buildings will provide a total of 44 units as strata-titled units.
- Vehicular access to the site is provided on River Drive and Van Horne Way.
- Outdoor amenity spaces for employees are distributed throughout the site.
- Design changes in response to Advisory Design Panel comments relating to pedestrian safety and accessibility, hard and soft landscaping, outdoor amenity spaces, location of amenities such as garbage enclosure, and number of electric vehicle (EV) charging stations to be provided have been incorporated in the project.
- Planting along the perimeter of the site and pockets of planting throughout the parking area have been added.
- Proposed planting materials are native and adapted species that will provide four season interest.
- Existing trees along the south property line will be retained.
- The proposed public art has gone through the City's public art process.
- Public art will be installed on the plaza area at the northwest corner of the subject site.
- The public art concept references the history of Richmond and surrounding landmarks and natural elements.
- Sustainable painting materials will be used for the public art.

Staff noted that (i) there will be a Servicing Agreement associated with the project for frontage works along Van Horne Way and River Drive and City utility works, (ii) out of a total of 21 existing trees on the site, seven trees along the south property line will be retained and 14 trees will be removed either due to poor health condition or due to being impacted by building

demolition and construction, (iii) 40 new trees are proposed to be planted on the site, exceeding the City's required 2:1 replacement ratio, and (iv) a Statutory Right-of-Way over a portion of the south property line will be provided to help in the installation of a future City road on the Rail corridor.

In reply to queries from the Panel, the applicant noted that (i) there would be future rooftop mechanical units with improvements by future tenants, (ii) the high parapets on the buildings would screen the rooftop mechanical units from views from the street, (iii) the building rooftops in the subject site would be visible from Canada Line, (iv) proposed species of planting materials in the plaza area at the northeast corner of the site are small and grow vertically and would not interfere with the proposed seating in the area, (v) Building B has been designed with dock loading for large trucks while Building A has been designed to accommodate loading for smaller vehicles, (vi) maintenance of the public art surface painting will be addressed through the strata property management plan, (vii) overall, there is a smaller amount of glass in the proposed development compared to those of residential buildings, and (viii) there is provision for individual units in the two buildings to install their own EV charging stations for all their parking stalls.

Discussion ensued regarding the long-term maintenance of public art in the project and in response to a query from the Panel, staff confirmed that the project's development permit will be registered on title and staff will work with the strata to ensure that the landscape and public art will be maintained.

The Panel expressed support for the project, noting that it is well thought out and the proposed landscaping and public art would enhance pedestrian, cyclist and motorist experience in the area.