



City Council

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

**Monday, May 11, 2015
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to adopt the minutes of the Regular Council meeting held on Monday, April 27, 2015* (distributed previously).

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AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 17.)

4. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Update to the Older Adults Service Plan
- Climate Action Revenue Incentive Program (CARIP) & Carbon Neutral Operations Update
- Proposed Revised Provincial Electoral Boundaries
- 2014 Consolidated Financial Statements
- Housing Agreement Bylaw No. 9246 to Permit the City of Richmond to Secure Affordable Housing Units located at 10440 and 10460 No. 2 Road (Polygon Kingsley Estates Ltd.)
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, June 15, 2015):
 - 7331 Williams Road – Rezone from RS1/E to RC2 (Amrik S. Sanghera – applicant)
 - 3600/3620 Blundell Road – Rezone from RD1 to RS2/B (Trico Developments (B.C.) Inc. – applicant)
- Port Metro Vancouver

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



6. **COMMITTEE MINUTES**

That the minutes of:

- | | |
|---------|---|
| CNCL-8 | (1) the Parks, Recreation and Cultural Services Committee meeting held on Tuesday, April 28, 2015; |
| CNCL-15 | (2) the General Purposes Committee meeting held on Monday, May 4, 2015; |
| CNCL-21 | (3) the Finance Committee meeting held on Monday, May 4, 2015; |

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- CNCL-25 (4) *the **Planning Committee** meeting held on Tuesday, May 5, 2015; be received for information.*

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Consent
Agenda
Item

7. **UPDATE TO THE OLDER ADULTS SERVICE PLAN**
(File Ref. No. 07-3400-01) (REDMS No. 4498656 v. 6)

CNCL-38

See Page CNCL-38 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That the staff report titled Update to the Older Adults Service Plan, dated April 8, 2015, from the General Manager, Community Services, be circulated for comment to a wide array of partners and community organizations that the Community Services Division works with in service provision to older adults; and*
- (2) *That the Draft 2015-2019 Older Adults Service Plan be brought back for Council consideration following the final consultation.*

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Consent
Agenda
Item

8. **CLIMATE ACTION REVENUE INCENTIVE PROGRAM (CARIP) & CARBON NEUTRAL OPERATIONS UPDATE**
(File Ref. No. 10-6000-01) (REDMS No. 4552758 v. 6)

CNCL-87

See Page CNCL-87 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the staff report titled Climate Action Revenue Incentive Program (CARIP) & Carbon Neutral Operations Update, dated April 20, 2015, from the Director, Engineering, be forwarded to the Advisory Committee on the Environment for comment; and*
- (2) *That staff report back with a long term strategy for maintaining corporate carbon neutral operations.*

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Consent
Agenda
Item

9. **PROPOSED REVISED PROVINCIAL ELECTORAL BOUNDARIES**
(File Ref. No. 01-0150-03) (REDMS No. 4560643)

CNCL-121

See Page **CNCL-121** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the staff report titled Proposed Revised Provincial Electoral Boundaries, dated April 21, 2015, from the Director, Intergovernmental Relations and Protocol Unit, be received for information and endorsed; and*
- (2) *That a letter be sent to the Melnick Commission accordingly.*

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Consent
Agenda
Item

10. **2014 CONSOLIDATED FINANCIAL STATEMENTS**
(File Ref. No. 03-0905-01) (REDMS No. 4556244 v. 2)

CNCL-133

See Page **CNCL-133** for full report

FINANCE COMMITTEE RECOMMENDATION

That the City's audited consolidated financial statements for the year ended December 31, 2014 be approved.

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Consent
Agenda
Item

11. **HOUSING AGREEMENT BYLAW NO. 9246 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 10440 AND 10460 NO. 2 ROAD (POLYGON KINGSLEY ESTATES LTD.)**
(File Ref. No. 12-8060-20-009246; 08-4057-01) (REDMS No. 4563996 v. 4)

CNCL-193

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

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 9246 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 13-649524.

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Pg. # ITEM

Consent
Agenda
Item

12. **APPLICATION BY AMRIK S. SANGHERA FOR REZONING AT 7331 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009206; RZ 14-664658) (REDMS No. 4485179)

CNCL-219

See Page CNCL-219 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9206, for the rezoning of 7331 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.



Consent
Agenda
Item

13. **APPLICATION BY TRICO DEVELOPMENTS (B.C.) INC. FOR REZONING AT 3600/3620 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009207; RZ 14-676660) (REDMS No. 4532825)

CNCL-233

See Page CNCL-233 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9207, for the rezoning of 3600/3620 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Consent
Agenda
Item

14. **PORT METRO VANCOUVER**

(File Ref. No. 01-0140-20-PMVA1)

CNCL-250

See Page CNCL-250 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the letter, dated April 30, 2015, from Port Metro Vancouver be referred to staff for a response; and*
- (2) *That Council meet with the Port Metro Vancouver Board of Directors regarding land matters.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

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CNCL-256

- (1) Dr. Jack Kliman, Lead Physician for *A GP for Me*, Richmond Division of Family Practice, to provide an update on the *A GP for Me* initiative.
- (2) Jim Lamond, Chairman, Richmond Sports Council, to speak on the Minoru Complex Public Realm and Building Update.

16. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-258

Public Parks and School Grounds Regulation **Bylaw No. 8771**

CNCL-275

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

CNCL-276

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment **Bylaw No. 9140**
Opposed at 1st/2nd/3rd Readings – None.

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Pg. # ITEM

CNCL-284 River Green District Energy Utility Bylaw No. 9134, Amendment **Bylaw No. 9239**
Opposed at 1st/2nd/3rd Readings – None.

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CNCL-287 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9167**
(4800 Princeton Avenue, RZ 14-662753)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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DEVELOPMENT PERMIT PANEL

17. RECOMMENDATION

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

- CNCL-289** (1) *That the **minutes** of the Development Permit Panel meeting held on Wednesday, April 29, 2015, and the **Chair's report** for the*
- CNCL-321** *Development Permit Panel meeting held on April 15, 2015, be received for information; and*
- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 14-677729) for the property at 13600 Smallwood Place be endorsed, and the Permit so issued.*

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ADJOURNMENT

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Parks, Recreation and Cultural Services Committee

Date: Tuesday, April 28, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Carol Day
Councillor Linda McPhail

Absent: Councillor Ken Johnston
Councillor Bill McNulty

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

AGENDA ADDITIONS

It was moved and seconded

That (i) the Potential for a Recreational Vehicle Park, (ii) the Garden City Lands Hydrology Report, (iii) the Lubzinski Collection, (iv) Cyclists and Off-Leash Dog Park, and (v) the potential of a Sanitary Dump for Recreational Vehicles be added to the agenda as Items No. 1A through 1E.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, March 24, 2015, be adopted as circulated.

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, April 28, 2015

NEXT COMMITTEE MEETING DATE

Tuesday, May 26, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. UPDATE TO THE OLDER ADULTS SERVICE PLAN

(File Ref. No. 07-3400-01) (REDMS No. 4498656 v. 6)

With the aid of a video presentation, Mandeep Bains, Project Manager, Performance, accompanied by Eva Busich-Veloso, Senior Services Coordinator, provided an update to the Older Adults Service Plan.

In response to queries from Committee, Ms. Bains and Ms. Busich-Veloso provided the following information:

- the development and implementation of a benefits-based engagement campaign would articulate the clear and tangible results of the services provided;
- City materials are translated into Chinese, Punjabi, Tagalog, and Russian;
- community preference on the use of “Older Adult” and/or “Seniors” has been unclear;
- statistics provided by the Arthritis Society indicate that 41% of older adults in Richmond live with arthritis; however, this may be attributed to early diagnosis; and
- older adult programming, in recognizing Richmond’s rich diversity, is tailored to meet the needs of the community.

It was moved and seconded

- (1) *That the staff report titled Update to the Older Adults Service Plan, dated April 8, 2015, from the General Manager, Community Services, be circulated for comment to a wide array of partners and community organizations that the Community Services Division works with in service provision to older adults; and*
- (2) *That the Draft 2015-2019 Older Adults Service Plan be brought back for Council consideration following the final consultation.*

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, April 28, 2015

1A. POTENTIAL RECREATIONAL VEHICLE PARK

(File Ref. No.)

Councillor Day circulated background information regarding the potential for a Recreational Vehicle (RV) park in Richmond (copy on file, City Clerk's Office) and spoke to its potential benefit and location.

David Semple, General Manager, Community Services, advised that an RV park at McDonald Beach would be challenging due to (i) space limitations, (ii) its proximity to the Sea Island Conservation Area, and (iii) costs associated with the provision of a sanitary dump area. He further advised that, with regard to the Iona Beach Regional Park as a potential site, discussion with and approval from Metro Vancouver would be necessary. Mr. Semple stated that background material would be provided to Council.

Discussion ensued regarding potential RV park sites and staff was directed to provide information on plans considered for a previous proposal at either McDonald Beach or lands now home for the Richmond Olympic Oval.

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

It was moved and seconded

That staff explore the feasibility of and potential locations for a recreational vehicle park and report back to Committee.

CARRIED

1B. GARDEN CITY LANDS HYDROLOGY REPORT

(File Ref. No.)

The Chair circulated material regarding a "Biophysical Inventory and Evaluation of the Lulu Island Bog" prepared for the Richmond Nature Park Society (copy on file, City Clerk's Office). He referenced the depth below grade to groundwater surface results recorded during 2002 to 2006, and expressed concern regarding the City proceeding with the perimeter work scheduled for 2015 and granting Kwantlen Polytechnic University (KPU) access to the Garden City Lands, for the development of a proposed educational farm, prior to Council's consideration of the pending hydrology report.

In reply to queries from Committee, Jamie Esko, Park Planner, provided an update on the hydrology testing being conducted on the Garden City Lands and advised that:

- the Parks Program 2015 Capital Budget submission included Garden City Lands Phase 1 design and construction for the perimeter trail system;
- the hydrology report will provide critical information related to water levels and movement within the bog; and

Parks, Recreation & Cultural Services Committee
Tuesday, April 28, 2015

- the perimeter trail will be constructed outside of the bog, and will not impact the existing drainage inlets parallel to Garden City Road.

In reply to queries from Committee, Marie Fenwick, Manager, Parks Programs, advised that KPU has been kept apprised on the status of the hydrology works and that the proposed location for the educational farm may be temporary. She further advised that a staff report allowing KPU access to the site will be brought forward for consideration at a future Committee meeting.

Discussion ensued regarding (i) granting KPU access to the site, and (ii) a communication strategy to provide updates on the Garden City Lands project in an effort to address public perception that the project is not moving forward.

Cathryn Volkering Carlile, General Manager, Community Services, commented that staff would prepare a report providing background information on the current research and project timelines for a future Committee meeting. Also, she commented that the Garden City Lands Legacy Landscape Plan identified multiple internal trails, as well as the perimeter trail, which was not to disturb the land.

1C. LUBZINSKI COLLECTION
(File Ref. No.)

In response to a query from Committee, Dee Bowley-Cowan, Britannia Site Supervisor, advised that a portion of the Lubzinski collection has been re-installed at the Britannia Shipyard - Phoenix Seine Net Loft building. She further advised that staff have worked extensively with Larry Tolton to document installation procedures for a fully operational exhibit and that the balance of the collection would be installed in spring 2016.

Jane Fernyhough, Director, Arts, Culture and Heritage Services, stated that Steve Wolfe has prepared a proposal to complete a portion of the collections ship wheels.

In reply to a query from Committee, Ms. Bowley-Cowan commented that staff would report back to Committee on referrals related to an 'economuseum'.

1D. CYCLISTS AND OFF-LEASH DOG PARK
(File Ref. No. 11-7200-20-DPAR1-02)

Councillor Day spoke to public concerns raised regarding cyclists and off-leash dog walkers along trails adjacent to off-leash dog parks and questioned the feasibility of (i) upgrading the bike path along Finn Road, and (ii) designating a portion of the north trail for cyclist use only.

Parks, Recreation & Cultural Services Committee
Tuesday, April 28, 2015

Ms. Fenwick stated that there is signage at the park directing dog walkers to the south trail and cyclists to the north trail; however, staff could examine other options for the area.

Discussion ensued regarding directing cyclists to Finn Road and the need for an update to the Richmond Trails and Cycling map to reflect both the walking and cycling trail for the area.

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

It was moved and seconded

That staff investigate options for a two-tier system for cycling and pedestrian traffic at the South Dyke Trail and Dogs Off-Leash Park and report back to Committee.

The question on the referral was not called as discussion ensued regarding options including but not limited to (i) a paved path for cyclist through the Park, (ii) alternative routes, (iii) additional signage, and (iv) the City's Transportation Department updating the Richmond Trails and Cycling map with the north/south designations. The question on the referral was then called and it was **CARRIED**.

1E. SANITARY DUMP FOR RECREATIONAL VEHICLES

(File Ref. No. 10-6400-01)

Councillor Day raised a concern with the lack of a sanitary water dump for RVs in Richmond and suggested that the matter be referred to staff to explore options for a sanitary dump on private or public lands.

Mr. Semple circulated a staff report dated October 4, 2012 and a memorandum dated March 4, 2013 (copies on file, City Clerk's Office) and provided background information on a past sanitary dump station initiative.

Committee directed staff to provide information related to the (i) feasibility of connecting a sanitary dump station to the City's Sewage Treatment Plant, and (ii) City operated sanitary dump station at the former Minoru sewage treatment plant.

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

It was moved and seconded

That staff investigate and report back to Committee on the feasibility and options for a sanitary water dump for RV's in Richmond including but not limited to a site at the sewage treatment plant on the south arm of the Fraser River or at other commercial operations.

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, April 28, 2015

2. MANAGER'S REPORT

(i) *Proposed Public Parks and School Grounds Regulation Bylaw 7310, Amendment Bylaw No. 8771*

In response to a query from Committee, Ms. Fenwick commented that discussions have been held with members of the Richmond RC Flyers Club and that a public consultation process will be held at a future date. Ms. Fenwick provided background information on Transport Canada's Canadian Aviation Regulations and Advisories regarding the recreational model aircraft nine-kilometre no fly zone from an airport.

Mr. Semple advised that the matter had been forwarded for consideration at the next scheduled Council/School Board Liaison Committee meeting.

(ii) *Community Services Division Updates*

Ms. Fenwick provided an update on the Dog Off-Leash program highlighting that four additional designated areas were installed in August 2014 as part of a pilot program. In June 2015, signage will be posted in the said areas providing 30 days notice of the termination of the pilot program, and requesting public comment.

Serena Lusk, Senior Manager, Recreation and Sport Services, commented that the staff report on the Minoru complex is anticipated to be presented for Council's consideration at a future General Purposes Committee meeting. Ms. Lusk advised that the 2009 Community Needs Assessment, a report that examined participation levels, satisfaction, and needs with the City's Parks, Recreation and Cultural programs and services, will be updated in 2015 and that a marketing campaign will commence in May. Also, she advised that 'Move for Health' Week is from May 4 to 8, 2015 and culminates with a family friendly event at Minoru Park on Friday, May 8, 2015 at 6:30 p.m.

David Ince, Manager, Community Recreation Services, provided an update on the operating agreements with the Community Centre Associations, noting that a draft agreement is being prepared for the Associations review and comment.

Ms. Bowley-Cowan circulated a memorandum titled 'Sea Scouts at Britannia Shipyards National Historic Site' (copy on file, City Clerk's Office) and provided background information regarding a sailing school program for Summer 2015.

Ms. Fernyhough advised that the Richmond Regional Heritage Fair, exhibiting over 100 projects, will be held at the Richmond Cultural Centre from May 1 to 2, 2015.

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Ted DeCrom, Manager, Parks Operations, provided an update on the vandalism and steel cable repairs to the playground equipment at Terra Nova Rural Park.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:19 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, April 28, 2015.

Councillor Harold Steves
Chair

Heather Howey
Committee Clerk



General Purposes Committee

Date: Monday, May 4, 2015

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Chak Au

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, April 20, 2015, be adopted as circulated.

CARRIED

CHIEF ADMINISTRATOR'S OFFICE

1. VISITING DELEGATION, STUDY TOUR AND CITY HALL TOUR POLICY - ONE YEAR REVIEW

(File Ref. No. 01-0450-00; 12-8060-20-009068) (REDMS No. 4529679 v. 2)

In reply to a query from Committee, Amarjeet Rattan, Director, Intergovernmental Relations and Protocol, commented that the purpose of some visiting delegations and study tours may be specific, and as such, these groups may request an opportunity to meet with appropriate City staff.

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It was moved and seconded

That the staff report titled Visiting Delegation, Study Tour and City Hall Tour Policy - One Year Review, dated April 2, 2015, from the Director, Intergovernmental Relations and Protocol Unit, be received for information.

CARRIED

2. PROPOSED REVISED PROVINCIAL ELECTORAL BOUNDARIES

(File Ref. No. 01-0150-03) (REDMS No. 4560643)

Discussion ensued and it was noted that, should Council support the proposed revised provincial electoral boundaries, the staff recommendation be endorsed and correspondence be sent to the Melnick Commission accordingly.

In response to queries from Committee, Mr. Rattan advised that (i) there was no significant increase to the geographical footprint for the proposed Richmond-Queensborough electoral district, (ii) public response at the Melnick Commission public hearing was favourable, and (iii) split ridings are common in both federal and provincial electoral districts.

Gary Cross, 8238 Saba Road, circulated a proposed revised provincial electoral boundaries map (attached to and forming part of these minutes as Schedule 1) and raised concern that the current boundaries proposed by the Melnick Commission would disenfranchise city centre residents. He requested that one city centre electoral district be considered rather than the Commission's proposal, which divides the area between two districts.

In response to a query from Committee, Mr. Rattan advised that the Commission used specific population formulas to aid in balancing the proposed electoral boundaries. Also, he noted that the submission deadline for the proposed provincial electoral districts is Tuesday, May 26, 2015.

Discussion ensued regarding the benefits of additional representation in the Legislative Assembly to the City.

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

It was moved and seconded

(1) *That the staff report titled Proposed Revised Provincial Electoral Boundaries, dated April 21, 2015, from the Director, Intergovernmental Relations and Protocol Unit, be received for information and endorsed; and*

(2) *That a letter be sent to the Melnick Commission accordingly.*

CARRIED

General Purposes Committee
Monday, May 4, 2015

ENGINEERING AND PUBLIC WORKS DIVISION

3. CLIMATE ACTION REVENUE INCENTIVE PROGRAM (CARIP) & CARBON NEUTRAL OPERATIONS UPDATE

(File Ref. No. 10-6000-01) (REDMS No. 4552758 v. 6)

In reply to queries from Committee, Levi Higgs, Corporate Energy Manager, advised that staff from the Sustainability and District Energy Department will continue to engage in community energy generation activities. Also, he advised that the corporate emissions surplus will be carried forward and used as needed to achieve carbon neutrality in subsequent years.

Committee thanked staff for their work with the Richmond Weavers and Spinners Guild to repurpose invasive weeds. Discussion ensued regarding the potential to further reduce greenhouse gas emissions through (i) the rehabilitation of the bog and agricultural lands as part of the Garden City Lands project, and (ii) the relocation of bungalows marked for demolition.

It was moved and seconded

- (1) *That the staff report titled Climate Action Revenue Incentive Program (CARIP) & Carbon Neutral Operations Update, dated April 20, 2015, from the Director, Engineering, be forwarded to the Advisory Committee on the Environment for comment; and*
- (2) *That staff report back with a long term strategy for maintaining corporate carbon neutral operations.*

CARRIED

COMMUNITY SERVICES DIVISION

4. MINORU COMPLEX PUBLIC REALM AND BUILDING UPDATE

(File Ref. No. 06-2052-55-01) (REDMS No. 4560059 v. 6)

Serena Lusk, Senior Manager, Recreation and Sport Services, accompanied by Jim Young, Senior Manager, Project Development, provided background information and noted some housekeeping items in the staff report.

In response to queries from Committee regarding the primary second-storey multi-purpose room, the following information was provided:

- publically accessible views from the room would be diminished in Option 1;

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- the Richmond Fitness and Wellness Association preferred the Base Option due to the room's central location, the Richmond Sports Council preferred Option 1 as it allowed for better access and views to the north field, and Option 2 provided a compromise to both primary stakeholders;
- relocating the room to the north-east corner would require re-design to allow for public access;
- accommodating a multi-purpose room at the north-east corner of the building would require the mechanical room to be separated into two individual spaces;
- to accommodate Options 1 and 2 within the Council approved budget would require re-examination of the project's scope and other items, such as finish and/or floor materials;
- the project had been proceeding based on the timelines previously approved by Council with an anticipated completion by summer 2017; however, the timeline can be extended at Council's discretion;
- the various options do not reduce the overall net area of multi-purpose space;
- it is anticipated that the north plaza space would accommodate tents, trailers and food trucks for events;
- an additional elevator at the north-east corner of the building would approximately cost an additional \$100,000 to \$150,000;
- exterior stairs are provided in each option; and
- programming of the multi-purpose rooms were not determined by rental revenues.

Discussion ensued regarding (i) the challenges with providing accessibility to the second floor multi-purpose room, (ii) the need for sport tournament administration space, and (iii) staff providing further information related to trees, seating plans, and parking.

In reply to a query from Committee, Mike Redpath, Senior Manager, Parks, commented that a central "hub" in proximity to the Complex, which could support tournaments and provide a caretaker unit as well as concession space, was not designed as part of the public realm concept plan.

In reply to a query from Committee, Cathryn Volkering Carlile, General Manager, Community Services, commented that, as part of the Parks Master Plan, staff would examine how support for major events would be accommodated in the overall site plan for Minoru Park.

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Mr. Redpath advised that it is anticipated that the Parks, Recreation and Cultural Services Master Plan be forwarded for Council's consideration in 2017. He further advised that the re-development of the greater area surrounding the Minoru Complex would be a long term initiative.

It was moved and seconded

That the staff report titled Minoru Complex Public Realm and Building Update, dated April 10, 2015, from the Senior Manager, Project Development, and Senior Manager, Recreation and Sport Services, providing additional information on the following topics related to the Minoru Complex:

- (1) the proposed trees on the east side of the Minoru Complex;*
- (2) the placement of the multipurpose room and how to optimize it;*
- (3) the proposed seating plans in the vicinity of the Minoru Complex;*
- (4) the proposed plans and configurations for the parking and bike path along Granville Avenue; and*

be received for information.

The question on the motion was not called as discussion ensued regarding the feasibility and costs to incorporate administrative space that would meet the needs for a tournament centre as identified by the Richmond Sports Council. The question on the motion was then called and it was **CARRIED** with Cllr. McNulty opposed.

It was moved and seconded

That staff explore the possibility of facilitating a tournament centre within the Minoru site plan.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:04 p.m.).

CARRIED

General Purposes Committee
Monday, May 4, 2015

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, May 4, 2015.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Finance Committee

Date: Monday, May 4, 2015

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Chak Au

Call to Order: The Chair called the meeting to order at 5:06 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Tuesday, April 7, 2015, be adopted as circulated.

CARRIED

DELEGATION

1. C.J. James, Engagement Partner, and Archie Johnston, Client Relationship and Quality Review Partner, KPMG, were available to answer questions related to the 2014 Auditor's report on the City's financial statements. Ms. James thanked City staff for their efficiency in compiling the City's financial statements.

Finance Committee
Monday, May 4, 2015

In reply to a query from Committee, Jerry Chong, Director, Finance, advised that Part 2 of Attachment II – Summary of Audit Misstatements Schedules was related to water purchases from the Great Vancouver Regional District.

FINANCE AND CORPORATE SERVICES DIVISION

2. 2014 CONSOLIDATED FINANCIAL STATEMENTS

(File Ref. No. 03-0905-01) (REDMS No. 4556244 v. 2)

Andrew Nazareth, General Manager, Finance and Corporate Services, accompanied by Mr. Chong, commented that the variances between the budget and actual figures on the Consolidated Statement of Operations on page FIN-29 can be attributed to the following:

- the budget was prepared on a cash basis as per the *Community Charter*, whereas the figures presented are on an accrual basis;
- the Statement was prepared using the original budget, whereas spending is against the Council approved amended budget as part of the amended 5-Year Financial Plan; and
- re-statements for items approved as part of the Capital budget are expensed as these have no assets to capitalize against, for example the Kiwanis affordable housing transfers.

In reply to a query from Committee, Mr. Chong advised that the \$864.7 million in “Cash and Investments” shown on page FIN-24 are from a number of accounts including reserves and are invested in various bonds and term deposits.

It was moved and seconded

That the City’s audited consolidated financial statements for the year ended December 31, 2014 be approved.

CARRIED

RICHMOND PUBLIC LIBRARY BOARD

3. 2014 FINANCIAL STATEMENTS FOR THE RICHMOND PUBLIC LIBRARY

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

It was moved and seconded

That the report on the 2014 Financial Statements for the Richmond Public Library Board be received for information.

CARRIED

LULU ISLAND ENERGY CORPORATION

4. **2014 FINANCIAL STATEMENTS FOR THE LULU ISLAND ENERGY COMPANY**

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 4551203 v. 2)

It was moved and seconded

That the Lulu Island Energy Company audited financial statements for the year ended December 31, 2014, in the report titled 2014 Financial Statements for the Lulu Island Energy Company, dated April, 9, 2015, from the Chief Executive Officer and Chief Financial Officer, Lulu Island Energy Company, be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

5. **2014 FINANCIAL STATEMENTS FOR THE RICHMOND OLYMPIC OVAL CORPORATION**

(File Ref. No.) (REDMS No. 4567913)

In response to a query from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that the full and part-time staffing levels for the Richmond Olympic Oval are comparable to those of City sport and recreation facilities.

It was moved and seconded

That the report on the 2014 Audited Financial Statements for the Richmond Olympic Oval from the Controller, Richmond Olympic Oval Corporation, be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:17 p.m.).

CARRIED

Finance Committee
Monday, May 4, 2015

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, May 4, 2015.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Planning Committee

Date: Tuesday, May 5, 2015

Place: Anderson Room
Richmond City Hall

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

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

The Chair advised that Fraser Surrey Docks and Vacant Homes will be considered as Items No. 5A and No. 5B.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, April 21, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, May 20, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

Raman Kooner, representing the Richmond Small Builders Group, spoke of the proposed changes to *Richmond Zoning Bylaw 8500*, in relation to maximum ceiling height and building massing. He expressed concern with respect to the City applying proposed height and massing regulations to current permit applications and the need for further stakeholder and community consultation.

Discussion ensued with regard to in-stream building applications and current building massing and ceiling height regulations.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that (i) should Committee wish to discuss the interpretation of the bylaw, that discussion should occur in a closed meeting given potential legal implications, (ii) he is not aware of any building permit application that was refused as a result of proposed bylaw amendments, (iii) staff are seeking more information regarding building design from applicants, and (iv) staff will report back regarding building massing and ceiling height regulations in June 2015 after further consultation with stakeholders.

Discussion ensued with regard to (i) current architectural designs of single-family dwellings, (ii) previously adopted zoning bylaws, and (iii) the interpretation of current zoning bylaw regulations.

As a result of the discussion, staff were directed to collect contact information from stakeholders present at the meeting.

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9246 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 10440 AND 10460 NO. 2 ROAD (POLYGON KINGSLEY ESTATES LTD.)**

(File Ref. No. 12-8060-20-009246; 08-4057-01) (REDMS No. 4563996 v. 4)

It was moved and seconded

That Bylaw No. 9246 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 13-649524.

CARRIED

2.

PLANNING AND DEVELOPMENT DIVISION

2. RESPONSE TO COUNCIL REFERRAL – PARKING CONCERNS IN VICINITY OF 11700-BLOCK SEATON ROAD

(File Ref. No. 10-6455-02) (REDMS No. 4567329)

In reply to queries from Committee, Victor Wei, Director, Transportation, advised that (i) there is a three-hour limit for non-resident vehicle street parking along resident frontages, (ii) the three-hour on-street vehicle parking limit applies to all areas of the city, and (iii) enforcement of the three-hour limit is primarily on a complaint basis.

As a result of the discussion, staff were directed to advise residents of the City's on-street vehicle parking regulations by placing an advertisement in the City Board section of the local newspaper.

In reply to queries from Committee, Mr. Wei advised that a resident may only report parking violations along their home's frontage.

It was moved and seconded

That the staff report titled Response to Council Referral – Parking Concerns in Vicinity of 11700-block Seaton Road, dated April 28, 2015, from the Director, Transportation be received for information.

CARRIED

3. APPLICATION BY AMRIK S. SANGHERA FOR REZONING AT 7331 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)

(File Ref. No. 12-8060-20-009206; RZ 14-664658) (REDMS No. 4485179)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9206, for the rezoning of 7331 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

4. APPLICATION BY TRICO DEVELOPMENTS (B.C.) INC. FOR REZONING AT 3600/3620 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009207; RZ 14-676660) (REDMS No. 4532825)

Wayne Craig, Director, Development, briefed Committee on the proposed application noting that there is an existing duplex on-site and that the proposed application is supported by the area's lot size policy.

Planning Committee
Tuesday, May 5, 2015

In reply to queries from Committee, Mr. Craig advised that that the section of Blundell Road, adjacent to the subject site, is not considered to be an arterial road; therefore there are no restrictions on residential on-street parking and there are no vehicle parking requirements for secondary suites. He added that, in addition to vehicle parking space in the garage, there will be vehicle parking space on the driveway of the proposed development.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9207, for the rezoning of 3600/3620 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

COUNCILLOR HAROLD STEVES

5. PORT METRO VANCOUVER

(File Ref. No.)

Councillor Steves referred to a map of Agricultural Land Reserve (ALR) lands (attached to and forming part of these minutes as Schedule 1) and discussed the historical conversion of said lands in the city to other uses.

As a result of the discussion, staff were directed to provide Richmond delegates of the upcoming Lower Mainland and Local Government Association (LMLGA) conference with historical information related to (i) the conversion of ALR lands to industrial lands since 1956, and (ii) land exchanges made in the 1960s involving the Garden City Lands, Richmond Nature Park and various waterfront lands.

Discussion then ensued with regard to the Metro Vancouver Regional Growth Strategy (RGS) and the amount of industrial land available in the region.

As a result of the discussion, staff were directed to consult with Metro Vancouver staff on any updates to the RGS related to industrial land in the region.

Discussion then took place regarding Council meeting with Port Metro Vancouver's Board of Directors to discuss land matters.

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

It was moved and seconded

That Council meet with the Port Metro Vancouver Board of Directors regarding land matters.

CARRIED

Planning Committee
Tuesday, May 5, 2015

It was moved and seconded

That the letter dated April 30, 2015 from Port Metro Vancouver be referred to staff for a response.

CARRIED

5A. FRASER SURREY DOCKS

(File Ref. No.)

Discussion ensued with regard to a proposal from Fraser Surrey Docks to use cargo ships instead of barges to transport coal along the Fraser River. Concern was then raised with regard to the size of the ships and the potential negative effects of proposed dredging along the Fraser River.

It was then noted that Fraser Surrey Docks was accepting public feedback on the proposal until May 19, 2015 and in reply to queries from Committee, Amarjeet Rattan, Director, Intergovernmental Relations and Protocol Unit, advised that staff is in the process of collecting information on the matter and will update Council accordingly.

Discussion then ensued with regard to the proposed dredging of the Fraser River. Referring to a letter from Councillor Day (attached to and forming part of these minutes at Schedule 2) it was noted that dredging could pose negative effects along the Fraser River, such as erosion and liquefaction.

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

It was moved and seconded

That staff prepare a response to the request for public feedback from Surrey Fraser Docks and report to the May 11, 2015 Council meeting.

CARRIED

5B. VACANT HOMES

(File Ref. No.)

Discussion ensued with regard to vacant homes in the city and newspaper articles from *Metro News*, dated April 26, 2015 and the *Vancouver Sun*, dated April 27, 2015, were referenced (attached to and forming part of these minutes at Schedule 3), which reported proposals from the City of Vancouver to track vacant homes.

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

It was moved and seconded

That the articles from Metro News, dated April 26, 2015 and the Vancouver Sun, dated April 27, 2015, referencing proposals from the City of Vancouver to track vacant homes be referred to staff for comment.

Planning Committee
Tuesday, May 5, 2015

The question on the referral was not called as discussion ensued with regard to (i) the definition of vacant homes, (ii) potential actions the City can take to address vacant homes, and (iii) best practices from the City of Vancouver.

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

6. MANAGER'S REPORT

Proposed Hamilton Area Rezoning

Terry Crowe, Manager, Policy Planning, briefed Committee on a potential proposal from a land owner to rezone a light industrial site to multi-family residential use in the Hamilton area.

In accordance with Section 100 of the *Community Charter*, Councillor McPhail declared herself to be in a conflict of interest as her husband has business interests in the subject area, and left the meeting (4:45 p.m.).

Councillor McNulty, Planning Committee Vice-Chair, assumed the role of Chair in Councillor McPhail's absence from the meeting.

In reply to queries from Committee, Mr. Crowe noted that staff are not in favour of the potential proposal as it does not conform with the Hamilton Area Plan or the Metro Vancouver Regional Growth Strategy. He added that there could be additional similar rezoning proposals in the area, which could potentially further reduce the amount of industrial land in the city.

Discussion ensued with regard to the rezoning application process and staff were directed to inform the potential applicant of the relevant Hamilton Area Plan policies and regulations related to rezoning.

Councillor McPhail returned to the meeting and assumed the role of Chair (4:50 p.m.).

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:51 p.m.).

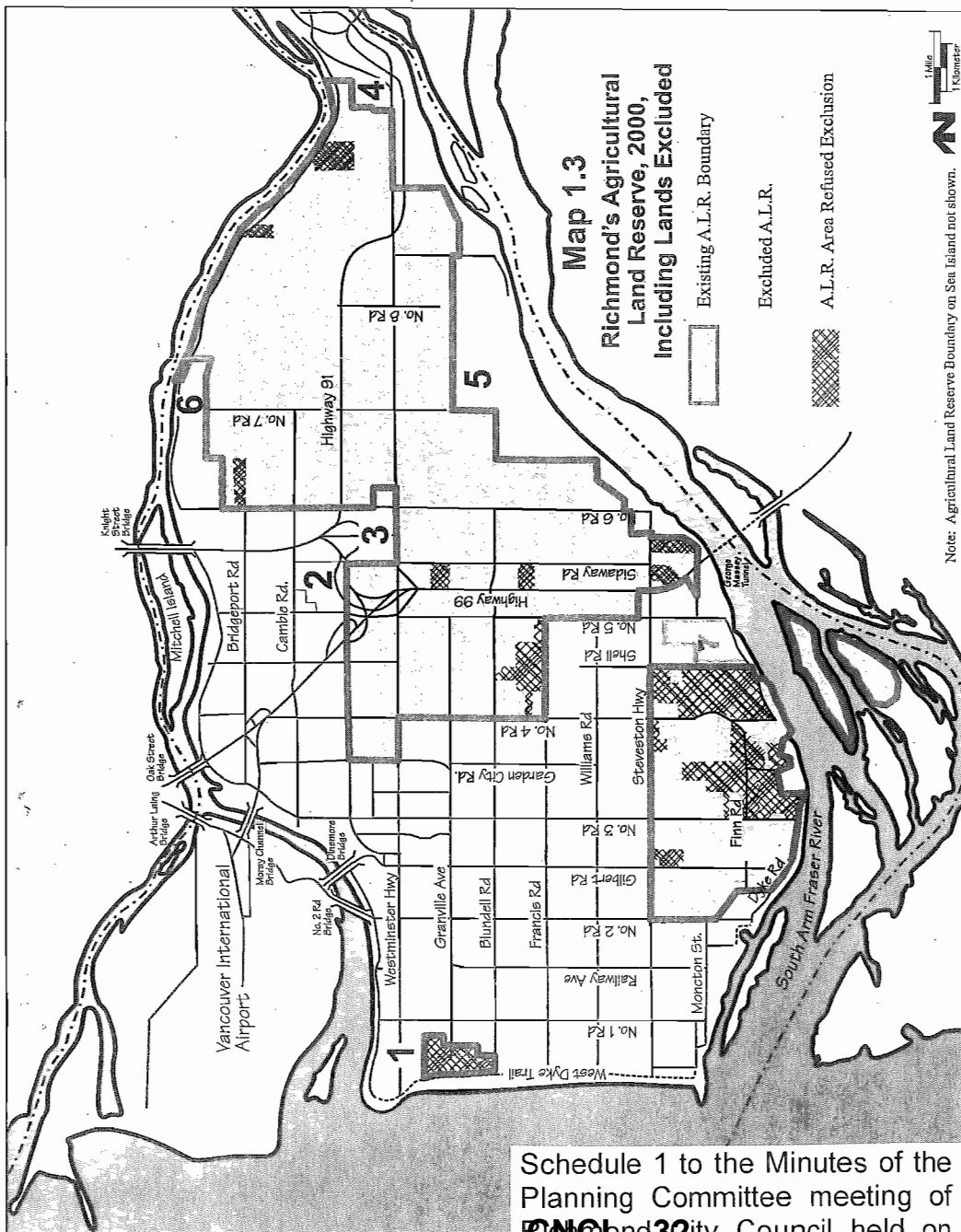
CARRIED

Planning Committee
Tuesday, May 5, 2015

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, May 5, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk



Schedule 1 to the Minutes of the Planning Committee meeting of **COUNCIL** 32 City Council held on Tuesday, May 5, 2015.

Map Notes:

Map 1.3 shows Richmond's current Agricultural Land Reserve (ALR), which is 4,539.3 ha (excludes Sea Island and all public right-of-ways, e.g. roads) in size. (Not depicted are the ALR lands on Sea Island, which are outside the study area.) Also shown are the 595 ha of lands which have been removed, or "excluded," from the ALR since its inception in 1974. This means that Richmond's ALR was originally 5,500 ha, and has been reduced by 10.8% to its current size.

The table below provides some information on a few major blocks of land which have been excluded from the ALR. These "major blocks" are constituted of adjacent and/or proximate properties which were excluded in the same year. Also included is the most-recent exclusion, an 11-hectare block removed in 2000.

Table 1.1 Significant Blocks of Excluded (Former) ALR Lands¹⁶

Map No.	Name of Block	Total Area of Block (ha) ¹⁷	Year Excluded	Proposed Use
1	Terra Nova*	141	1987	Residential, Commercial, Wildlife Habitat
2	Cambie*	53	1987	Residential, School
3	Knight Street**	133	1975	Industrial
4	Hamilton**	86	1986	Residential
5	Landfill*	64	1986	Landfill
6	River Road and No. 7	11	2000	Business and Industrial

* Blocks composed of properties which were listed together in one application for exclusion.

** Blocks composed of properties which were listed under separate applications for exclusion.

Source: Agricultural Land Commission, 2000 in Richmond "Agricultural Land Reserve" (map).
 ** Sources: 1) Agricultural Land Commission, 2000, "Richmond Agricultural Land Reserve" (map); and 2) City of Richmond, polygon area estimates by Engineering Planning Department.
 ** Sources: 1) Agricultural Land Commission, 2000, "Richmond Agricultural Land Reserve" (map); and 2) City of Richmond, polygon area estimates by Engineering Planning Department. Areas for blocks 4 and 5 were provided by the Agricultural Land Commission.

An Agricultural Profile for the City of Richmond

To Mayor and Council

April 28th, 2015

Please allow me to clarify why I am opposed the Massey tunnel replacement project. The primary reason is that I do not accept that the demolition of the Massey tunnel is in the best interest of the people of Richmond because it will lead to the industrialization of the Fraser river which is the most important salmon run in the world.

Staff and council have tried their best to keep the lines of communication open but have not had the opportunity for meaningful discussions with the Province of BC. It is deplorable that council should read about this project in the newspaper, I can't imagine the frustration you have all felt.

While the alleviation of traffic congestion and movement of cargo is vital to the success of our region and a new bridge may be the solution, I do not feel that removing the Massey Tunnel is necessary for those goals to be met. The Tunnel has the ability to be a positive solution to other traffic needs including rapid transit and alternative modes of transportation such as electric cars or bicycles. The Massey Tunnel could be the GREEN tunnel in the future.

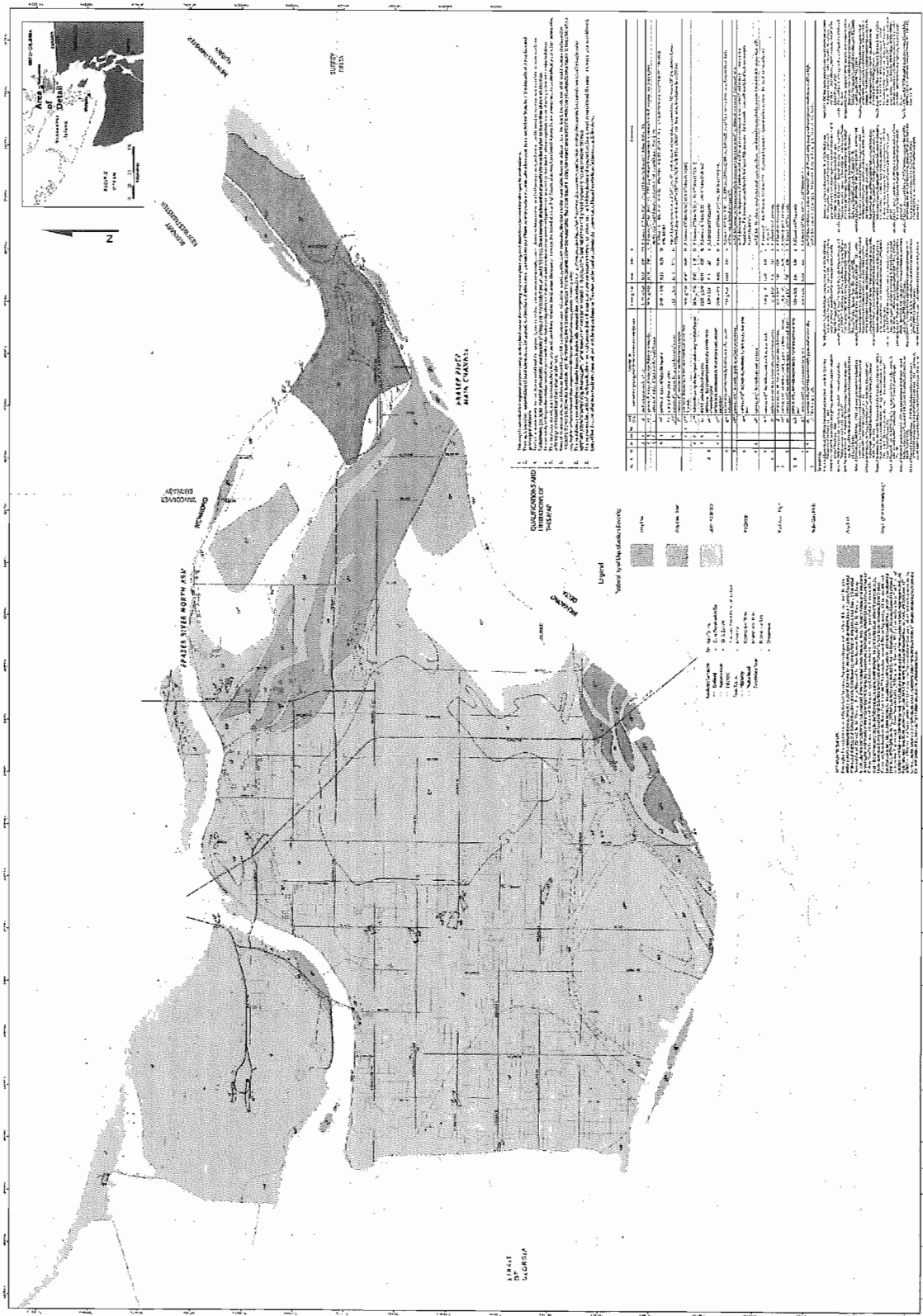
The mandate of Port Metro Vancouver is to increase the depth of the Fraser river to allow for much larger ships to the Fraser docks and other industrial areas upstream from the Massey tunnel. The dredging that is planned could cause erosion or failure of our dykes due to the extreme risk of Liquefaction in the area around the north end of the Massey tunnel, please see the attached map that clearly defines the risk.

The Ironic Bridge could not be located in a worst place with the pillars planned to be on land in the red zone in Richmond for extreme liquefaction. The map attached demonstrates how large the area is in Richmond is for extreme liquefaction and it is important to point out that this map was created by the Province of BC.

I could not support the motion at the April 27th, 2015 Richmond City Council meeting # 17 Item # 2 , "Seek that the Massey Tunnel Replacement Project proceeds in line with the previously approved project objectives" , because in my opinion the Province of BC is making irrational decisions. The demolition of the Massey Tunnel is potentially not necessary and I feel the City of Richmond could take a stance to justify keeping the tunnel.

Thanks for your consideration of these idea and please see the attached map.

Carol Day



To Linda McPhail

May 4th, 2015

Planning Committee

Please find attached some information regarding work that the City of Vancouver is doing to collect information about vacant houses in Vancouver.

The data base would help the City of Vancouver understand the impact of vacant houses and track the affect that they have on neighbourhoods.

Given that the affordability of housing in Richmond has become problematic for buyers and the negative effect ghost houses have had on existing neighbourhoods I would like to refer this information to staff for comment.



Thanks very much

Carol Day

Empty home on your street? City of Vancouver may soon have a website for that

BY JOANNE LEE-YOUNG, VANCOUVER SUN APRIL 27, 2015

A home that sits empty on Commercial Drive, according to beautifulemptyhomes.tumblr.com

Photograph by: beautifulemptyhomes.tumblr.com , .

VANCOUVER -- The City of Vancouver plans to develop a new website in a bid to tackle the growing issue of vacant homes.

It will be a digital service where the public can report vacant homes "in a coherent fashion," according to a memo from the city's chief housing officer, Mukhtar Latif, which was made public Sunday.

Addresses of empty residences will be matched up with BC Hydro data, the memo adds.

"There is significant public interest in the issue of homes being left vacant given affordability challenges across the housing continuum and very low rental vacancy rates together with the impact on vibrancy of neighbourhoods," wrote Latif.

Latif has identified reasons why homes are being left vacant in a list that shows how difficult it is to get a handle on this hot topic.

City website will let residents report vacant homes in Vancouver



<http://metronews.ca/author/mkieltka/> By Matt Kieltka <http://metronews.ca/author/mkieltka/>
Metro



The City of Vancouver wants to develop a website that would allow residents to report vacant homes.

The news comes from an April 20 memo sent to mayor and council from the city's chief housing officer, Mukhtar Latif, who was asked to look into the issue of vacant homes during the city's housing crisis.

Latif outlined the lack of data and limited research available, and writes a website that allows the public to report vacant homes – which would then be paired with BC Hydro data to confirm homes are indeed vacant – would be helpful.

"We've all heard people asking why Vancouver is so expensive and telling us to look at all these empty houses. It's a persistent question, so let's get to the bottom of it and find out," Coun. Kerry Jang said on Sunday.

Jang said he often receives feedback from frustrated residents blaming vacant homes and prospective foreign owners on Vancouver's high housing prices, but the city is unsure whether those claims are justified and to what extent.

Jang said he personally is unsure whether those claims are true or not.
"That's what we're trying to find out," he said.

Latif's memo cites two studies that try to get a handle on the issue.

Using 2011 census data, the Urban Futures Institute reported 6.7 per cent of the city's apartment dwellings are unoccupied (it's seven per cent across all Canadian metro areas).

Bing Thom Architects' Andy Yan studied 2009 hydro data and surmised five to eight per cent of downtown condos are "dark".

Neither study looks at vacant detached homes.

The city says it has had difficulty identifying data sources that can provide exact numbers, though it is working with Canadian Mortgage and Housing Corporation (CMHC) to try to understand the issue.

The Vancouver Affordable Housing Agency has also issued a request for proposals from consultants to help investigate vacant housing.

If the data shows vacant homes are contributing to rising housing costs and low rental supply, Jang said the city would look for solutions with provincial and federal partners.

Other jurisdictions, including Australia and the United Kingdom, have experimented with restrictions and additional levies on foreign ownership of real estate.

According to CMHC's 2014 market rental report, the city's rental vacancy rate is just 0.5 per cent.

The average cost of a detached home in Vancouver is now more than \$1.9 million, according to a recent Vancity report.



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Cathryn Volkering Carlile
General Manager, Community Services

Re: **Update to the Older Adults Service Plan**

Date: April 8, 2015

File: 07-3400-01/2015-Vol
01

Staff Recommendation

1. That the staff report titled "Update to the Older Adults Service Plan", dated April 8, 2015 from the General Manager, Community Services be circulated for comment to a wide array of partners and community organizations that the Community Services Division works with in service provision to older adults; and
2. That the Draft 2015-2019 Older Adults Service Plan be brought back for Council consideration following the final consultation.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage Parks Services Recreation	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

In May of 2008, Council endorsed the *Parks, Recreation and Cultural Services Older Adults Service Plan: 2008-2012: Active and Healthy Living in Richmond*, which provided a framework for addressing the unique service and program delivery needs of a growing older adult population.

With the term of the 2008-2012 Older Adults Service Plan having expired, staff coordinated preparation of the draft updated 2015-2019 Older Adults Service Plan entitled *Active and Healthy Living* (Attachment 1). As with the existing document, the updated Older Adult Service Plan will set the objectives and actions for planning and future decisions on services for older adults.

The purpose of this report is to present the draft Service Plan to Parks, Recreation and Cultural Services Committee and Council, and to gain endorsement to seek further comment on the draft document from a wide array of stakeholders including Community Associations/Societies, health partners, non-profit agencies, etc.

After assessing the comments, staff will revise the draft and present a final version to Council for adoption in late 2015.

Analysis

Background

The 2008-2012 Older Adults Service Plan guided service delivery with the aim to ensure that effective, meaningful and appropriate services, programs and opportunities were provided for older adults in Richmond. The Service Plan provided an important framework for meeting the program and service needs of older adults in Richmond, and many of the proposed objectives and actions were achieved during the implementation period.

The 2015-2019 Older Adults Service Plan builds on the successes, innovative practices and lessons learned through the implementation of the 2008-2012 Older Adults Service Plan. It reflects Richmond's current reality including emerging social and health trends, demographic changes and impacts of those trends on health and wellness status of the demographic group. It builds on best practices gleaned from literature, lessons learned from other jurisdictions, and is consistent with the City's strategic mandates and objectives - especially significant directions related to the Official Community Plan and the Social Development Strategy.

What We Heard

A collaborative process was used to prepare the 2015-2019 Older Adults Service Plan, which involved the support and input of a multi stakeholder Steering Committee and direction of a staff project team.

The Steering Committee comprised of older adult representatives, City staff and community stakeholders from a variety of community organizations working to support older adult services in the City of Richmond. The overarching objective of the Steering Committee was to offer input and advice based on subject matter expertise, lived experience and “on the ground” insight on seniors needs and service delivery in the community.

Developing the Service Plan involved engaging the community and consulting with a number of key stakeholders through a robust engagement process. Diverse and creative engagement opportunities were employed, such as workshops, online and paper surveys, interviews, and community mapping exercises.

A variety of issues and themes arose; one of the most recurrent topics was recognition of the significant and growing diversity of the older adult population in Richmond. Common challenges that were identified included the increasing difficulty of addressing the complex needs of frail and vulnerable older adults, as well as effectively supporting newcomers and culturally diverse older adults. These issues and themes offered opportunities for shaping a responsive framework for the 2015-2019 Older Adults Service Plan.

Service Plan Framework and Implementation

The vision for the draft 2015-2019 Older Adults Service Plan is “Richmond is a nurturing, connected community that promotes healthy and active aging.” At the heart of the Service Plan lies the following five primary directions:

- Communication and Awareness - Communication with older adults is timely, effective and appropriately delivered and received.
- Responsive and Relevant Services - Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.
- Respect, Inclusion and Sense of Belonging - There is a citywide focus and understanding of older adult needs and wants. Older adults are celebrated and recognized as valued community members.
- Coordinated Service Delivery - The City works with partners including Community Associations/Societies and community organizations to ensure services to older adults are coordinated city-wide.
- Targeted Training and Professional Development - City staff, volunteers, and community partners are aware of the most current, evidence-based information related to older adult programs and services.

Additionally, specific items for action and associated expected outcomes have been outlined under each direction in the Service Plan. Actions are marked by timelines for completion, which are characterized as short term (0-2 years), medium term (3-4 years), long-term (5+years), and those which are ongoing.

Implementation of the 2015-2019 Older Adults Service Plan will be the responsibility of the City in strong partnership with Richmond's Community Associations/Societies as well as a range of other community organizations and partners. It is only through engaging with, and maximizing the expertise and leadership of all partners that the Service Plan's vision will be realized.

A comprehensive implementation plan will be developed in the next phase of the planning process. Staff will report back periodically through the Parks, Recreation and Cultural Services Committee on progress made towards the Service Plan directions and achievements realized.

It is proposed that much of the implementation will be achieved from existing resources (i.e. through tailoring existing programs, rather than new programs); however, some new initiatives or projects will be needed to fill service gaps, and to reflect the reality of older adults becoming a significantly larger proportion of the community representing a diverse range of needs.

Some additional funding (or a reallocation of resources) will be needed over the five years of the Service Plan for these new initiatives.

Next Steps

In terms of process, it was considered appropriate to share the 2015-2019 Older Adults Service Plan in draft form with Council prior to distributing to community partners, Community Associations/Societies, and other affiliated stakeholders for comment.

It is recommended that the document be taken out to additional key stakeholders for feedback. A wide array of partners and community organizations that the Community Services Division works with would be consulted.

The proposed process for advancing the 2015-2019 Older Adults Service Plan is as follows:

- Gain Council authorization to circulate the draft for comment – April 2015
- Distribute the Draft to Community Associations/Societies and key stakeholders for comment – spring 2015
- Present revised 2015-2019 Older Adults Service Plan to Council for consideration and adoption – late fall 2015

Financial Impact

There is no financial impact at this time to offset the next phase of consultation.

Conclusion

The 2015-2019 Older Adults Service Plan sets the objectives and actions and provides an essential framework for planning, development, and monitoring of older adults' services, programs and initiatives over the course of the next five years.

April 8, 2015

- 5 -

The Service Plan builds upon the successes in service delivery to older adults, findings from best-practice research, shifting demographic and social trends, and extensive community consultations with older adults, key stakeholders, and community partners.

It is recommended that the draft be circulated to community partners, Community Associations/Societies and other key stakeholders for comment.

Upon consideration of the comments received, a revised 2015-2019 Older Adults Service Plan will be prepared and forwarded, late fall, to Council for adoption.



Mandeep Bains
Project Manager
(604-247-4682)



Eva Busich-Veloso
Coordinator, Seniors Services
(604-238-8458)

Att. 1: Draft 2015-2019 Older Adults Service Plan



Older Adults Service Plan Update Active and Healthy Living 2015–2019

March 2015





ACKNOWLEDGMENTS

The process of updating this Service Plan depended on the involvement of many stakeholders and members of the community who volunteered their time to complete surveys and participate in focus groups and interviews. We are extremely grateful to all of those who contributed. We would like to acknowledge the special contribution of:

Richmond Older Adult Service Plan Update Steering Committee

- Claire Adamson, Community Facilities Coordinator
- Mandeep Bains, Project Manager
- Olive Bassett, Richmond Seniors Advisory Committee
- Henry Beh, Richmond Chinese Community Society
- Belinda Boyd, Vancouver Coastal Health
- Susie Burbidge, Richmond Communities
- Eva Busich-Veloso, Coordinator, Seniors Services
- Aileen Cormack, Richmond Seniors Advisory Committee
- Rishma Dhalla, Fall Prevention Team, Vancouver Coastal Health
- Carol Dickson, Volunteer Richmond Information Services
- John Foster, Manager, Community Social Development
- Francine Gosselin, Richmond Addiction Services
- Ji-Seon Kim, Fall Prevention Team, Vancouver Coastal Health
- Serena Lusk, Senior Manager, Recreation and Sport
- Bill Sorenson, Minoru Seniors Society
- Donna Wilson, Older Adults Coordinator, West Richmond Community Centre

Other Contributors—City of Richmond

- Cathryn Carlile, General Manager, Community Services
- Dave Semple, General Manager, Community Services
- Sean Davies, Diversity Services Coordinator
- Debbie Hertha, Seniors Wellness Coordinator
- Heather Muter, Community Facilities Coordinator
- Lesley Sherlock, Social Planner

Researched and written by:

- Kate Milne and Natasha Bailey, Cardea Health Consulting



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EXECUTIVE SUMMARY

In 2008, the City of Richmond developed the 2008-2012 Older Adults Service Plan to address service needs of the important and growing demographic of those 55+. The Service Plan aimed to ensure that effective, meaningful and appropriate services, programs, and opportunities were provided for older adults in Richmond. Objectives and actions for planning, development, and monitoring of older adults' services over the course of five years were established. Many of the objectives and actions were achieved during the implementation period and the 2008-2012 Older Adults Service Plan provided an important framework from which to develop and refine meeting the needs of older adults in Richmond.

This updated 2015-2019 Older Adults Service Plan has been developed by building on the achievements of the 2008-2012 Older Adults Service Plan, collecting best-practice information from other jurisdictions in Canada, exploring related research, and conducting extensive community consultations with older adults, key stakeholders, and community partners. The community consultations took place from May to September 2014. In order to paint a reliable and valid picture of the needs of older adults, a mix of data collections strategies were used. These included:

- A representative survey of 378 older adults from the City. Responses from older adults were obtained through community centres, local service providers and the "Let's Talk Richmond" website.
- Fourteen focus groups engaging 161 individuals from a range of stakeholder groups, including older adults and service providers.
- In-depth interviews with 23 key informants, including older adults representing vulnerable target groups, older adult service providers in the City and key City personnel.
- Community mapping at 10 locations around the City.

The vision of the 2015-2019 Older Adults Service Plan is for the City of Richmond to be a nurturing, connected community that promotes healthy and active aging. This vision will be best realized by maintaining a focus of inclusion that ensures accessibility, and promotes intercultural and intergenerational interaction while coordinating services that collaborate with partners, volunteers, and older adults. Creating comfortable environments that are welcoming, safe, responsive and empowering will allow older adults the most positive environment to age in place.

One of the most recurrent topics identified through the consultation process was a recognition of the significant and growing diversity of the older adult population in Richmond. Respondents also noted the positive impact of many health promotion initiatives, including the range of active living offerings, wellness clinics, free or low cost meal provision for those in need, and the success of the Community Gardens programs. Challenges that were identified included increasing difficulty in addressing the complex needs of community dwelling, frail and vulnerable older adults, as well as effectively supporting newcomer and visible minority older people.

Recognizing both the achievements realized and the opportunities ahead, this Service Plan serves as the blueprint for the next five years to meet the service and program needs of the diverse older adult population of Richmond. The framework of the 2015–2019 Older Adults Service Plan (see Figure 1) consists of five strategic directions (with associated items for action) and is guided by overarching principles and a vision statement. The proposed length of the actions are specified as short, medium, and long-term. Each action includes a description of the role of the City as well as the potential partners, as appropriate. Finally, suggestions for implementation and monitoring are outlined.





1.0 INTRODUCTION

As the population ages, cities are increasingly aware of the necessity to design services and programs appropriate for addressing the unique needs of older adults. Supporting active aging is a key factor in assisting those over the age of 55 to not only live longer, but to age with a better quality of life. Healthy aging is multidimensional; it encompasses the avoidance of disease and disability, the maintenance of physical and cognitive function, and sustained engagement in social and productive activities. Active aging emphasizes the benefits of maintaining an active lifestyle throughout a lifetime, and is comprised of having meaningful work (either paid or in a volunteer role); play (including hobbies and creative expression); relationships with family, friends, and community; giving service to others; maintaining physical and spiritual health; and continued learning through self-discovery and gaining new skills. Older adults regularly seek out services and programs within their city to meet these needs.

Background

In 2008, the City of Richmond developed the 2008–2012 Older Adults Service Plan as a means to provide a framework to recognize the unique service and program delivery needs of an older population. The Service Plan outlined the City's commitment, "...to be a community where older adults live healthily and actively in a cooperative, welcoming and inclusive environment, which promotes engagement, encourages lifelong learning, and values the contribution of older adults." The 2008–2012 Older Adults Service Plan focused and guided service delivery to ensure that effective, meaningful and appropriate services, programs and opportunities were provided for older adults in Richmond. Since that time, great strides have been made and many of the original strategic directions of the plan have since been achieved.

2015–2019 Older Adults Service Plan Framework

The updated 2015–2019 Older Adults Service Plan will orient the actions and decision-making of the City for coming years. A focused effort on the Service Plan will help ensure a responsive and effective program and service portfolio that is responsible to the evolving needs of Richmond's older adult population. The following vision and guiding principles provide a framework for the work proposed in this 2015–2019 Older Adults Service Plan.

Older adults in Richmond have the highest life expectancy in Canada and are living an average of 84.9 years, four years longer than the national average of 81.



*Figure 1: 2015–2019
Older Adults Service Plan
Framework*

Direction #1: Communication and Awareness

Objective: Communication with older adults is timely, effective and appropriately delivered and received.

Outcomes:

- Increased knowledge and awareness among the diverse older adult population (e.g. under-informed older adults, diverse populations, frail, isolated etc.) of programs and services available.
- Promotional materials for family focussed events encourage participation of older adults.
- Improved knowledge of health and wellness benefits.

Direction #2: Responsive and Relevant Services

Objective: Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.

Outcomes:

- The needs of underserved segments of the older adult population (e.g. men, hard-to-reach) are met through the offering of a wide range of program and service opportunities.
- Intergenerational understanding among program participants, and the community, is enhanced.
- Programs and services reflect the diversity of the older adult demographic group (e.g. function, age, ethnicity, etc.).
- A wide range of volunteer opportunities are provided to support older adults to be active, productive members of the community.

Direction #3: Respect, Inclusion and Sense of Belonging

Objective: There is a citywide focus and understanding of older adult needs and wants. Older adults are celebrated and recognized as valued community members.

Outcomes:

- Older adults' needs are met by a range of culturally appropriate and relevant programming.
- Diverse older adults have a conduit to share their knowledge and skills within the community.
- City buildings have welcoming spaces to support unstructured gatherings.
- Improved access and reduction of barriers for frail and isolated older adults (e.g. Transportation to community programs, financial subsidy program, etc.).
- Consistency in terminology, that is reflective of this segment of the population, is established.
- Older adults are positively portrayed in all City communications.
- An informed community that respects the contributions and needs of older adults.

Direction #4: Coordinated Service Delivery

Objective: The City, works with partners including Community Associations/ Societies and community organizations to ensure services to older adults are coordinated city-wide.

Outcomes:

- Improved collaboration, information sharing, and transparency among partners to bring a coordinated and collaborative response to service delivery to older adults in Richmond.
- Service delivery is enhanced through standardized referral processes and defined parameters on service boundaries.

Direction #5: Targeted Training and Professional Development

Objective: City staff, volunteers, and community partners are aware of the most current, evidence-based information related to older adult programs and services.

Outcomes:

- Roles and responsibilities, in the delivery of services, for community partners and staff are clear and defined.
- An informed, knowledgeable staff, volunteer, and community partner team to serve older adults.
- A seamless, consistent approach of service delivery at all civic facilities.
- Staff and community hold positive perceptions of older adults reducing stereotypes and ageism.

Vision and Guiding Principles

The vision of the City of Richmond is:

"For the City of Richmond to be the most appealing, livable, and well-managed community in Canada."

In order to create an environment that encourages opportunities for Richmond's older population to live healthy and active lives, the following vision has been created to help direct this Service Plan:

"Richmond is a nurturing, connected community that promotes healthy and active aging."

Along with both vision statements, the following guiding principles will be embraced in the delivery of services and programs to older adults:

- Maintaining a focus of respect and inclusion that ensures accessibility, and promotes intercultural and intergenerational interaction
- Coordinating services that collaborate with partners, volunteers and older adults
- Creating comfortable environments that are welcoming, safe, responsive and empowering.



Link to the Official Community Plan and the Social Development Strategy

Over the years, a number of founding strategies have shaped the work of the City and helped to align service and program areas under common objectives. The Official Community Plan and City of Richmond Social Development Strategy are two founding documents that are critical to consider in developing the priorities, and actions of the 2015–2019 Older Adults Service Plan.

Official Community Plan 2012–2041

The Official Community Plan 2012–2041 (OCP) provides a framework for long-term future community planning within a city. The City of Richmond OCP recognizes the unique needs of older adults through policies, many of which are relevant to this Service Plan update. This includes efforts to:

- Continue to target ‘hard to reach’ populations (e.g., new immigrants, socially isolated individuals), people with disabilities, older adults and youth (especially low-asset youth).
- Promote opportunities for active lifestyles for aging populations and programs that allow older adults to ‘age in place’.
- Respect and capitalize on the knowledge, skills and abilities of Richmond’s older adults by providing them with opportunities to continue to make meaningful contributions to the community through volunteer activities and advice.
- Adopt an “older adults planning for older adults” approach to the planning and delivery of older adult programs and services.

City of Richmond Social Development Strategy (2013–2022)

The City of Richmond’s Social Development Strategy (2013–2022) includes a direction that the 2008–2012 Older Adults Service Plan be updated, placing priority attention on:

- Pursuing approaches that involve planning with, not for, the older adult population.
- Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults.
- Ensuring older adults and their families and caregivers are aware of available recreation, leisure, wellness and health promotion opportunities in the community.
- Expanding recreation, leisure and wellness services and programs to frail and isolated older adults allowing them to remain in their own homes for as long as possible.





- Reviewing the pricing structure for City programs for older adults to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes.
- Exploring partnerships with service providers, strata councils and housing providers to bring wellness outreach programs into buildings with a high concentration of older adults.
- Connecting non-English speaking older adults with appropriate recreation, leisure and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups).
- Developing a communication strategy to increase the awareness of the young-old (55–65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to older adults.

Other City of Richmond Strategies and Plans that relate to the 2015–2019 Older Adults Service Plan are the:

- Parks and Open Space Strategy, 2012–2022
- Richmond Arts Strategy, 2012–2017
- Parks, Recreation and Cultural Services Volunteer Management Strategy, 2007–2012
- Richmond Affordable Housing Strategy, 2007
- Age Friendly Community Plan
- Richmond Intercultural Strategic Plan and Work Program, 2012–2015
- Richmond Community Wellness Strategy, 2010–2015
- Richmond Sport for Life Strategy, 2010–2015



2.0 CREATING THE 2015–2019 OLDER ADULTS SERVICE PLAN

Implementation of the Older Adults Service Plan falls within the mandate of the Community Social Development Department of the Community Services Division—a multi-disciplinary division, established in 2009 to address social, recreational, and arts and culture concerns.

The Community Social Development Department focuses on working cooperatively with other agencies in the development of networks, programs and processes to promote social interaction and cultural enrichment. It focuses on responding to the needs of vulnerable populations, respecting social diversity, and ensuring the City puts priority on nurturing and enhancing the community's social capital.

The new structure better enables the City to address the opportunities and challenges facing Richmond in forthcoming years. Within this structure, the scope of older adult programs, services and initiatives implemented through the 2015–2019 Older Adults Service Plan spans beyond a parks, recreation and culture focus to encompass a more cohesive and holistic response to the wellbeing of older adults; thus creating an environment that encourages opportunities for Richmond's older adults to live connected, healthy and active lives.



The update process began with a review of the related literature. This was completed in order to provide an overview of current research and best practices as they relate to selected topics in city services and programs for older adults. A jurisdictional review was then conducted to provide a snapshot of planning and delivery of services in similar jurisdictions, both locally and nationally. From the information compiled in both reviews a foundation-setting strategy, and community engagement strategy was developed.

During the course of developing the 2015–2019 Older Adults Service Plan, the City of Richmond was concurrently developing the Age-Friendly Assessment and Action Plan. While Richmond has many age-friendly attributes, the City is seeking to increase the number and scope of these features, as well as to further develop age-friendly policies and programs. The community consultation process for the 2015–2019 Older Adults Service Plan was completed in collaboration with the Age Friendly Assessment and Action Plan development, as many of the same stakeholders, members of the older adult population, and City staff were consulted for both projects. In addition, a joint Older Adult Service Plan Update/ Age Friendly Assessment and Action Plan Steering Committee was formed. The committee represented a spectrum of stakeholders including older adults, community associations, non-profit agencies and City staff, who worked to provide input into the development of both documents.

The 2015–2019 Older Adults Service Plan represents a comprehensive, evidence-informed update of the 2008–2012 Older Adults Service Plan and sets the goals and actions for planning and development of services and programs for older adults in Richmond for the next five years. The Service Plan is consistent with the City of Richmond's strategic priorities and builds on the innovative approaches, and best practice delivery of the 2008–2012 Older Adults Service Plan.



3.0 KEY OPPORTUNITIES

The 2015–2019 Older Adults Service Plan communicates a continued commitment to Richmond’s older adult population. Over the next five years, emerging opportunities and challenges will require the City and its partners to work in new and creative ways. While input received from Richmond’s older adults, key stakeholder groups, and City staff through the data collection process confirmed that many of the existing directions of the 2008–2012 Older Adults Service Plan are still valid, it also flagged the need for a renewal of these directions to keep focused on the priorities that matter most for addressing the needs of the older adult population. Key opportunities as determined in the data collection process:

- There are particular groups that emerge from the data as potentially needing targeted marketing and services and programs. Men, those aged 75–84, and Chinese older adults appeared to be facing specific challenges in contrast to the rest of the sample. Residents from East Richmond may also need to be emphasized.
- The City is perceived as having a key role in awareness-raising and disseminating information about community supports and health services for older adults.
- There is a need to increase dedicated resources for responding to the needs of older adults.
- A number of the Service Plan goals will need to be implemented in partnership with Community Associations/Societies and other partners (e.g., Vancouver Coastal Health, non-profit agencies).
- There is a high demand for intergenerational programming.
- There is a need for more targeted social opportunities for older adults, including intercultural events where older adults from diverse backgrounds can meet and mix.
- Older adults emphasize physical wellness, and those 65–74 need some extra support around this area as their rating of their physical health as “excellent” or “good” was quite low.
- Civic engagement of older adults emerged as a need across more than one strategic direction.
- The sense of belonging that older residents feel to the community of Richmond can be harnessed and promoted by the City. There is a need to provide more recognition of older adults and foster ongoing volunteer opportunities. Doing so could address older adult need for more civic engagement.



4.0 SERVICE PLAN DIRECTION

The following tables summarize and outline five primary directions, which have been refined and updated to reflect achievements to-date and the changing needs of Richmond older adults.

Each direction includes items for action and associated timelines for completion, which are characterized as short term (0–2 years), medium term (3–4 years), long-term (5+ years), and those which are ongoing. Responsibilities for implementation are outlined according to City Role and key partners.

The actions identified in this document have been framed at a broad level. A robust and comprehensive action plan, with detailed and specific actions will be developed as part of the next phase of the planning process.



Direction #1: Communication and Awareness

Objective:

Communication with older adults is timely, effective and appropriately delivered and received.

Outcomes:

- Increased knowledge and awareness among the diverse older adult population (e.g. under-informed older adults, diverse populations, frail, isolated etc.) of programs and services available.
- Promotional materials for family focussed events encourage participation of older adults.
- Improved knowledge of health and wellness benefits.

Actions	Responsibilities	Timeline
1.1) Develop and implement a marketing and communications plan.	City Role: Engage and empower community Proposed Partners: Organizations serving diverse populations	Short-term
1.2) Translate appropriate city materials.	City Role: Collaborate and establish partnerships Proposed Partners: Ethnocultural community partners	Short-term
1.3) Develop and implement a benefits-based engagement campaign.	City Role: Engage and empower community	Medium-term



Direction #2: Responsive and Relevant Services

According to the 2011 Statistics Canada census, those 55-64 years old are the largest cohort of older adults in Richmond and account for more than half of the older population

Objective:

Programs and services are developed based on best practices, direct consultation, and program evaluation to reflect changing needs and priorities.

Outcomes:

- The needs of underserved segments of the older adult population (e.g. men, hard-to-reach) are met through the offering of a wide range of program and service opportunities.
- Intergenerational understanding among program participants, and the community, is enhanced.
- Programs and services reflect the diversity of the older adult demographic group (e.g. function, age, ethnicity, etc.).
- A wide range of volunteer opportunities are provided to support older adults to be active, productive members of the community.



Action	Responsibilities	Timeline
2.1) Increase the proportion of arts, culture, heritage programs and activities for those 55+	City Role: Deliver programs and services Proposed Partners: Arts, Culture and Heritage community partners	Medium-term
2.2) Review and assess the proportion of outreach programming for older adults	City Role: Deliver programs and services	Short-term
2.3) Develop and implement a tailored consultation approach to gather feedback from older adults, particularly with those who are frail and isolated	City Role: Engage and empower community	Short-term
2.4) Expand intergenerational programming	City Role: Deliver programs and services	Short-term
2.5) Form a committee to establish a functional segmentation approach in service delivery.	City Role: Undertake planning, research and/or policy development	Medium-term
2.6) Create a welcoming environment for older adults at family and community events	City Role: Engage and empower community	Medium-term
2.7) Continue to implement and expand civic engagement opportunities to orient older adults to City operations	City Role: Engage and empower community	Long-term
2.8) Expand the scope and range of volunteering opportunities creating more long-term volunteering options.	City Role: Undertake planning, research and/or policy development	Medium-term



According to the 2011 National Household Survey (NHS) almost 60% of Richmond residents were immigrants compared to 28% in BC.

Direction #3: Respect, Inclusion and Sense of Belonging

Objective:

There is a citywide focus and understanding of older adult needs and wants. Older adults are celebrated and recognized as valued community members.

Outcomes:

- Older adults' needs are met by a range of culturally appropriate and relevant programming.
- Diverse older adults have a conduit to share their knowledge and skills within the community.
- City buildings have welcoming spaces to support unstructured gatherings.
- Improved access and reduction of barriers for frail and isolated older adults (e.g. Transportation to community programs, financial subsidy program, etc.).
- Consistency in terminology, that is reflective of this segment of the population, is established.
- Older adults are positively portrayed in all City communications.
- An informed community that respects the contributions and needs of older adults.

Action	Responsibilities	Timeline
3.1) Maintain and improve a program planning and service delivery process with a lens on diversity.	City Role: Deliver programs and services	Medium-term
3.2) Develop a Cultural Ambassador Program comprised of a multicultural mix of older adults representatives	City Role: Engage and empower community; Deliver programs and services Proposed Partners Ethno-cultural Community Partners	Ongoing

Action	Responsibilities	Timeline
3.3) Increase space available for older adults to socialize and gather in City buildings	City Role: Provide land, space, or funding Proposed Partners: Ethno-cultural Community Partners	Ongoing
3.4) Work with Community Associations/Societies to expand outreach to vulnerable populations	City Role: Engage and empower community; Deliver programs and services Proposed Partners: Community Associations/ Societies	Long-term
3.5) Incorporate the needs of low-income older adults in subsidy and pricing to enhance access to programs	City Role: Undertake planning, research and/or policy development Proposed Partners: Community Associations/ Societies	Short-term
3.6) Harmonize terminology to address older adults across the City	City Role: Undertake planning, research and/or policy development	Medium-term
3.7) Incorporate images that are representative of the diversity of older adults and portray a positive image of aging in all communications	City Role: Engage and empower community	Medium-term
3.8) Launch an educational campaign to combat stereotypes and ageist attitudes.	City Role: Engage and empower community	Medium-term

Older adults in Richmond had one of the highest rates of self-reported good functional health (73%) in the Lower Mainland.

2011 United Way Seniors Vulnerability Report: Community Profiles

Direction #4: Coordinated Service Delivery

Objective:

The City, works with partners including Community Associations/Societies and community organizations to ensure services to older adults are coordinated city-wide.

Outcomes:

- Improved collaboration, information sharing, and transparency among partners to bring a coordinated and collaborative response to service delivery to older adults in Richmond.
- Service delivery is enhanced through standardized referral processes and defined parameters on service boundaries.

Action	Responsibilities	Timeline
4.1) Develop a Communication Plan for the dissemination and adoption of the Older Adult Service Plan City-wide	City Role: Undertake planning, research and/or policy development Proposed Partners: Community partners	Short-term
4.2) Work with health care Community Partners on the development of a scope of practice for older adult services providers in the City.	City Role: Undertake planning, research and/or policy development; Collaborate and establish partnerships Proposed Partners: Community partners	Long-term

Action	Responsibilities	Timeline
4.3) Develop a network among key stakeholders, community partners, and the City that focuses and advances a systems view of service delivery – the benefit of which is enhanced information and referral	<p>City Role: Undertake planning, research and/or policy development; Engage and empower community; Collaborate and establish partnerships</p> <p>Proposed Partners: Health Care and other relevant community partners</p>	Medium-term
4.4) Make pertinent research data available to Community Partners upon request	<p>City Role: Undertake planning, research and/or policy development; Collaborate and establish partnerships</p>	Short-term

A vibrant older adult community contributes to the economy, supports extended families, and makes Richmond a nurturing, connected community that promotes healthy and active aging.



According to the 2011 Statistics Canada census, 53,650 residents of Richmond were 55 years or older.

Direction #5: Targeted Training and Professional Development

Objective:

City staff, volunteers, and community partners are aware of the most current, evidence-based information related to older adult programs and services.

Outcomes:

- Roles and responsibilities, in the delivery of services, for community partners and staff are clear and defined.
- An informed, knowledgeable staff, volunteer, and community partner team to serve older adults.
- A seamless, consistent approach of service delivery at all civic facilities.
- Staff and community hold positive perceptions of older adults reducing stereotypes and ageism.

Action	Responsibilities	Timeline
5.1) Develop a scope of practice for Senior Services Team staff	City Role: Undertake planning, research and/or policy development	Medium-term
5.2) Offer information sessions to community partners on the service needs of older adults	City Role: Collaborate and establish partnerships	Medium-term
5.3) Implement a professional development program to train staff, volunteers, and partners on the needs of older adults	City Role: Undertake planning, research and/or policy development	Ongoing
5.4) Develop a specific education program to dispel myths and stereotypes of older adults and aging	City Role: Undertake planning, research and/or policy development	Ongoing

5.0 IMPLEMENTATION AND MONITORING

Implementation of this 5-year Older Adults Service Plan will be guided by a phased availability of financial and staffing resources. Timelines provided recognize that it is not realistic to implement all actions at once, but to stage their implementation as resources allow. Implementation of this Service Plan will be the responsibility of the City in strong partnership with Richmond's Community Associations/Societies as well as a range of other community organizations and partners. It is only through engaging with, and maximizing the expertise and leadership of all partners, to better serve older adults needs, that this Service Plan's vision will be realized. Key staff and other respective roles in addressing the Service Plan are as follows:

- The Coordinator, Seniors Services position, located within the Community Social Development Department, a city-wide position which provides expert advice, strategic direction, information and support related to aging and older adults' issues to Community Associations/Societies, agencies and staff.





- The Seniors Wellness Coordinator provides wellness related initiatives for seniors, supports monthly Wellness clinics across Richmond and acts as a resource to individuals, groups and caregivers.
- Older Adults Coordinators located throughout the city at Community Centres, and employed by Community Associations/Societies and are ultimately accountable to those organizations, are responsible for the development and implementation of comprehensive programs for older adults 55+, for a designated geographic area, in a Parks and Recreation setting.

Annually, the City will develop and update an implementation plan highlighting priorities for the work that will be done over the year that relate to each Service Plan direction. The implementation plan will primarily serve as an internal resource, however the Seniors Services Team, comprising of City and Community Associations/Societies' dedicated staff for older adult services and programming, can provide advice and guidance to community groups on initiatives to implement the Service Plan. As well, given the natural link between the 2015–2019 Older Adults Service Plan and the Age-Friendly Action Plan, a strong and permanent linkage during the implementation of these two documents will be established.

Opportunities to seek alternative sources of funds will also be investigated. With the increase in older adults in the overall population, there are many resources being allocated for older adults' initiatives at both the Provincial and Federal government levels.

Annually, the City will develop an implementation plan highlighting priorities for the work that will be done over the year. The Seniors Services Team, comprising of City and Community Associations/Societies' dedicated staff for older adult services and programming, can provide advice and guidance to community groups on initiatives to implement the Strategy.

Evaluation and Monitoring

To measure outcomes and monitor work progress, the Senior Services Team will meet regularly to review and realign actions. Annual reports will be produced highlighting progress made towards the Service Plan directions and achievements realized. The Senior Services Team, including the Older Adult Coordinators, will work to do this, upon a review of the previous year's reports and the findings of consultations carried out.

To measure outcomes and monitor work progress, the Senior Services Team will meet regularly to review and realign actions. Every two years a concise information communique summarizing progress and achievements realized, which will include a review of the previous years' implementation plans and the findings of consultations carried out, will be produced and disseminated widely to the public and community organizations serving older adults.

CONCLUDING COMMENTS

The 2015–2019 Older Adults Service Plan builds on and advances the momentum achieved through the 2008–2012 Older Adults Service Plan. The Service Plan articulates a framework that provides opportunities to foster positive outcomes in the community and support realizing Richmond's vision be the most appealing, livable, and well-managed community in Canada.

Supporting active aging is a key factor in assisting older adults to not only live longer, but to age with a better quality of life. Through involvement in programs and services, older adults continue to feel that they are an important part of community life. The Service Plan identifies beneficial and meaningful options to enhance older adults' quality of life, and promotes the possibilities, promise and value of aging in the community. The challenge and opportunity for the next five years, and beyond, is how to meet the needs of the significant and growing diversity of the older adult population in Richmond. The Service Plan will continue to move Richmond towards becoming a nurturing, connected community that promotes healthy and active aging. The City looks forward to collaborating and working with Richmond's older adults, Community Associations/Societies, community organizations and partners to ensure we are all making a difference.



APPENDIX A: GLOSSARY

Acculturation: Acculturation is a process in which members of one cultural group adopt the beliefs and behaviors of another group.

Assistive technology: is defined as “Any equipment or system that helps people who have difficulties, due to age or disability, in carrying out everyday activities. Assistive technology aims to provide its users with the ability to control their environment more effectively partly by physical manipulation.”¹

Community association: Non-profit community organizations with which the City operates community facilities. The City provides the facilities and core staffing, while the partners plan and fund programs and services. The Association’s mandate is to reflect the needs of the residents of the neighbourhood area and provide recreational opportunities to meet those needs.

Community organization: Non-profit agency providing programs and services for older adults in Richmond.

Community partners: The City and their community partners (i.e. community associations, Minoru Seniors Society, Vancouver Coastal Health, etc.) together offer a variety of recreational, cultural, educational, and social opportunities for those over the age of 55 to be involved in the community and stay active.

Functional segmentation: Functional segmentation is a way to differentiate older adults with different, needs, abilities, and experiences that moves away from chronological segmentation.

Geolocation technology: Geolocation technology such as ASKIT or MAPPED can empower users by providing a higher degree of independence and ultimately improved quality of life. This technology can also increase mobility, social connectedness, and help users navigate transportation systems in the most efficient and cost effective way possible. Cities can benefit from encouraging users to interact with their communities in a more accessible way while improving the use of public transit.²

Grey resources: Those resources that fall outside the scope of academic scientific literature (e.g. professional bodies or organizations, websites, news feeds etc.)

Structural lag: Refers to the time delay between the changes in the needs of a specific population and the associated political and societal change needed to address these changes. This lag has meant that older adults have less opportunities for meaningful social roles than their younger counterparts. Urban settings are thought to be best positioned to provide effective symbiotic programs that use the skills and expertise of older adults while simultaneously increasing their activity levels, social connectedness, and need for meaningful engagement.³

1 Barlow, J., & Venables, T. (2004). Will technological innovation create the true lifetime home?. *Housing Studies*, 19(5), 795-810. doi:10.1080/0267303042000249215

2 Boulos, M., Anastasiou, A., Bekiaris, E., & Panou, M. (2011). Geo-enabled technologies for independent living: Examples from four European projects. *Technology & Disability*, 23(1), 7-17. doi:10.3233/TAD-2011-0300

3 Fried, L.P., Carlson, M.C., Frick, K.D., Glass, T.A., McGill, S., Rebok, G.W., Seeman, T., Tielsch, J., Wasik, B., & Zeger, S. (2004). A social model for health promotion for an aging population: Initial evidence on the Experience Corps Model. *Journal of Urban Health*, 81(1), 64-78.

APPENDIX B:

55+/OLDER ADULTS—

CITY-WIDE SERVICES

City-Wide Health/Wellness Programs— Wellness Clinics & Holistic Health Services

Health monitoring, holistic health options and information/education sessions are offered at the following locations:

Steveston Community Centre.....	604-238-8098
South Arm Community Centre	604-238-8070
East Richmond Community Hall	604-233-8399
Minoru Place Activity Centre	604-238-8450
Beth Tikvah – Kehila Society of Richmond	604-271-1973
Thompson Community Centre	604-238-8429
Hamilton Community Centre	604-718-8055
West Richmond Community Centre	604-238-8405

Information and Referral Services

Volunteer Richmond Information Services provides this free service to assist seniors to find the resources and information they need, either by phone or in person (by appointment). This program is offered in collaboration with Vancouver Coastal Health/Richmond Health Services and in partnership with the City of Richmond, Senior Services.

Volunteers offer a wide variety of information on topics of concern to seniors including: housing, government pensions, BC Medical Plan, Fair PharmaCare, Shelter Aid for Elderly Renters, and much more.

For more information, call 604-279-7020 or email at infoandreferral@volunteerrichmond.ca.

Seniors Peer Counselling

Senior Peer Counselling (SPC) is a province-wide program developed based on the belief that when seniors are experiencing worry, frustration and loss they prefer to talk to other seniors who may have similar life experiences.

This one-on-one service is offered at no charge to Richmond seniors. A referral is not required for this service. Please call or leave a message at 604-279-7034 or visit www.volunteerrichmond.ca.

Richmond Seniors Directory

Richmond has a wide range of services and programs to help seniors lead healthy and independent lives. The Richmond Seniors Directory has information about health services and other programs and services available to seniors living in Richmond.

The directory has been produced through a partnership between Volunteer Richmond Information Services and The Richmond Review.

Community Leisure Transportation

Supported by the Minoru Seniors Society and City of Richmond, the Community Leisure Transportation program reduces transportation barriers to allow Richmond residents opportunities to participate in the programs and services offered by the Community Services Department and other partners. For more information call 604-238-8456.

APPENDIX C: CREATING THE 2015–2019 OLDER ADULTS SERVICE PLAN THE PROCESS

In order to embark on an update of the 2008–2012 Older Adults Service Plan, an Older Adult Service Plan Update Steering Committee was formed. The Committee represented a spectrum of stakeholders including older adults, Community Associations, non-profit agencies and City staff, who worked to provide input into updating this plan.

The update process began with a review of related grey and academic literature. This was completed in order to provide an overview of current research and best practices as they relate to selected topics in city services and programs for older adults. A jurisdictional review was then conducted to provide a snapshot of planning and delivery of services in similar jurisdictions both locally and nationally. From the information compiled in both reviews a foundation-setting strategy, and a qualitative and quantitative data collection strategy was developed. The work of these strategies included:

- **Conducting a representative survey** of 378 subjects aged 55+ from Richmond. A convenience sample was developed through community centres, local service providers and the “Let’s Talk Richmond” website.
- **Facilitating fourteen focus groups** which engaged 161 individuals from a range of stakeholder groups, (including older adults and service providers).
- **Carrying out in-depth interviews** with 23 key informants, including four older adults (who represented vulnerable target groups), older adult service providers in the City, and key City personnel.
- **Reviewing City strategic policies and documents**
- **Reviewing characteristics, demographic profiles, social and emerging trends** of Richmond’s local population
- **Assessing achievements realized in the past five years** from the implementation of the current Service Plan, which included evaluative data compiled by the City
- **Reviewing secondary data** including administrative level program and service data including current program and service inventories

A.1.1 Analysis

During the qualitative analysis, data was thematically coded both according to which strategic direction to which it belonged, and the data points within each direction. As is common with qualitative analysis, frequencies are not given, but comment was provided on the emphasis on the themes in the data. Quantitative data was then analyzed to generate descriptive statistics from the sample, including frequencies for each item in the survey and cross-tabulations with the main demographic variables tracked through the survey. This included age, gender, ethnicity and City of Richmond Planning Area.

All information was collated, analyzed and reported in three comprehensive background documents (available upon request). The following information summarizes the key trends which were identified in each stage of the Service Plan update process.

A.1.2 Key trends found in the review of the related literature

A review of related academic literature was completed to provide an overview of the current research and best practices as they relate to selected topics in city services and programs for older adults. General internet searches were performed to identify additional or “grey” resources. Websites reviews were also used in order to access additional resources and references not easily available from traditional database searches. Of particular interest were municipal bodies, organizations, universities and research groups engaged in emergent or ongoing research or practice related to city services and programs for older adults.

Some of the most significant trends and gaps noted in the review included:

- A movement away from chronological segmentation and towards functional segmentation as a way to differentiate older adults who have different, needs, abilities, and experiences. The most common distinction is some form of Third and Fourth Age measure.
- A recognition of how socioeconomic status can impact functional mobility and disability rates among older adults.
- A concerning note that homelessness in the older adult population is on the rise.
- A notable gap in service and in a significant volume of literature that exists for the older LGBTQ community and urban-dwelling Aboriginal/ First Nations older adults

- A recommendation to use the International Classification of Functioning Disability and Health model⁴ as a basis for programming and service delivery for those older adults with functional impairments and disability.
- A recognition of how physical, intellectual, and social wellness in older adults is impacted by structural lag.
- A prevalence of demand for “Third Age Learning”. Third Age learning involves education on a variety of topics for those who are retired or semi-retired. Many cities have already started to shift programming and funding to meet this demand.
- A notable shift in assistive technology; geolocation technology was found to be one of the most rapidly growing assistive technology fields currently in use with older adults.

A.1.3 Key trends reported by interviewees during data collection

Except for older adult participants, key informant interviewees were asked to summarize the important trends regarding the older population in Richmond. The main overarching trends that interviewees identified were:

- The recognition that older adults (55+) are a rapidly growing demographic group in Richmond, and that this group can be further sub-divided into a range of different cohorts, either by age, functionality or specific target group (e.g. those with mental illness or living in poverty). The challenge is how to respond to the differing needs of each of these cohorts, including the best strategy for the City to take in segmenting older adult customers.
- Many service providers noted the increasingly complex needs of the frail and vulnerable clients. They reported that because clients are living longer, their needs increase making them more vulnerable to mental and physical health difficulties. This situation makes service delivery more complex and makes drawing service boundaries a challenge. Helping those with complex needs to access City programs and services requires outreach and perhaps individualized support to do so.
- The difficulty assisting older adults to access and negotiate services that they require within the context of increasingly complex needs and already overburdened services, e.g. respite and day care services, mental health services and so on.
- The challenge of supporting the integration of newcomer and visible minority older adults through service provision so that they do not become isolated due to obstacles such as language barriers and, in some cases, lack of family or social support.

4 Rejeski, W., Ip, E., Marsh, A., Miller, M., & Farmer, D. (2008). Measuring disability in older adults: The International Classification System of Functioning, Disability and Health (ICF) framework. *Geriatrics & Gerontology International*, 8(1), 48-54. doi:10.1111/j.1447-0594.2008.00446.x

A.1.4 The Local Demographic Profile

Table 1.4 City of Richmond Age Cohorts

Age	Population
55 to 64 years	27,625
65 to 74 years	14,210
75 to 84 years	8630
85 years plus	3185

According to the 2011 Statistics Canada census, 53,650 residents of Richmond were 55 years or older. This represents 28% of the total population. Women make up a larger portion of the older adult population overall (53%). Those 55 to 64 years old are the largest cohort of older adults in Richmond and account for more than half of the older population (Table 1.4).

Overall life expectancy in Richmond is the highest in Canada at 84.9 years.⁵ Projection reports estimate that there will be a 195% increase in older adults living in Richmond by 2036 with a 127% projected increase in residents 80 years and older.⁶ However, older adults in Richmond are not a homogenous group. The following sections provide information regarding the different geographical distribution by age cohorts, numbers of those living alone, and other social and emerging trends facing older residents in the City of Richmond.

A.1.5 Demographics notes in area plans

The older adult population in Richmond reside in all parts of the City. When examined by city planning areas, the largest concentration of older residents (almost a quarter of the older population) live in the City Centre. Steveston, Broadmoor, and Blundell make up a further 39% of older residents with the remaining 37% disbursed throughout the rest of the city. The areas with the lowest numbers of older adults are Gilmore (n=190 or less than 1%), Sea Island (n=165 or less than 1%), and Fraserlands (n=60 or less than 1%).

5 Statistics Canada, 2011 Census of Population, Age(1310 and Sex (3) for the Publication of Canada, Topic Based Tabulations, Statistics Canada Catalogue Number 98-311-XCB2011018. Retrieved from: <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/tbt-tt/Index-eng.cfm>

6 Population Projections (2013). BC Stats. Province of British Columbia. Retrieved from <http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx>

A.1.6 Cultural Diversity

The population of older adults in Richmond is a culturally diverse, growing group. According to the 2011 National Household Survey (NHS) almost 60% of Richmond residents were immigrants (those born outside of Canada). This compares to approximately 28% in the overall British Columbia population. China and Hong Kong were the most common countries of birth for Richmond's immigrant residents. Overall, visible minorities make up approximately 70% of the population in Richmond with the largest groups identifying as Chinese or South Asian.⁷

There were 1390 senior immigrants who settled in Richmond between 2000–2010 (13% of Metro Vancouver numbers and 11% of BC respectively).⁸ For new immigrants, the acculturation process is a multidimensional one that includes physical, psychological, financial, spiritual, social, and family adjustments. This process can be very stressful for immigrant elders because they typically have fewer resources (e.g. income and education) to assist them in adapting to their new life situation.⁹

Many older adult immigrants in Richmond also face significant language barriers. Within Metro Vancouver municipalities, Richmond has the highest proportions of older adults who could not speak English (24.4%). Those who speak English as a second language most frequently reported their mother tongue to be Mandarin, Chinese, and Cantonese.¹⁰

7 Statistics Canada. Ottawa: Statistics Canada. National Household Survey. 2012. Available from: <http://www.statcan.gc.ca/survey-enquete/household-menages/5178-eng.htm>.

8 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). Seniors in the Lower Mainland: A Snapshot of Facts and Trends.

9 Mui, A. C., & Kang, S. (2006). Acculturation Stress and Depression among Asian Immigrant Elders. *Social Work*, 51(3), 243-255.

10 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). Seniors in the Lower Mainland: A Snapshot of Facts and Trends

A.1.7 Socioeconomics and Housing

Socioeconomic status is typically defined by income, education, and occupation.¹¹ Low socioeconomic status among Richmond older adults is a growing problem. The United Way reported that in 2006 19% of males and 24% of females 65+ living in Richmond were considered to be of low income status. A quarter of all older adults in Richmond live below the poverty line and 8.5% of Richmond older adults (the largest percentage in Metro-Vancouver) receive the maximum Government Income Supplement.

Housing types for those 55+ also vary. The most common kind of housing for older adults in Richmond is single detached houses without a secondary suite (45%), followed by low rise apartments. Although many older adults in Richmond may own their homes, there is still a significant proportion who rent. Rent in Richmond has increased by 5% since 2006 making non-market a necessity for many older adults. Richmond also has the fourth highest number of seniors' non-market housing units in the Lower Mainland (1,036).¹²

There are 18.7% of older adult residents living alone city-wide in Richmond. This number is much lower than other census tracts in the Lower Mainland, where in many instances 40% or more of older adults live alone. Of significant note is that the number of older adults living alone decreased between 2000 and 2010 (in 2000 21% lived alone).

11 Grundy, E., & Holt, G. (2001). The socioeconomic status of older adults: How should we measure it in studies of health inequalities? *Journal of Epidemiology and Community Health*, 55(12), 895-904.

12 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

A.1.8 Other important trends in Richmond's demographic information

Some other important consideration about older adults in Richmond are:

- Older adults in Richmond have the highest life expectancy in Canada and are living an average of 84.9 years, almost four years longer than the national average of 81.
- In research conducted by the United Way, older adults in Richmond had the one of highest rates of self-reported good functional health (73%) in the Lower Mainland.¹³
- Fifty percent of older adults 65+ in Richmond reported having activity limitations.
- In 2011, older adults in Richmond reported one of the lowest rates of a sense of community belonging in the Lower Mainland at 67.1%.¹⁴
- The number of older adults who have a regular medical doctor has been steadily declining since 2003.¹⁵
- There is a high number (41%) of older adults living with arthritis (a significant factor for chronic pain and reduced function) in Richmond when compared to the rest of the Lower Mainland.

13 Social Planning and Research Council of British Columbia and the United Way of the Lower Mainland (2013). *Seniors in the Lower Mainland: A Snapshot of Facts and Trends*.

14 2011 United Way Seniors Vulnerability Report: Community Profiles. United Way of the Lower Mainland

15 2011 United Way Seniors Vulnerability Report: Community Profiles. United Way of the Lower Mainland

APPENDIX D: PROGRESS & ACHIEVEMENTS SUMMARY

2008–2012 Older Adults Service Plan

Working together with the Minoru Seniors Society, Community Associations/ Societies and other Community partners progress was made towards realizing the vision of the Older Adults Service Plan, 2008–2012

Richmond to be a community where older adults live healthy and active lives in a cooperative, welcoming and inclusive environment, which promotes engagement, encourages lifelong learning, and values the contribution of older adults.

Strategic Direction #1: Ensuring Older Adults are Well Informed

- ✓ Special events and official recognition celebrating older adults:
 - United Nations International Day of Older Persons/National Seniors Day in October
 - Annual Positive Aging Photo Campaign featuring Richmond residents 55+
 - Seniors Week (first week of June) citywide programs and events
 - Activate Wellness Fair
- ✓ Developed marketing tools targeting older people:
 - Focus on Wellness Newsletter was created to increase awareness of the many diverse health and wellness opportunities for older adults city-wide.
 - Increased translated marketing documents targeting Chinese and Punjabi.
 - Restructured 55+ section of Leisure Guide to make navigating more user-friendly
 - Website alterations based on feedback from older adults
 - Richmond News insert for Minoru Seniors Society programs/services
- ✓ Increased referrals and information dissemination related to programs and services for older adults.

Strategic Direction #2: Providing Relevant and Appropriate Services

- ✓ Increased and purposeful Intergenerational programming with partner agencies.
- ✓ Seniors Services, Minoru Seniors Society and Community Associations/ Societies have increased adaptive exercise programming, to serve older adults with physical limitations.
- ✓ The Wellness Connections Program, an outreach to frail and isolated older adults' service, evolved from a UBCM funded pilot project. In partnership with VCH Richmond Health, this service received a BCRPA program Excellence Award in 2009, and was featured in a national publication by the Active Living Coalition for Older Adults.
- ✓ Seniors Services has recognized the varying needs of the young and active older adult, an emerging market niche. Specialized programs, events, and workshops are slowly replacing more traditional pursuits to meet the needs of Baby boomers.
- ✓ Partnership with Simon Fraser University and Kiwanis Senior Citizens Housing Society to ensure adequate use of social amenity space in the Kiwanis Tower Development.

Strategic Direction #3: Promoting Cultural Inclusion and Harmony

- ✓ An increase in participation from older adults of South Asian and Chinese descent.
- ✓ Supporting seniors with language skills to reach out to others in their first language at Wellness Clinics, facility tours and specialized services.
- ✓ The Wellness Connections Program has been offered in Chinese as well as English.
- ✓ Worked with internal and external partner specialists to assist and bridge cultural understanding.

Strategic Direction #4: Building a Sense of Belonging

- ✓ Increased Community Gardening opportunities promoting self-reliance and enabling Older Adults to connect with youth and the community.
- ✓ Increased opportunities for peer to peer education, for example the Acting Out Troupe and Tech Lab at Minoru Place Activity Centre.
- ✓ West Richmond Outdoor Fitness and Wellness Circuit
- ✓ Increased dedicated space and allocated resources at community centres.

Strategic Direction #5: providing Affordable Access to Programs

- ✓ Standardized pricing for programs and services based on industry standard.
- ✓ Wellness Clinics provide a combination of free and very low cost services.
- ✓ Access to low-cost/no-cost information and educational workshops.
- ✓ Fee subsidy established by Community Associations/Societies on demand.
- ✓ Tax Clinic for low-income offered citywide

Strategic Direction #6: Increasing Volunteerism

- ✓ A coordinated City wide volunteer management system with an up-to-date database of opportunities and a method to track hours.
- ✓ Facilitated hundreds of meaningful volunteer opportunities focusing attracting younger older adults and new immigrants to Canada.
- ✓ Utilization of the Community Action Ambassadors program of Volunteer Richmond Information Services was very instrumental at targeting older adults to assist with implementation of programs and translation at events.
- ✓ Dedicated volunteer management staff at numerous community facilities.

Strategic Direction #7: Coordinating City-Wide Delivery of Services through Partnerships

- ✓ Worked closely with community partners, Associations/Societies, and agencies combining resources and expertise to provide programs/ services.
- ✓ Increased Health promotion, inclusion, and diversity events/programs with community partners.
- ✓ City of Richmond depiction in Age-friendly community videos produced by the Ministry of Health, Healthy Living Secretariat.
- ✓ Increased partnerships in delivery of specialty programs for older adults with specific needs (e.g. Steadyfeet fitness program, Vancouver Coastal Health).
- ✓ Coordinated approach of education and information sessions delivered by community partners (e.g. Minds in Motion, Alzheimer's Society)

Strategic Direction #8: Easy Physical Access and Providing Comfortable Places

- ✓ Hazard reporting system has allowed older adults and the general public in Richmond to report unsafe areas to make sure the city is safe and accessible.
- ✓ Improved comfort, accessibility and aesthetics of seniors' spaces at community centres.
- ✓ Enhanced Community Leisure Transportation program with additional accessible buses available to community organizations.
- ✓ Provision of education for transit riders including HandyDart and Translink.
- ✓ Participated in the Rick Hansen Foundation's Planat accessibility ranking process.

Strategic Direction #9: Involving Older Adults through Consultation

- ✓ Engaged seniors to contribute to policies, programs and services through planning committees including Boards.
- ✓ Conducted an older adult needs assessment as part of the overall community needs assessment.

Strategic Direction #10: Monitoring & Evaluation the Service Plan

- ✓ Utilized data collection for annual reporting of progress.
- ✓ Annual work plan reflecting the priorities of the plan implementation.



City of Richmond

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CNCL - 86



City of Richmond

Report to Committee

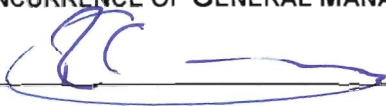


To:	General Purpose Committee	Date:	April 20, 2015
From:	John Irving, P.Eng., MPA Director, Engineering	File:	10-6000-01/2014-Vol 01
Re:	Climate Action Revenue Incentive Program (CARIP) & Carbon Neutral Operations Update		

Staff Recommendation

1. That the staff report titled, "Climate Action Revenue Incentive Program (CARIP) & Carbon Neutral Operations Update," from the Director of Engineering, dated April 17, 2015 be forwarded to the Advisory Committee on the Environment for comment.
2. That staff report back with a long term strategy for maintaining corporate carbon neutral operations.

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

Att. 3

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

Staff Report

Origin

The emissions reporting and initiatives described in this report support the following Council Term Goals, #8 Sustainability:

- 8.1. Leadership in Sustainability: Continued implementation and significant progress towards achieving the City's Sustainability Framework and associated targets.
- 8.2. Innovative projects and initiatives to advance sustainability: Richmond's prominence as a leader in sustainability is enhanced through creative initiatives, innovative projects, and new models of business.

Analysis

The City of Richmond recently developed strong policies and programs that support the reduction of greenhouse gas (GHG) emissions and energy use associated with corporate buildings and fleet activities. Two of the key recent developments include the City's Green Fleet Action Plan, adopted in 2013, and the revised High Performance Building Policy, adopted in 2014. These two programs are examples of corporate tools that help maintain organizational focus towards reducing energy consumption and GHG emissions through increased efficiency and optimized use of resources.

2014 Corporate Carbon Emissions

The summary table below (Table 1) outlines the estimated corporate GHG emissions associated with City buildings, civic infrastructure, and fleet activities for 2014. The reported figures adhere to the BC Ministry of Environment's methodology and guidance documentation, and include GHG reductions resulting from the City's purchase of renewable natural gas. As per provincial guidelines, GHG emissions associated with fleet construction related activities and GHG emissions associated with the Richmond Olympic Oval Corporation were not included in the City's corporate emissions total for 2014. The 2014 total does include GHG emissions associated with traditional municipal services that are contracted out, such as community waste collection. Reported corporate emissions in 2014 were slightly lower than the City's final 2013 corporate GHG emissions value (8,467 tCO_{2e}).

Table 1: 2014 Emission Sources

Emission Sources	Tonnes CO _{2e}	Quantification Method
Emissions from services delivered directly by the local government	6,755	Derived from actual energy consumption and associated GHG emissions from stationary sources (buildings, lighting, and pumps) and mobile sources (fleet) used directly by the City.
Emissions from contracted services delivering municipal government responsible services	1,595	The BC government standard methodology and guidance for estimated contracted emissions, Option 3 (Vehicle/Equipment Type and Hours of Usage) was used to determine the contracted emissions value.
TOTAL	8,350	

2014 Carbon Credits (Offsets)

The summary table below (Table 2) outlines the anticipated credits (also known as offsets) that the City expects to achieve in the 2014 reporting year. As with the previous two reporting years (2012 and 2013), credits from diverted household organic waste contributed significantly to the reduction of the City's corporate carbon footprint. As compared to 2013, the total amount of diverted organic waste from the City's community collection program increased by approximately 2,075 tonnes to 16,314 tonnes in 2014. The corresponding GHG emissions reduction for the diverted community organic waste, 3,668 tonnes of CO₂e, which represents approximately 45% of the City's 2014 reported corporate emissions.

In addition to claiming organics waste diversion credits, the City will also be able to claim GHG emission credits from its participation in the optimization of the methane gas capture system at the Vancouver Landfill. Waste that originates in Richmond that is managed by Metro Vancouver translates to a corresponding offset allocation to the City of Richmond through this project. Metro Vancouver allocates the associated credits to member municipalities based on an agreed upon regional methodology. The 2014 Vancouver Landfill credit allocation report has yet to be finalized, but preliminary figures indicate that the City is expected to receive slightly fewer credits from this program than last year. Along with the achieved credits in 2014, the City will be carrying forward surplus credits it accumulated in 2013 from quantified reduction projects. It is anticipated that the carbon credit surplus (5,413 tCO₂e) will be down in the 2014 reporting year as compared to 2013, with outstanding surplus to be used as needed to achieve carbon neutrality in subsequent years.

Table 2: Anticipated 2014 Emission Credits (Offsets)

Offsets	Tonnes CO ₂ e	Quantification Method
Household Organic Waste Composting – Municipally Collected	3,668	As quantified per Option 1 GHG Reduction Projects reporting methods.
Regional Vancouver Landfill Methane Gas Capture Credits	4,300	Richmond's credit allocation or credits earned from the capture of landfill gas (methane) at the Vancouver Landfill in Delta, prior to the implementation of January 1, 2016 regulations.
Surplus GHG emission credits from 2013 Reporting Year	5,795	As per BC Government reporting protocol.
TOTAL	13,763	

The total corporate emissions and credits indicated above, with the exception of the 2013 surplus value, have not yet been finalized and are estimates based on preliminary figures; staff will report back to Council if there are significant changes to the final reported corporate emissions and/or credits due to the Province by June 2, 2015.

Carbon Neutrality

Based on the above figures, staff anticipate that the City will again be eligible for a "Level 3: Achievement of Carbon Neutrality" in 2014 through the Climate Action Recognition Program. It is estimated that the City will carry forward approximately 5,413 tonnes of carbon credits, which can be used in subsequent years if needed.

Due to the accumulated surplus that the City has achieved and the anticipated growth and success of the City's organics diversion program, it is projected that the City will be able to achieve carbon neutrality for the next two reporting years, 2015 and 2016, without purchasing or quantifying other sources of credits. After January 1, 2016, GHG emissions credits from the optimized methane gas capture system will no longer be eligible to be used to reduce the City's corporate carbon footprint, as Provincial Government regulation regarding the capture of methane gas at provincial landfills will come into effect. This anticipated reduction in achieved carbon credits will likely necessitate the need to purchase and/or quantify other sources of credits for the 2017 reporting year, in order to maintain the City's carbon neutral status.

Future Sources of Carbon Credits

In anticipation of the future need to purchase or quantify carbon credits, the City is continuing the development of the Richmond Carbon Marketplace pilot program, as well as exploring other Richmond based opportunities that reduce GHG emissions.

The Richmond Carbon Marketplace (RCM) pilot program was envisioned as a means to reduce greenhouse gas (GHG) emissions and build community resilience, by investing in City of Richmond organizations through the purchase of carbon reduction credits for completing GHG emissions reducing projects. The Richmond Carbon Marketplace pilot program was previously approved by Council, and is being implemented in a phased approach:

- Phase 1: Determine the Potential for Local GHG Reduction Projects (through outreach)
- Phase 2: Identify Potential Local GHG Reduction / Offset Projects
- Phase 3: Assessment and Quantification of local GHG Reduction Projects
- Phase 4: Achieving Carbon-Neutrality for the City of Richmond
- Phase 5: Continued Growth of Richmond's Local Low-Carbon Economy

Staff have completed Phase 1, and are currently working on Phase 2 of the pilot project with the further development of the program's basis and the completion of an expression of interest. During Phase 1, staff vetted this pilot program through the Economic Advisory Committee, and directly contacted select organizations/businesses in the community including BC Non-Profit Housing Association, Harvest Power, Ecowaste, Lafarge, Lehigh Cement, and Concert Properties to gauge interest and opportunity. In general, this potential pilot program was well received by the Economic Advisory Committee, and the organizations contacted were interested in participating, if feasible. In addition some initial market research was undertaken to estimate the GHG emissions of the various business sectors in the City. The analysis indicated that some of the highest GHG emissions producing sectors in the City include: Food Manufacturing, Chemical Manufacturing, Merchant Wholesalers, Food and Beverage Stores, and Personal Laundry Services. Some of these sectors will be contacted directly, once an expression of interest has been completed, to identify partnership opportunities.

In addition to RCM, the City is exploring other means to purchase and/or quantify carbon credits from alternate sources, such as land conservation and urban re-forestation. If proven to be economically feasible, these alternative sources will be quantified and used to offset the City's corporate carbon footprint in future years.

Staff will report back by year end with a long term strategy and plan to generate further carbon credits.

Financial Impact

None.

Conclusion

The City of Richmond continues to meet its commitments as a signatory of the BC Climate Action Charter and is working towards Council's objective to maintain its carbon neutral status through investing in community projects. This commitment includes the mandatory public reporting of GHG emissions from corporate operations and carbon reduction initiatives that the City is undertaking. The City's 2014 Climate Action Charter related reports (Attachments 1-3) will be posted on the City's website to facilitate public access once finalized. For the 2014 reporting year, pending validation of staff's analysis, it is anticipated that the City will be recognized for carbon neutrality by the joint Provincial – UBCM Green Communities Committee and will have carry over carbon offsets for the 2015 reporting year.



Levi Higgs
Corporate Energy Manager, Sustainability and District Energy
(604-244-1239)

LH:lh

- | | | |
|----|---|----------------|
| 1. | Carbon Emissions Provincial Reporting Worksheet - 2014 | REDMS# 4554608 |
| 2. | Climate Action Revenue Incentive Public Report for 2014 | REDMS# 4529509 |
| 3. | Contracted Emissions Estimates (Hired Equipment and Cascade) – 2014 | REDMS# 4539823 |

You MUST fill this in for the 2014 reporting year.

CLIMATE ACTION REVENUE INCENTIVE PROGRAM (CARIP) PUBLIC REPORT

For Reporting Year =

2014

Prior to completing this section, please ensure that you are familiar with the "Becoming Carbon Neutral guidebook" available on the BC

[BC Climate Action Toolkit Website](#)

Carbon Neutral Progress Reporting

Is this your Final or Interim CARIP Report for 2014 ? Emissions/Offsets	Interim Tonnes CO ₂ e Enter Values in White Boxes
Annual corporate emissions using SMARTTool or equivalent inventory tool	8,350
<i>Emissions from services delivered directly by the local government</i>	6,755
<i>Emissions from contracted services</i>	1595
Less:	
GHG reductions being claimed for this reporting year from Option 1 - GHG reduction project	3668
<i>Energy Efficient Building Retrofits and Fuel Switching</i>	
<i>Solar Thermal</i>	
<i>Household Organic Waste Composting</i>	3668
<i>Low Emissions Vehicles</i>	
Less:	
GHG reductions being claimed for this reporting year from Option 2 - GHG reduction projects	
<i>Please list all Option 2 Projects Implemented (insert title of the projects(s) as per project plan template. If you have more than two Option 2 projects you can add more lines at the bottom of this sheet)</i>	
	10095
<i>Option 2 Project: Vancouver Landfill</i>	4300
<i>Option 2 2013 Carbon Credit surplus</i>	5795
<i>Sum of Other Option 2 Projects (if you have added projects below)</i>	0
Less:	
Offsets purchased for this reporting year (Option 3). Please identify your offset provider in the offset provider information section below.	0
Balance of corporate emissions for this reporting year . <i>(If the corporate emissions balance is zero, your local government is carbon neutral for this reporting year)</i>	-5413

Climate Action Revenue Incentive Program (CARIP) Public Report

Climate Action Revenue Incentive (CARIP) Public Report for YEAR 2014

City of Richmond

Metro Vancouver



Report Submitted by

Levi Higgs
Energy Manager
lhiggs@richmond.ca
604-244-1239

The City of Richmond has completed the 2014 Climate Action Revenue Incentive Program (CARIP) Public Report as required by the Province of BC. The CARIP report summarizes actions taken in 2014 and proposed for 2015 to reduce corporate and community-wide energy consumption and greenhouse gas emissions (GHG), as well as general sustainability related initiatives.

March 5, 2015

General Information

Name of Local Government	City of Richmond
Member of Regional District (RD)	Metro Vancouver
Regional Growth Strategy (RGS) in region	Yes
Population	207,000

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1. GENERAL REPORT INFORMATION

This 2014 Climate Action Revenue Incentive Program (CARIP) Public Report documents the actions that the City of Richmond has taken corporately and in the community to support the reduction of greenhouse gas (GHG) emissions and energy use, as well as other sustainability related initiatives. The actions are separated into seven main categories; Broad Planning, Buildings, Energy Generation, Greenspace, Solid Waste, Transportation and Water and Wastewater. There are also is Other Climate Actions and Innovation categories, which the City has inputted action items. The categories are further divided into corporate and community related actions, with six required reporting areas.

This report encompasses a majority of the action items that the City is involved in to support GHG and energy reduction, but does not cover all sustainability related initiatives that the City conducts or supports. The report represents a “snapshot” of City activities over the past year, and proposed actions for 2015.

2. BROAD PLANNING

Broad Planning refers to the high level, strategic planning that sets the stage for GHG reductions. Land use planning that focuses on Smart Growth principles (compact, complete, connected and centred) plays an especially important role in energy and GHG reduction. Below are the City of Richmond’s responses to Provincial inquiries regarding planning best practices, and summary of initiatives conducted in 2014 and/or planned in 2015.

Since initially establishing OCP targets, policies, and actions for the reduction of greenhouse gas (GHG) emissions, as required by the Local Government Act, has your local government updated those targets, policies and actions?	No
Does your local government use the Community Energy and Emissions Inventory (CEEI) to measure progress?	Yes
Has your local government established Development Permit Areas (DPAs) for climate action (i.e. energy conservation, water conservation and/or GHG emission reduction)?	No

2.1. Community Actions

Feasibility Studies, Research, Analysis	Actions taken in 2014
	Actions proposed for 2015 <ul style="list-style-type: none"> • When the City reviews the City Centre Area Plan (CCAP) building height requirements, in association with YVR's Airport Zoning Regulations (AZR), consideration will be given to maximizing energy efficiency through increased density. • Review the possibility of requiring electrical vehicle charging stations at non-residential locations throughout the City.
Plans, Policies, Regulations	Actions taken in 2014
	<ul style="list-style-type: none"> • Adopted the Hamilton Area Plan which promotes compact, sustainable, and energy efficient communities • Added policies that require townhouses to be more energy efficient (achieve 82 or higher on Energuide rating system) and to include the potential to integrate renewable energy systems (e.g. solar thermal ready).
	Actions proposed in 2015 <ul style="list-style-type: none"> • Revise the Steveston Area Plan and include measures that promote a more compact, sustainable, energy efficient, and pedestrian friendly built environment. • Revise arterial road and coach house policies to encourage more energy efficient buildings and more compact communities.
Policy Implementation	Actions taken in 2014
	<ul style="list-style-type: none"> • Continued to implement the OCP and City Centre Area Plan (CCAP) which directs the majority of Richmond's urban growth to the City Centre and near major transit stations. • Continued to advance District Energy Utility ready and connected development in the Alexandria neighbourhood of the West Cambie Area. • Continue to implement CCAP requirement that all rezoning applications with development over 2,000 m2 meet at a minimum LEED silver standards.
	Actions proposed in 2015 <ul style="list-style-type: none"> • Continue to implement OCP and CCAP policies as new development applications are processed. • Prepare and implement a policy to establish higher a minimum energy standard for the City Centre.

Community Education, Engagement	Actions taken in 2014
	<ul style="list-style-type: none"> • Met regularly with Richmond's Small Home Builders and Urban Development Institute when preparing new community building related sustainability initiatives.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Continue to meet with Richmond's Small Home Builders and Urban Development Institute when preparing new community building related sustainability initiatives.
Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> • Policy Planning Department staff reviewed and updated the OCP and various Area Plans; also, they are the staff liaison to Richmond's Advisory Committee on the Environment.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Policy Planning Department staff will periodically, review and update the OCP and various Area Plans, and will continue to be the staff liaison to Richmond's Advisory Committee on the Environment.
Funding	Actions taken in 2014
	<ul style="list-style-type: none"> • Municipal Operational Funding • Worked with Sustainability staff to identify grant opportunities to encourage community sustainability initiatives, and received funding for the further development of a community energy assessment modeling tool.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Municipal Operational Funding • Continue to work with Sustainability staff to identify grant opportunities to encourage community sustainability initiatives.

3. BUILDINGS

Low-carbon buildings use the minimum amount of energy needed to provide comfort and safety for their inhabitants, and tap into renewable energy sources for heating, cooling and power. These buildings can save money, especially viewed over the long term. Below is the City of Richmond's response to the Provincial inquiry regarding building best practices, and summary of initiatives conducted in 2014 and/or planned in 2015.

Does your local government have green building/construction policies, plans or programs?	Yes
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3.1. Corporate Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> • Completed major equipment replacement and upgrade at Richmond Ice Centre. Completed lighting retrofits at Minoru Tennis courts. Replaced gas fired roof-top units with efficient electric heat pumps, at South Arm Community Centre. Replaced and upgraded building automation systems at West Richmond and South Arm Community Centres.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Complete energy efficiency upgrades at Watermania Aquatic Centre, Steveston Community Centre, and other recreational facilities.
Feasibility Studies, Research, Analysis	Actions taken in 2014
	<ul style="list-style-type: none"> • Completed lighting audits at the Richmond Courthouse and Britannia Shipyards. • Completed energy conservation assessments at four separate recreational facilities, to determine energy management capital projects for 2015.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Complete the energy conservation measures study for the heat recovery optimization project at Watermania aquatic centre. • Complete 5-7 energy assessments at City facilities to establish potential capital projects for 2016.
Plans, Policies, Regulations	Actions taken in 2014
	<ul style="list-style-type: none"> • Adopted the revised City's Corporate High Performance Building Policy, which include new targets for energy efficiency and sustainable corporate buildings. • Further developed separate policy initiatives related to the City's Corporate High Performance Building Policy, including the Sustainable Operations and Maintenance Guideline, Lighting Standards Guideline, and Building Automation System Integration Guideline.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Complete the City's Corporate Sustainable Operations and Maintenance Guideline, Lighting Standards Guideline, and Building Automation System Integration Guideline.

Policy Implementation	Actions taken in 2014
	<ul style="list-style-type: none"> Continued to work towards achieving key targets of the City's High Performance Building Policy, during design development for planned new Minoru Park facilities, with focus on energy efficiency, reduced resource use, and environmental sustainability.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Continue to work towards achieving key targets in the City's High Performance Building Policy for new and existing facilities, with focus on energy efficiency, reduced resource use, and environmental sustainability.
Employee Training, Awareness	Actions taken in 2014
	<ul style="list-style-type: none"> Completed Year 3 of a workplace conservation awareness program, that looks to promote corporate and community energy efficiency and sustainability in general through engagement and education.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Complete Year 4 of a workplace conservation awareness program.
Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> Approximately 1.5 full time staff are directly involved in Corporate Energy Management activities, and increasing corporate energy efficiency in City buildings. Participated in BC Hydro Corporate Energy Manager forums as part of Power Smart program.
	Actions proposed in 2015
	<ul style="list-style-type: none"> No anticipated change to staffing levels. Continue to participate in BC Hydro Corporate Energy Manager forums as part of Power Smart program.
Funding	Actions taken in 2014
	<ul style="list-style-type: none"> Municipal Revolving Enterprise Funding – for capital projects Municipal Operational Funding External Incentives Grant Funding
	Actions proposed in 2015
	<ul style="list-style-type: none"> Municipal Revolving Enterprise Funding – for capital projects Municipal Operational Funding External Incentives Grant Funding

3.2. Community Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> Completed connections for approximately 800 residential units to the Alexandra District Energy Utility (DEU) renewable energy centre, to provide heating and cooling.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Complete development work for Phase 3 of the Alexandra DEU, to allow for further residential and commercial connections to the renewable energy centre. Evaluate the extent of building energy improvements taken by commercial, institutional and multifamily building participants in the City's Building Energy Challenge program.
Feasibility Studies, Research, Analysis	Actions taken in 2014
	<ul style="list-style-type: none"> Facilitated the completion of Phase 1 of Multi-Unit Residential Building Deep Retrofit study, to identify significant energy upgrade opportunities in multi-unit building types.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Assess the potential for energy performance requirements to be instituted for new developments at the time of a rezoning application, and/or other municipal triggers.
Plans, Policies, Regulations	Actions taken in 2014
	<ul style="list-style-type: none"> Adopted the Community Energy and Emissions Plan. Amended the OCP to increase townhouse energy efficiency and renewable energy integration opportunities by requiring that townhouse rezoning achieve EnerGuide 82. Executed agreement with utility partner and develop implementation plan for the design, construction, financing, and operation of the Oval Village DEU.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Continue to further develop and implement action items identified in the Community Energy and Emissions Plan.

Policy Implementation	Actions taken in 2014
	<ul style="list-style-type: none"> Continued to enforce Solar Ready requirements for new single family residential buildings, which ensure new homes can accommodate future solar thermal installations. Continued to implement DEU ready development in the Alexandra and City Centre neighbourhoods. Secured commitments from new development in the City Centre to achieve LEED Silver, and townhome developments city-wide to build to EnerGuide 82 standard.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Continue to implement building energy policies. Continue to implement District Energy Utility (DEU) ready development in the Alexandra and City Centre neighbourhoods.
Community Education and Engagement	Actions taken in 2014
	<ul style="list-style-type: none"> Launched the Building Energy Challenge, a program to support increased energy efficiency in commercial, institutional and multifamily buildings through incentives for energy management training, “energy coaching” services, and support for building energy benchmarking. Conducted an outreach program to promote home and building energy upgrades and energy utility incentive programs, through the implementation of the Community Energy Save Richmond initiative.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Continue to implement the Building Energy Challenge program. Continue to promote energy incentive programs as part of the Community Energy Save Richmond initiative. Explore the potential to implement an energy saving/incentive program for multifamily residential buildings.
Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> Approximately two full time staff are directly involved in Community Energy Management and facilitating community energy efficiency improvements. Participated in BC Hydro Community Energy Manager forums as part of Sustainable Community program.

Committees, Staffing	Actions proposed in 2015
	<ul style="list-style-type: none"> • No change expected to City Community Energy Management staffing levels. • Continue to participate in BC Hydro Community Energy Manager forums as part of Sustainable Community program.
Funding	Actions taken in 2014
	<ul style="list-style-type: none"> • Municipal Operational Funding • Carbon Tax Rebate Funding • External Incentives Funding • Funding for Building Energy Challenge secured from BC Hydro Sustainable Communities Program "Implementation Offer" and through Fortis BC.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Municipal Operational Funding • Carbon Tax Rebate Funding • External Incentives Funding • Apply for BC Hydro implementation offer, and other funding sources to further support Community Energy Management initiatives in 2015

4. ENERGY GENERATION

A transition to renewable or low-emission energy sources for heating, cooling and power supports large, long-term GHG emissions reductions. Renewable energy including waste heat recovery, geo-exchange, micro hydroelectric, solar thermal and solar photovoltaic, heat pumps, tidal, wave, and wind energy can be implemented at different scales, e.g. in individual homes, or integrated across neighbourhoods through district energy or co-generation systems. Below are the City of Richmond's responses to the Provincial inquiries regarding energy generation, and summary of initiatives conducted in 2014 and/or planned in 2015.

Has your local government undertaken district energy projects in 2014?	Yes
Has your local government undertaken renewable energy projects 2014?	Yes
Are you aware of the integrated resource recovery (IRR) guidance page on the BC Climate Action Toolkit?	Yes

4.1. Corporate Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> Completed the installation of a heat recovery system at the main City of Richmond ice arena, to pre-heat ice re-surfacer flood water, which will help to reduce natural gas use by approximately 20%. Completed the optimization work for the solar thermal hot water system at South Arm Pool, to improve the overall efficiency and system operation, and reduce natural gas use.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Complete the planned heat recovery optimization work at Watermania, to reduce natural gas use and improve the energy use efficiency of the system. Connect the City's new Fire Hall No.3 development with the Alexandra renewable energy centre for heating and cooling purposes.
Feasibility Studies, Research, Analysis	Actions taken in 2014
	<ul style="list-style-type: none"> Undertook an energy strategy and options evaluation study for the planned new aquatic and institutional facilities in the Minoru Precinct area.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Complete feasibility studies for the new Fire Hall No.1 and Minoru Complex building, which will assess further measures to reduce energy use, and incorporate renewable energy systems into the buildings.
Plans, Policies, Regulations	Actions taken in 2014
	<ul style="list-style-type: none"> Adopted the City's Corporate High Performance Building Policy, which includes a target for corporate buildings to be built to "net zero" energy standards by 2030.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Continue to implement corporate policy initiatives that increase renewable energy integration at corporate facilities.
Policy Implementation	Actions taken in 2014
	<ul style="list-style-type: none"> Continued to target renewable energy integration, a key component of the City's High Performance Building Policy, during development design for planned new Minoru Park facilities.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Continue to target renewable energy integration, a key component of the City's High Performance Building Policy, during design development for new corporate facilities.

Employee Training, Awareness	Actions taken in 2014
	<ul style="list-style-type: none"> • Completed Year 3 of a workplace conservation awareness program, that looks to promote corporate and community energy efficiency and sustainability in general through engagement and education.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Complete Year 4 of a workplace conservation awareness program.
Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> • Approximately 2.0 full time staff are directly involved in Corporate Energy generation activities, and increasing corporate renewable energy systems in the City. • Participated in BC Hydro Corporate Energy Manager forums as part of Power Smart program.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • No anticipated change to staffing levels. • Continue to participate in BC Hydro Corporate Energy Manager forums as part of Power Smart program.
Funding	Actions taken in 2014
	<ul style="list-style-type: none"> • Municipal Revolving Enterprise Funding – for capital projects • Municipal Operational Funding • External Incentives • Grant Funding
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Municipal Revolving Enterprise Funding – for capital projects • Municipal Operational Funding • External Incentives • Grant Funding

4.2. Community Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> Completed connections and servicing to a third building for heating and cooling purposes from the existing renewable energy Alexandra DEU. This new connection increases the total number of residential units being serviced by the DEU to 800 covering 750,000 ft² of floor area.
	Actions proposed in 2015 <ul style="list-style-type: none"> Implement Phase 1 of Oval Village DEU, which will include construction of interim energy centres, installing distribution piping system and energy transfer stations at new developments, and the connecting of approximately 1.0 million ft² of floor area to the new district energy system. Implement Phase 3 of the Alexandra DEU that will connect a further 1.63 million ft² of residential and commercial floor area for heating and cooling purposes to the renewable energy system. Phase 3 includes expanding the existing energy centre and increasing geo-exchange capacity; extending the distribution piping system; and installing energy transfer stations in developments.
Feasibility Studies, Research, Analysis	Actions taken in 2014
	<ul style="list-style-type: none"> Supported the pre-feasibility study of effluent heat recovery potential for Lulu Island Wastewater Treatment Plant. Completed a pre-feasibility study of the potential for a district energy node with renewable energy as part of the new Minoru Civic Precinct aquatic centre and community facilities.
	Actions proposed in 2015 <ul style="list-style-type: none"> Explore the potential development of a City Centre North District Energy centre.
Plans, Policies, Regulations	Actions taken in 2014
	<ul style="list-style-type: none"> Completed the incorporation of the municipally owned Lulu Island Energy Company corporation, which will manage community district energy systems on behalf of the City of Richmond. Executed agreement with a utility partner and developed the implementation plan for the design, construction, financing, and operation of the Oval Village DEU. Continued to implement DEU ready development in the City Centre Area.
	Actions proposed in 2015 <ul style="list-style-type: none"> Continue to implement DEU ready development in the City Centre and West Cambie neighbourhood areas.

Policy Implementation	Actions taken in 2014
	<ul style="list-style-type: none"> Established a service area bylaw for Oval Village DEU, mandating connection of new developments in the service area.
	Actions proposed in 2015 <ul style="list-style-type: none"> Continue to secure commitments that new buildings in City Centre and West Cambie are district energy utility ready.
Community Education and Engagement	Actions taken in 2014
	<ul style="list-style-type: none"> Led tours of the City's district energy system for community members and elected officials. Engaged and communicated with DEU customers and developers concerning DEU developments and initiatives
	Actions proposed in 2015 <ul style="list-style-type: none"> Continue DEU customer and public engagement.
Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> Participated in BC Hydro Community Energy Manager forums as part of Sustainable Community program. Worked with Metro Vancouver on the development of renewable energy generation from Gilbert Sewer Main Approximately 2.25 full time staff were directly involved in Community Energy generation activities, and increasing District Energy capacity in the City.
	Actions proposed in 2015 <ul style="list-style-type: none"> Participated in BC Hydro Community Energy Manager forums as part of Sustainable Community program. Full time staff involved in community energy generation activities will increase from 2.25 to 4.25.

Funding	Actions taken in 2014
	<ul style="list-style-type: none"> Continued to implement DEU infrastructure and developments using dedicated DEU operating funds and capital program, financed through ratepayer funds.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Apply for Federal/Provincial grant funding to support Alexandra and Oval Village DEU implementation. Continued partnership with the BC Hydro Sustainable Community program.

5. GREENSPACE

Greenspace refers to parks and greenways, boulevards, community forests, urban agriculture, riparian areas, gardens, recreation/school sites, and other green spaces, such as remediated brownfield/contaminated sites. Greenspaces support climate change mitigation (reducing emissions by absorbing and sequestering GHG) and adaptation (providing shade, cooling, deflecting strong wind, and improving air quality). Below are the City of Richmond responses to the Provincial inquiry regarding “greenspace” management in the City, and summary of community initiatives conducted in 2014 and/or planned in 2015.

Does your local government have urban forest policies, plans or programs?	Yes
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5.1. Community Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> Completed the 5 km long new pedestrian and biking Railway. Planted 1,120 new trees in City street right-of-ways and in parks. Constructed a new playground structure at Terra Nova Rural Park using sustainable materials that were sourced almost exclusively locally.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Develop 11.5 acres of new neighbourhood parks in the City Centre and Alexandra Neighbourhood, bringing park services to within walking distance of residents in these rapidly redeveloping high and medium density neighbourhoods. Plant approximately 1,265 new trees in City street right-of-ways and in parks.

Feasibility Studies, Research, Analysis	Actions taken in 2014 <ul style="list-style-type: none"> • Completed mapping and inventory of invasive knotweed on City dike • Initiated a physical treatment pilot project to research effective control methods for parrotfeather (M. Aquaticum) in City watercourses • Initiated the inventory and mapping of riparian and aquatic invasive plants species
	Actions proposed in 2015 <ul style="list-style-type: none"> • Implement Phase 1 of the Garden City Legacy Lands Landscape Plan including hydrogeological study and an ecosystems management plan to support bog conservation and agricultural uses. • Adopt and implement City wide Invasive Species Action Plan • Expand physical treatment trials to control parrotfeather (M. Aquaticum) in City watercourses • Complete the inventory and mapping of riparian and aquatic invasive plants species
Plans, Policies, Regulations	Actions taken in 2014 <ul style="list-style-type: none"> • Continued work on the update and expansion of the Urban Forest Management Plan. • City endorsed the Garden City Lands Legacy Landscape Plan, which includes plans for a 136 acre park. The plan also features conservation of 70 acres of bog and the allotment of 50 acres to showcase sustainable agricultural practices. • Initiated the development of a City wide Invasive Species Action Plan • Adopted the Ecological Network Management Strategy (Phase 1), which lays out a framework to guide the management of the City's ecological assets • Adopted the Bath Slough Revitalization Initiative, a pilot project of the Ecological Network Management Strategy.
	Actions proposed in 2015 <ul style="list-style-type: none"> • Adopt and implement the Urban Forest Management Plan • Adopt and implement City wide Invasive Species Action Plan • Adopt and implement Ecological Network Management Strategy (Phase 2).

Policy Implementation	Actions taken in 2014
	<ul style="list-style-type: none"> • Acquired three private properties to add to the City's park land as per the OCP including 2 properties adjacent to Sturgeon Bank and 1 property that will be developed into a greenway connection and ecological corridor.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Continue ongoing park land acquisition to meet the park provision standards of the OCP.
Community Education and Engagement	Actions taken in 2014
	<ul style="list-style-type: none"> • Facilitated an Earth Day tree planting event with corporate and community volunteers. • Launched the Terra Nova Nature Preschool which employs a place-based approach to education that promotes respect for the environment, teaches ecological literacy, and develops environmental stewardship. • Developed and delivered school and public environmental awareness programs, primarily at the Richmond Nature Park and Terra Nova Rural Park. • Facilitated invasive species removal and environmental stewardship activities in City parks, in collaboration with Community Centres and Youth volunteers • Collaborated with the Richmond Wavers Guild to create baskets and art project from harvested invasive plants.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Continue to deliver Earth Day tree planting event and expand to include invasive species removal with corporate and community volunteers. • Review and update of the Parks Departments community stewardship program – Partners For Beautification based on consultant review and recommendations that we anticipate will refocus the program towards greater environmental stewardship education. • Expand urban agriculture programs that encourage local, small scale, sustainable agricultural initiatives, including the expansion of the community garden program, incubator farm program and the establishment of a sustainable agriculture laboratory farm. • Plan and facilitate invasive species removal and environmental stewardship activities in City parks, in collaboration with Community Centres and Youth volunteers • Continue collaboration with the Richmond Wavers Guild to create baskets and art project from harvested invasive plants

Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> • Approximately 2.5 full time equivalent Parks staff work on Community Greenspace initiatives and outreach programs.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • No anticipated change to staffing levels.
Funding	Actions taken in 2014
	<ul style="list-style-type: none"> • Municipal Operational Funding • Municipal Capital Project Funding • The City received \$449,000 in funding in 2014 for the Railway Greenway from the Provincial Bike BC Program.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Municipal Operational Funding • Municipal Capital Project Funding • The City will receive \$472,899 in funding in 2015 for the Railway Greenway from TransLink. • \$150,000 dedicated fund to manage invasive plants species on City land.

6. SOLID WASTE

Reducing, reusing, recycling, recovering and managing the disposal of the residual solid waste minimizes environmental impacts and supports sustainable environmental management, greenhouse gas reductions, and improved air and water quality. Below are the City of Richmond responses to the Provincial inquiries regarding solid waste management in the City, and summary of initiatives conducted in 2014 and/or planned in 2015.

Does your local government have construction and demolition waste reduction policies, plans or programs?	No
Does your local government have organics reduction/diversion policies, plans or programs?	Yes

6.1. Corporate Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> Continued to provide recycling services for City events.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Expand in-house recycling at all City Facilities including organics collection. Continue recycling and waste services for City events.
Feasibility Studies, Research, Analysis	Actions taken in 2014
	<ul style="list-style-type: none"> Conducted in-house waste audits of City facilities.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Review the potential to complete more detailed waste audits at select facilities to implement further corporate waste reduction/diversion initiatives.
Plans, Policies, Regulations	Actions taken in 2014
	<ul style="list-style-type: none"> Council adopted the Management of Waste and Recycling Materials from City Facilities Demolition and Construction Activities Policy, with the objective to achieve a diversion rate of 80% by weight for the demolition of City facilities, houses, new facility construction, and major facility renovations.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Help develop a sustainable sport and event tool kit for community events, which will allow event planners in the Community to more easily access waste and recycling services and reduce the environmental impact of events in general.
Policy Implementation	Actions taken in 2014
	Actions proposed in 2015
	<ul style="list-style-type: none"> Implement action items associated with the Management of Waste and Recycling Materials from City Facilities Demolition and Construction Activities Policy.
Employee Training, Awareness	Actions taken in 2014
	<ul style="list-style-type: none"> Delivered a waste reduction lunch time workshop for City staff, with support from the Recycling Council of BC.
	Actions proposed in 2015
	<ul style="list-style-type: none"> Further educate and inform City staff on the Corporate related waste reduction/diversion initiatives on-going at City facilities.

Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> • Environmental Programs staff consists of the following personnel; Manager of Environmental Programs (1), Supervisor of litter collection staff (1), litter collection employees (12), and sanitation and recycling administration employees (3).
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Staffing levels are anticipated to be maintained in 2015.
Funding	Actions taken in 2014
	<ul style="list-style-type: none"> • Municipal Operational Funding
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Municipal Operational Funding

6.2. Community Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> • Expanded Recycling Depot services to include Styrofoam, plastic bags and overwrap through partnership with MMBC, and added used books, batteries, and cell phones as accepted material at the Recycling Depot. • Expanded the blue box and blue cart recycling programs to include a broader range of materials accepted under partnership with MMBC (additional plastics and containers). • Continued significant litter collection program at City parks, bus stops and other City properties.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Consider expanding items accepted at the Depot to accept small amounts of clean wood waste. • Accept an expanded range of materials for recycling in public spaces and enhance the container replacement and maintenance program. • Maintain a “litter-free” City by servicing 4,500 City litter and recycling containers in the community weekly.

Feasibility Studies, Research, Analysis	Actions taken in 2014
	<ul style="list-style-type: none"> • Conducted a pilot project with the small building industry that assessed different methods of recycling materials from single-family home demolitions. • Completed a 15 month food scraps pilot program involving more than 5,800 apartments and condo units. • Launched the garbage cart pilot program to test service level options for garbage collection using carts. • Participated with MMBC on a waste audit of residential and streetscape waste.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Explore options for expanded Recycling Depot service (i.e. Eco Centre).
Plans, Policies, Regulations	Actions taken in 2014
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Report to Council regarding instituting carts for garbage service and altering levels of service (bi-weekly), to increase recycling and waste diversion. • Report to Council on a proposed policy approach for enhanced recycling of demolition waste from single-family residential demolitions.
Policy Implementation	Actions taken in 2014
	<ul style="list-style-type: none"> • Continued to work towards achieving the City's goal of diverting 80% of the community waste from the landfill by 2020.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Expand green cart collection to multi-family complexes. • Help develop a sustainable sport and event tool kit for community events.

Community Education and Engagement	Actions taken in 2014 <ul style="list-style-type: none"> • Delivered 9 workshops with 122 participants on waste reduction, recycling and avoiding food wastage. • Achieved a 97.5% diversion rate for waste generated at the 2014 REaDY summit. • Organized DreamRider theatrical/educational shows, including Zero Heroes and Clean Up your act at 18 elementary schools, reaching 2,749 students. • Addressed over 15,400 customer service enquiries from residents concerning garbage and recycling collection services.
	Actions proposed in 2015 <ul style="list-style-type: none"> • Communicate Richmond's goal of becoming a Recycling Smart City and achieve 80% waste reduction goal by 2020. • Conduct lobby presentations for multi-family green cart implementation at each complex. • Continue annual reporting to community regarding waste reduction and diversion progress. • Continue public engagement through workshops and deliver 20 theatrical/educational shows at schools. • Support the 5th annual REaDY summit.
Committees, Staffing	Actions taken in 2014 <ul style="list-style-type: none"> • Initiated review of the Green Ambassadors and Partners for Beautification programs. • Green Ambassadors contributed nearly 2,500 hours to help promote recycling at community events. • Environmental Programs staff consists of the following personnel; Manager of Environmental Programs (1), Supervisor of litter collection staff (1), litter collection employees (12), and sanitation and recycling administration employees (3).
	Actions proposed in 2015 <ul style="list-style-type: none"> • Complete review and improve Green Ambassador and Partners for Beautification programs. • Staffing levels are anticipated to be maintained in 2015.

Funding	Actions taken in 2014
	<ul style="list-style-type: none"> • Municipal Operational Funding. • Received funding from MMBC for the expansion of the containers recycling program.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Municipal Operational Funding. • Continue to receive funding for the MMBC program.

7. TRANSPORTATION

Transportation actions that increase transportation system efficiency, emphasize the movement of people and goods, and give priority to more efficient modes, e.g. walking, cycling, ridesharing, and public transit, can contribute to reductions in greenhouse gas emissions and more livable communities. Below are the City of Richmond responses to the Provincial inquiries regarding transportation system management in the City, and summary of initiatives conducted in 2014 and/or planned in 2015.

Does your local government have policies, plans or programs to support alternative modes and technologies of transportation (e.g. walking, cycling, transit, electric vehicles)	Yes
Does your local government have a transportation demand management (TDM) strategy?	Yes
Does your local government have policies, plans or programs to support local food production (thus reducing transportation emissions)?	Yes

7.1. Corporate Actions

Physical Improvements, Construction	Actions taken in 2014
	<ul style="list-style-type: none"> • Replaced 67 fleet units in 2014 with more fuel efficient vehicles and increased the number of carpool spaces available to staff.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Continue with vehicle replacements for over 30 vehicles with more fuel efficient hybrid/electric/eco boost engines.

Feasibility Studies, Research, Analysis	Actions taken in 2014
	<ul style="list-style-type: none"> • Initiated review of City Employee Carpool Program, by undertaking best practices research, with the objective of assessing feasibility of expanding the program to other sustainable travel modes (i.e., transit, cycling, walking). • Implemented a new Fleet asset management system to track and schedule maintenance, log data, and better track Fleet assets. • Developed a pilot project that involves installing GPS monitoring systems in Fleet assets that will enable reduced fuel consumption and more efficient vehicle use. • Compiled Fleet usage and emissions data for Silver-level rating E3 (Energy Environment Excellence) Fleet Certification base lines.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Complete review and update City Employee Carpool Program based on results of research and analysis. • Undertake the E3 Fleet Certification Audit.
Plans, Policies, Regulations	Actions taken in 2014
	<ul style="list-style-type: none"> • Continued existing initiatives that encourage the use of alternative modes of transportation for commuting to and from work and corporate travel, such as sponsorship and promotion of Bike to Work week, use of corporate bike fleet, and promotion of transit fare tickets and passes for work travel. • Implemented action items identified in the Green Fleet Action Plan designed to achieve a reduction of 20% in Fleet emissions by 2020, which includes; reducing Fleet growth and downsizing vehicles, further right sizing of existing vehicles, upgrades in Fleet asset efficiency and reduced emissions through replacements, improved maintenance scheduling, and anti-idling initiatives.
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Continue to support greater use and expansion of the City employee carpool program including the upgrade of carpool vehicles that are up for replacement with fuel efficient mini-vans where appropriate/feasible to accommodate waitlisted carpool participants. • Continue to support use of alternative modes of transportation for work related travel and other corporate initiatives. • Continue with implementation of action items identified in the Green Fleet Action Plan including the expansion of the Fleet Management software to include emissions data, a replacement scoring model, and maintenance and repairs schedules.

Policy Implementation	Actions taken in 2014 <ul style="list-style-type: none"> • Increased employee participation in Bike to Work Week versus 2013. • Installed anti-skid surface in City Hall parkade along access to/from secure bike room, to enhance bike to work safety. • Supplied bike repair kit (e.g., tubes, chain oil, cables, lights) in bike room at City Hall to further support corporate bike to work participation.
	Actions proposed in 2015 <ul style="list-style-type: none"> • Work with TravelSmart (TransLink Transportation Demand Management –TDM Program) to identify opportunities to expand corporate TDM programs. • Implement the GPS pilot project for select Fleet Vehicles.
Employee Training, Awareness	Actions taken in 2014 <ul style="list-style-type: none"> • Continued use of City Intranet site to promote Bike to Work Week and other sustainable transportation initiatives. • Undertook various vehicle/equipment training for 60 employees including fuel efficiency driver's training as part of the core essential safety training program. • Achieved 40% reduction in vehicle accidents over the prior year through driver training services
	Actions proposed in 2015 <ul style="list-style-type: none"> • Continue use of City Intranet site to promote Bike to Work Week and other sustainable transportation initiatives. • Raise awareness of any improvements to the City Employee Carpool Program, pending the outcome of the completed review. • Present anti-idling and fuel efficient driver techniques to a further 30% of pertinent staff • Revise training materials to include driver related improvements that will contribute toward City's Green Fleet Action Plan goals and E3 Fleet Certification. • Create an electronic library of Fleet training materials as well as a tracking method for fleet training, operator certifications/renewals and accident record.

Committees, Staffing	Actions taken in 2014
	<ul style="list-style-type: none"> • Corporate related Transportation Staff consists of the following personnel; Director of Transportation (1), Manager of Transportation Planning (1), Transportation Planner (1), Coordinator of Customer Service (1), and Coordinator of Fitness and Wellness Services (1). • Fleet operations staff consists of the following personnel: Manager of Fleet Operations (1), Fleet Supervisors (2), Fleet Training Officer (1) and Fleet employees (47). • The City participates in a Regional Fleet Managers Group, and regularly attends meetings to gain information concerning emerging trends in best practices management
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Staffing levels are anticipated to be maintained in 2015.
Funding	Actions taken in 2014
	<ul style="list-style-type: none"> • Municipal Operational Funding • Corporate subsidy of City Employee Carpool Program • Various departmental operating budgets (e.g., for purchase of transit fares)
	Actions proposed in 2015
	<ul style="list-style-type: none"> • Municipal Operational Funding • Pending outcome of review of City Employee Carpool Program, there may be a potential increase to level of subsidy for the program and/or provision of funding to support other sustainable travel modes. • Establish a performance-based procurement process for contracted hired equipment and trucking services.

CARIP/Carbon Neutral Progress Report Reporting Year 2014

Supporting Documentation Contracted Emissions Template

LOCAL GOVERNMENT
City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1
PROJECT DESIGNATE
Levi Higgs, Corporate Energy Manager, Sustainability & District Energy Direct 604-244-1239 lhiggs@richmond.ca
RATIONALE
<p>An estimation methodology for hired equipment contractor emissions is being utilized for 2014 since actual emissions for some contracts over \$25,000 have not provided fuel usage values.</p> <p>The City has identified four main contract areas that deliver traditional municipal services:</p> <ol style="list-style-type: none"> 1. Cascades Recovery Inc. and BFI provide recycling depot container collection and recycling services 2. Sierra Waste Services provide residential solid waste and recycling services; 3. BFI Canada Waste Management provides waste and recycling collection services at City facilities. 4. Individual Hired Equipment. <p>Contractor emissions associated with the delivery of traditional municipal services by Sierra Waste Services and BFI Canada Waste Management have been included in our mobile fleet emissions reporting spreadsheet, as fuel usage and vehicle type information was provided for 2014. Contractor emissions associated with the delivery of services by Cascades Recovery and Hired Equipment were estimated by from total hours driven.</p> <p>The hired equipment contracted emissions, with the exception of equipment used outside of the defined traditional service boundaries or for construction rather than maintenance activities, is listed in the table below by traditional service area.</p> <p>Option 3 is the estimation methodology used:</p> <ol style="list-style-type: none"> 1. Hired equipment records sorted to exclude out of scope contracts; 2. City equipment operating records assessed to determine average consumption factors in litres per hour or kilometers driven for each equipment family; 3. Consumption factors used to estimated fuel consumption for hired equipment; 4. Environment Canada emissions factors applied to calculate GHG emissions.

CONTRACTED EMISSIONS Option 3: Vehicle/Equipment Type and Kilometers or Hours of Usage	
Traditional Service Area	Estimated Annual GHGs (tonnes)
Drinking, Storm and Wastewater	192
Solid Waste Collection, Transportation and Diversion	3.0
Roads and Traffic Operations	55
Parks, Recreation, Arts, and Cultural Services	60
Corporate Operations	2.0
Fire Protection	—
Total	312



City of Richmond

Report to Committee

To: General Purposes Committee
From: Amarjeet S. Rattan
Director, Intergovernmental Relations & Protocol Unit
Date: April 21, 2015
File: 01-0150-03/2015-Vol 01
Re: **Proposed Revised Provincial Electoral Boundaries**

Staff Recommendation

That the staff report titled, "Proposed Revised Provincial Electoral Boundaries" dated April 21, 2015 from the Director, Intergovernmental Relations & Protocol Unit be received for information.

Amarjeet S. Rattan
Director, Intergovernmental Relations & Protocol Unit
(604-247-4686)

Att. 2

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

Staff Report

Origin

This staff report is in response to the following referral from the April 7, 2015 General Purposes Committee meeting:

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

Findings of Fact

Since 1965, eight independent Electoral Boundaries Commissions (EBC) have been appointed in British Columbia.

British Columbia is currently divided into 85 areas called electoral districts. Each electoral district is represented by one Member of the Legislative Assembly (MLA). Every eight years an independent commission reviews the electoral district boundaries and names. This ensures that each MLA represents about the same number of people.

Richmond Electoral Boundaries

The 1966 EBC recommended that the electoral district of Delta be divided into four: Richmond, Delta, Surrey and Langley. The Richmond district would correspond exactly with the boundaries of the City of Richmond, while the Delta district would include all of the municipality of Delta, the south-western portion of Surrey (Crescent Beach) and White Rock. The Legislative Assembly adopted the commission's recommendations

The 1984 EBC recommended that a second MLA be added to 11 electoral districts, including Richmond and Delta. The Legislative Assembly adopted the commission's recommendations.

The 1988 EBC added a third MLA for Richmond because of the area's growing population and proposed names of Richmond East, Richmond North and Richmond South. The Legislative Assembly adopted these recommendations but changed the names to Richmond East, Richmond Centre, and Richmond-Steveston .

The 1999 EBC noted wide population disparities among the three Richmond electoral districts. For example, Richmond East (which had been identified by the municipality as the likely site of high growth in the future) had a deviation of plus 17.3 percent, while Richmond-Steveston had a deviation of minus 10 percent. The commission recommended that the boundary between Richmond Centre and Richmond Steveston be moved further north, so that it ran east along Blundell Road to Garden City Road, and from there north on Garden City Road (instead of No. 4 Road) to Sea Island Way.

On May 9, 2014 the current EBC, the Melnick Commission, was appointed to review the area, boundaries and names of provincial electoral districts to be used for the 2017 and 2021 Provincial General Elections. The commission may recommend to the Legislative Assembly up to two additional electoral districts be created, to a maximum of 87 electoral districts.

Analysis

On March 26, 2015, the Province released the EBC's *Preliminary Report – 2015 British Columbia Electoral Boundaries Commission*, which includes proposals to add one electoral district both to Surrey and Richmond.

The following excerpt from the Preliminary Report summarizes the proposed changes for Richmond:

Two of Richmond's current three electoral districts already have exceeded the allowable population deviation and are projected to see significantly more growth. However, the population of Richmond does not warrant four electoral districts contained within Richmond's municipal boundaries. At 29.65%, the current electoral district of New Westminster also exceeds the +/- 25% deviation. Although the city of New Westminster historically has had an electoral district that matches its municipal boundaries, its population has now grown too large to maintain this. We heard from numerous members of the public that the Queensborough neighbourhood of New Westminster on Lulu Island has ties to Richmond in addition to its ties to the rest of New Westminster and that if changes to New Westminster are required, Queensborough residents could be effectively represented in a Richmond-Queensborough electoral district. Therefore we propose combining the Queensborough neighbourhood with the East Richmond neighbourhood on Lulu Island. This shift brings New Westminster within the +/- 25% deviation range without requiring any further changes.

With the addition of Queensborough, the population of the entire Lulu Island now warrants a fourth electoral district. Our proposals combine Queensborough with the Hamilton neighbourhood of Richmond, most of East Richmond and a small part of the South Arm community. We call this electoral district Richmond-Queensborough.

The community known as Richmond City Centre is the most populous part of the city and is also the fastest growing. Our proposals proportion this very dense community between two electoral districts.

Richmond North Centre includes the area north-west of Richmond City Hall, including Sea Island. Richmond South Centre is oriented south-east of Richmond City Hall.

Our proposals largely retain the existing Richmond-Steveston electoral district as it is. However, to allow for future growth we have removed three blocks in the north-east of the district north of Francis Road and east of No. 2 Road from the current Richmond-Steveston and placed this area in Richmond South Centre.

The proposed new boundaries for the Richmond ridings differ slightly from what the City had submitted to the EBC in October, 2014, but result in four electoral districts that are reasonable and supportable, as they each are within the Provincial Electoral Population Quota of 54,369 (+/-25%).

The following table outlines the electoral district populations figures (2008-2014) on which the EBC is basing their proposed electoral boundary revisions for Richmond:

Electoral District Name	2008 Population	2014 Population	Population Change	Deviation (#)	Deviation (%)	Area (sq km)	Within a defined region?
New Westminster	58,549	68,956	10,407	14,587	26.83	18	
Richmond Centre	59,166	70,374	11,208	16,005	29.44	374	
Richmond East	57,798	69,599	11,801	15,230	28.01	92	
Richmond-Steveston	57,497	63,004	5,507	8,635	15.88	31	

Details of the current electoral district map boundaries for Richmond-Steveston, Richmond Centre, Richmond East and New Westminster are provided in Attachment 1.

Details of the proposed electoral district map boundaries for Richmond-Steveston, Richmond North Centre, Richmond South Centre and Richmond-Queensborough are provided in Attachment 2.

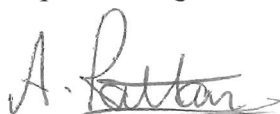
The EBC recently held a public hearing in Richmond on Friday, April 17, 2015 regarding these proposed electoral boundaries. The hearing was attended by community members and organizations from both Richmond and New Westminster. The submissions made at this hearing were unanimous in support for the proposal to create a new riding for Richmond.

Financial Impact

No financial impact.

Conclusion

The EBC is proposing to add a fourth electoral district to Richmond. The City has previously made a submission to the EBC, supporting the creation of an additional new riding. Submissions may be made to the EBC (through their Web site www.bc-ebc.ca or by email at info@bc-ebc.ca) until May 26, 2015. The Commission will submit its report recommendations to the Speaker of the Legislative Assembly by September 25, 2015. The final decision lies with the Members of the Legislative Assembly. Once approved, the new boundaries will come into effect, at the time of the next provincial general election in 2017.

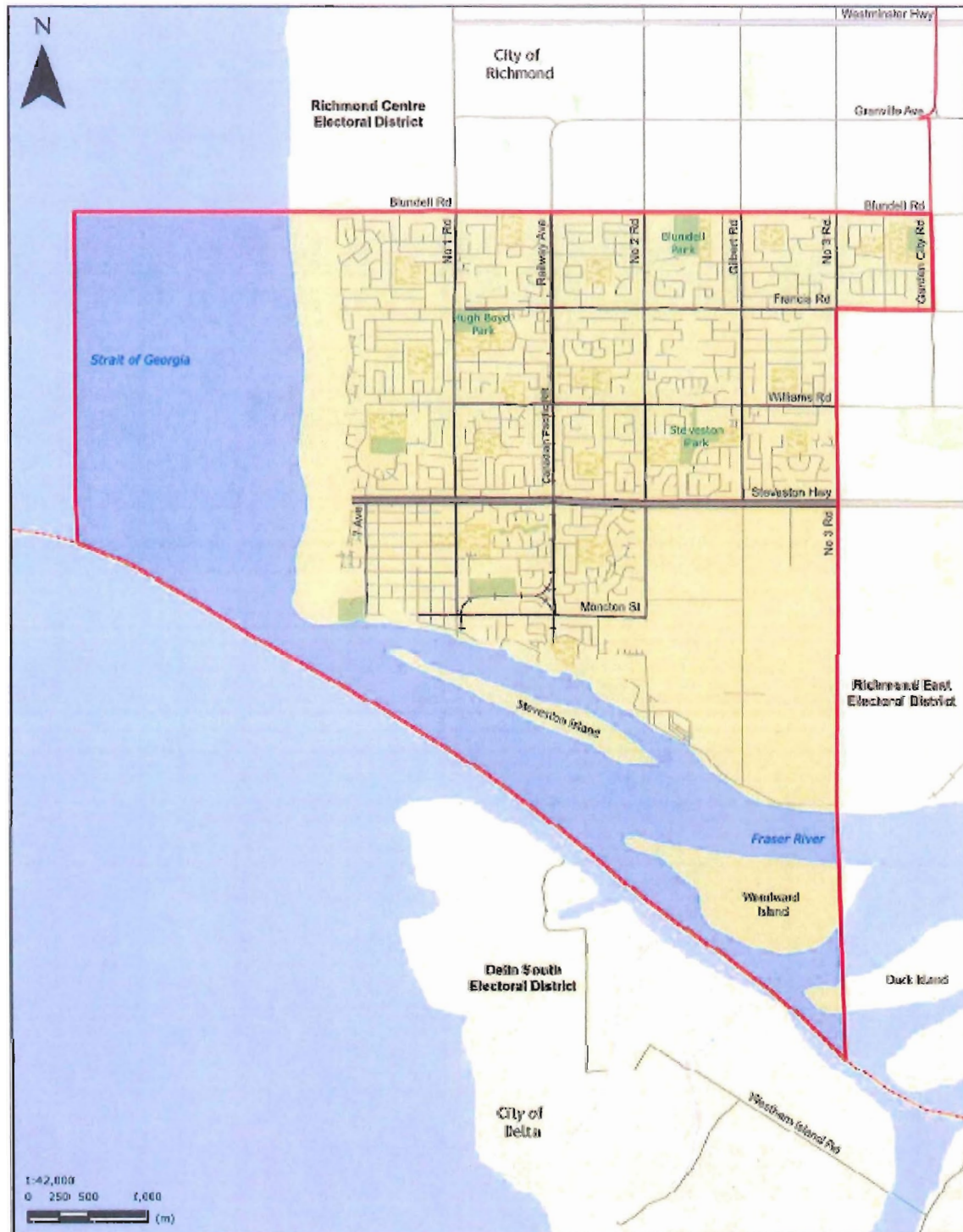


Amarjeet S. Rattan
Director, Intergovernmental Relations & Protocol Unit
(604-247-4686)

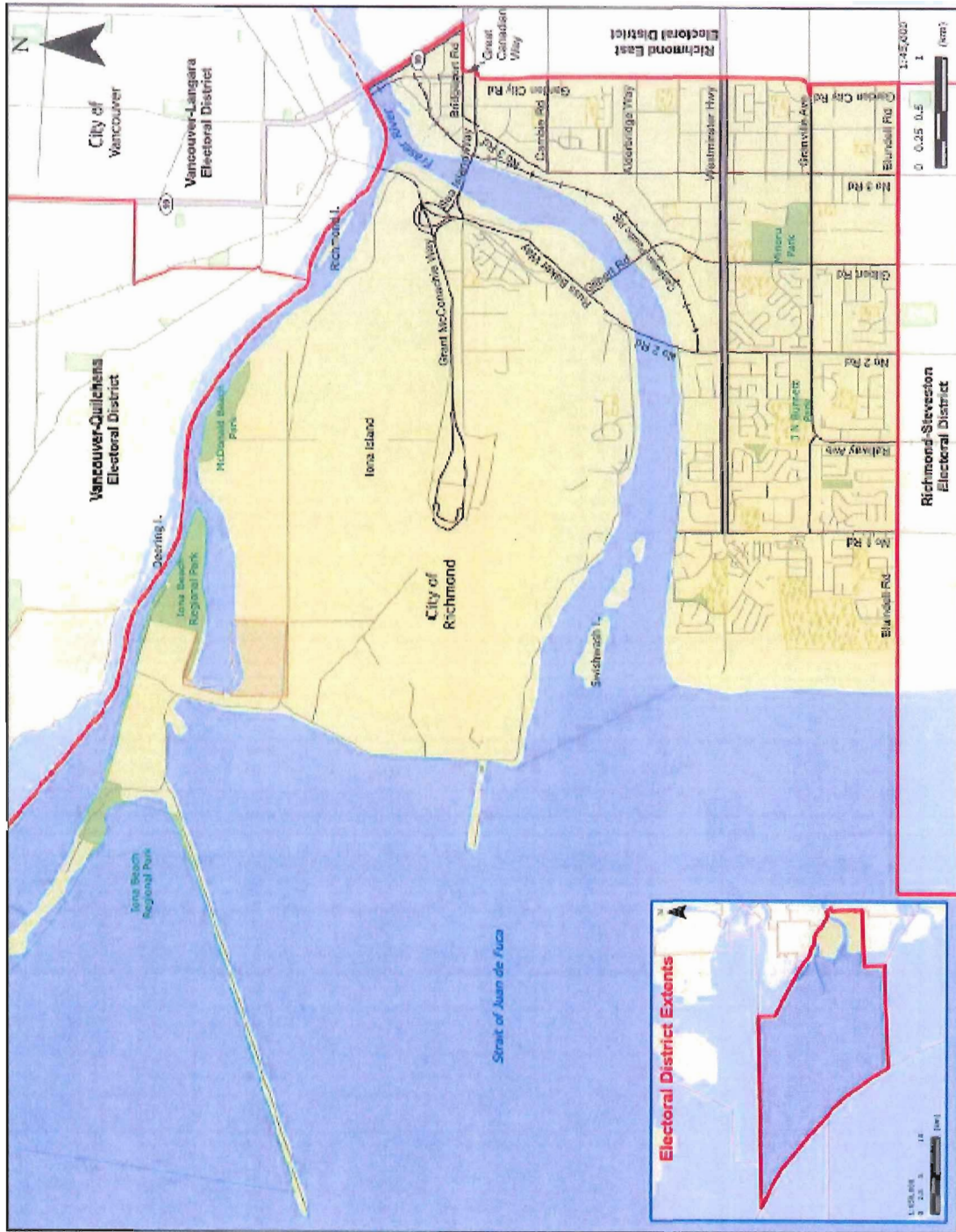
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- Att. 1: Current Richmond Electoral Boundaries
2: Proposed New Richmond Electoral Boundaries

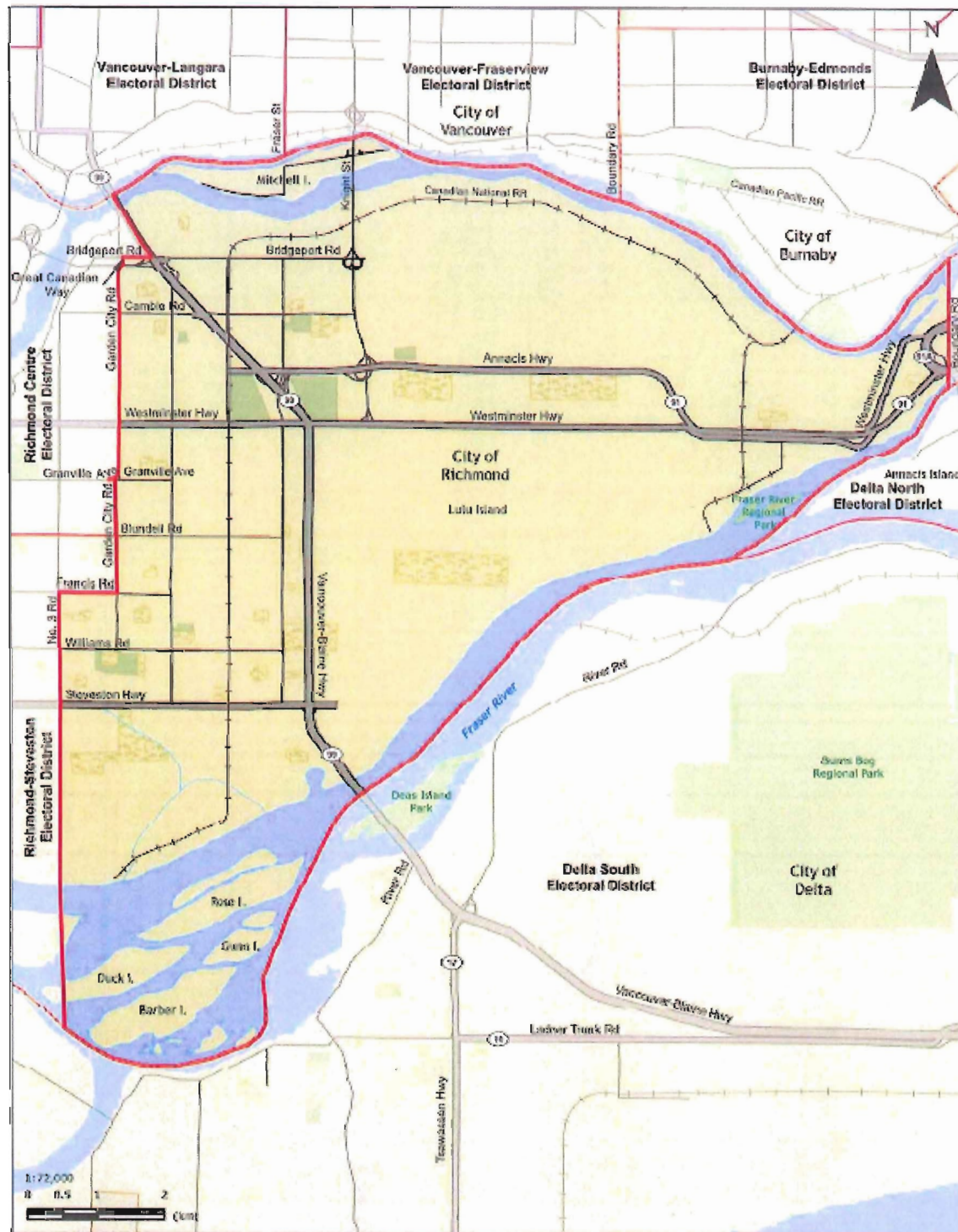
Richmond-Steveston Electoral District Map Redistribution 2008



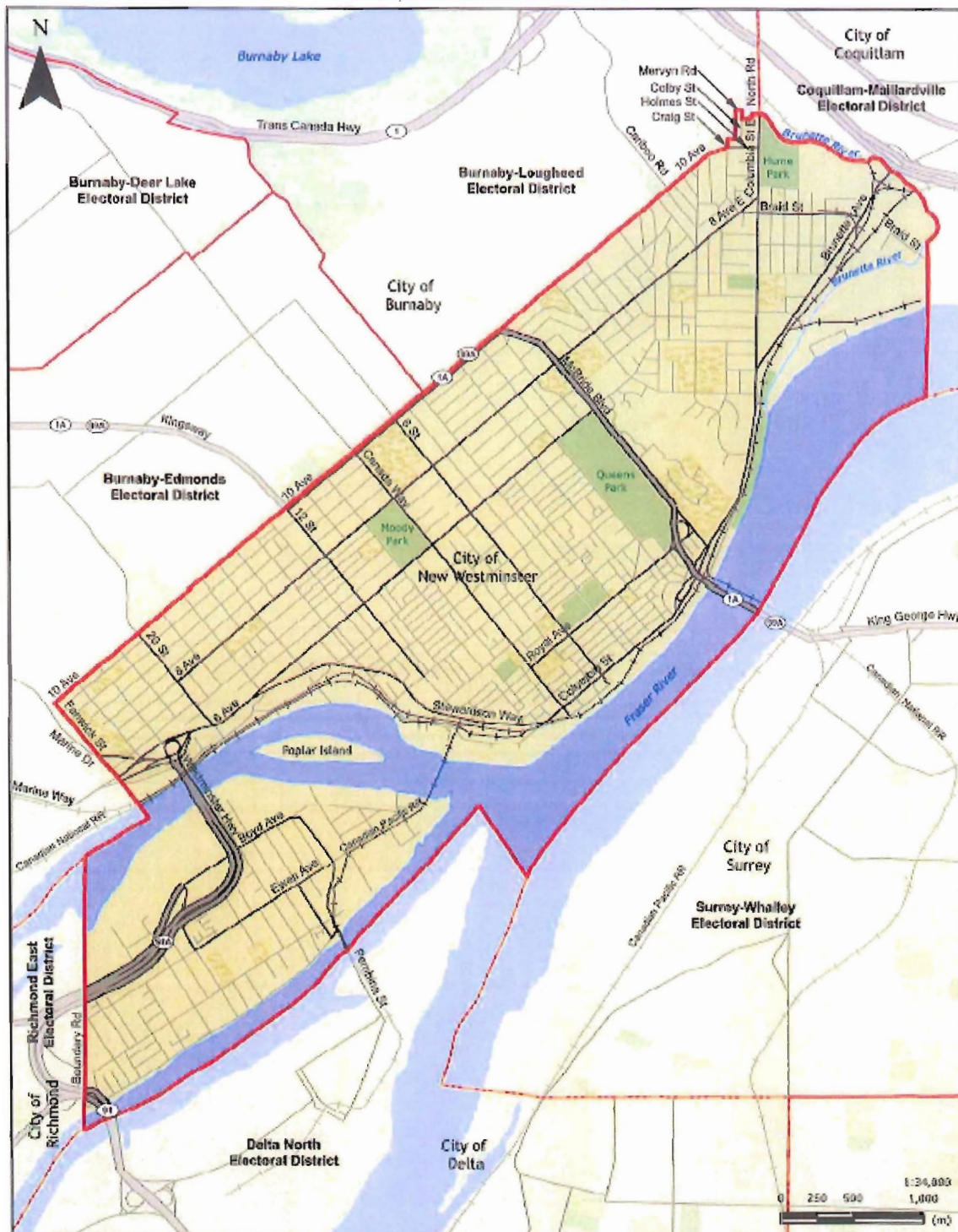
Richmond Centre Electoral District Map Redistribution 2008

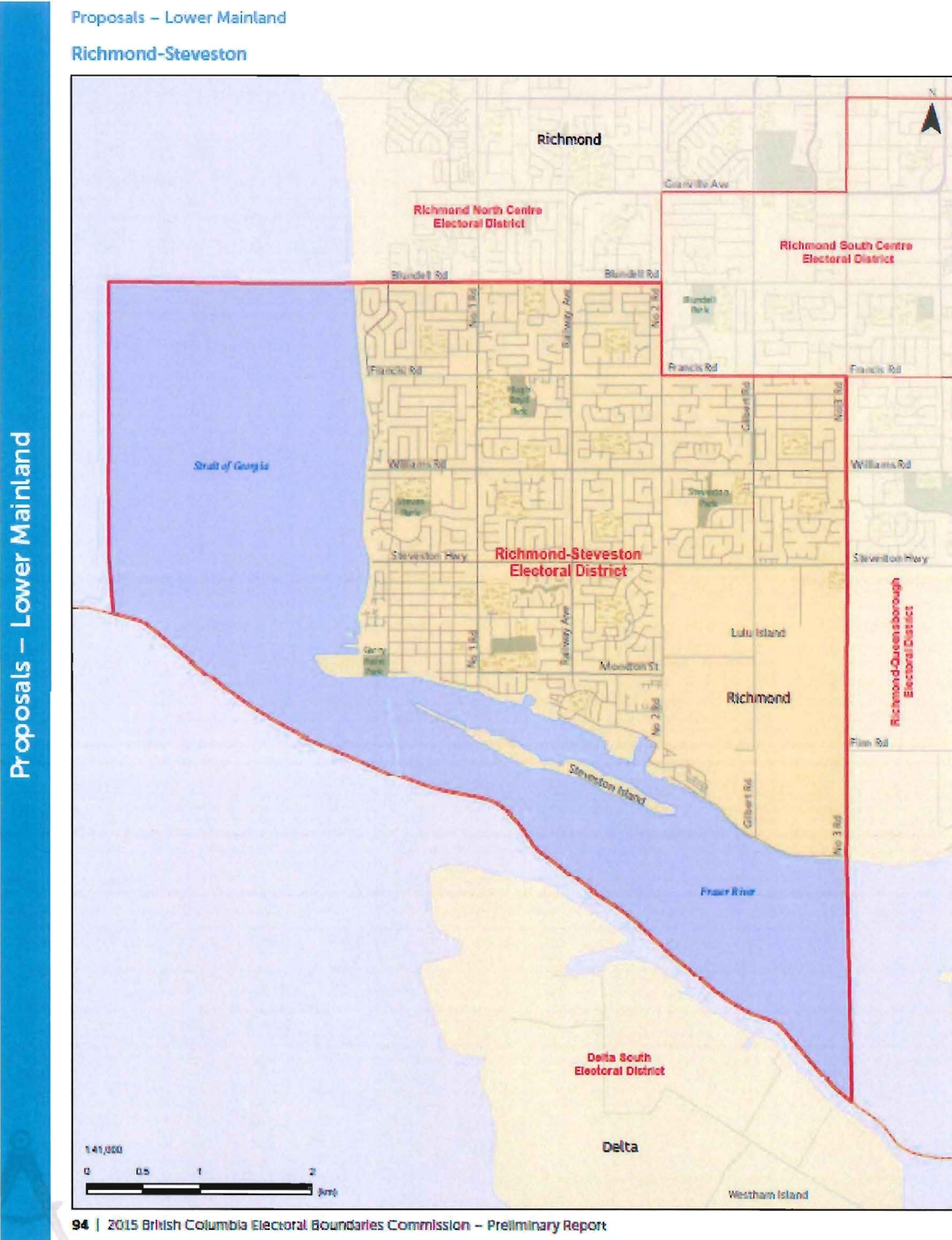


Richmond East Electoral District Map Redistribution 2008



New Westminster Electoral District Map Redistribution 2008

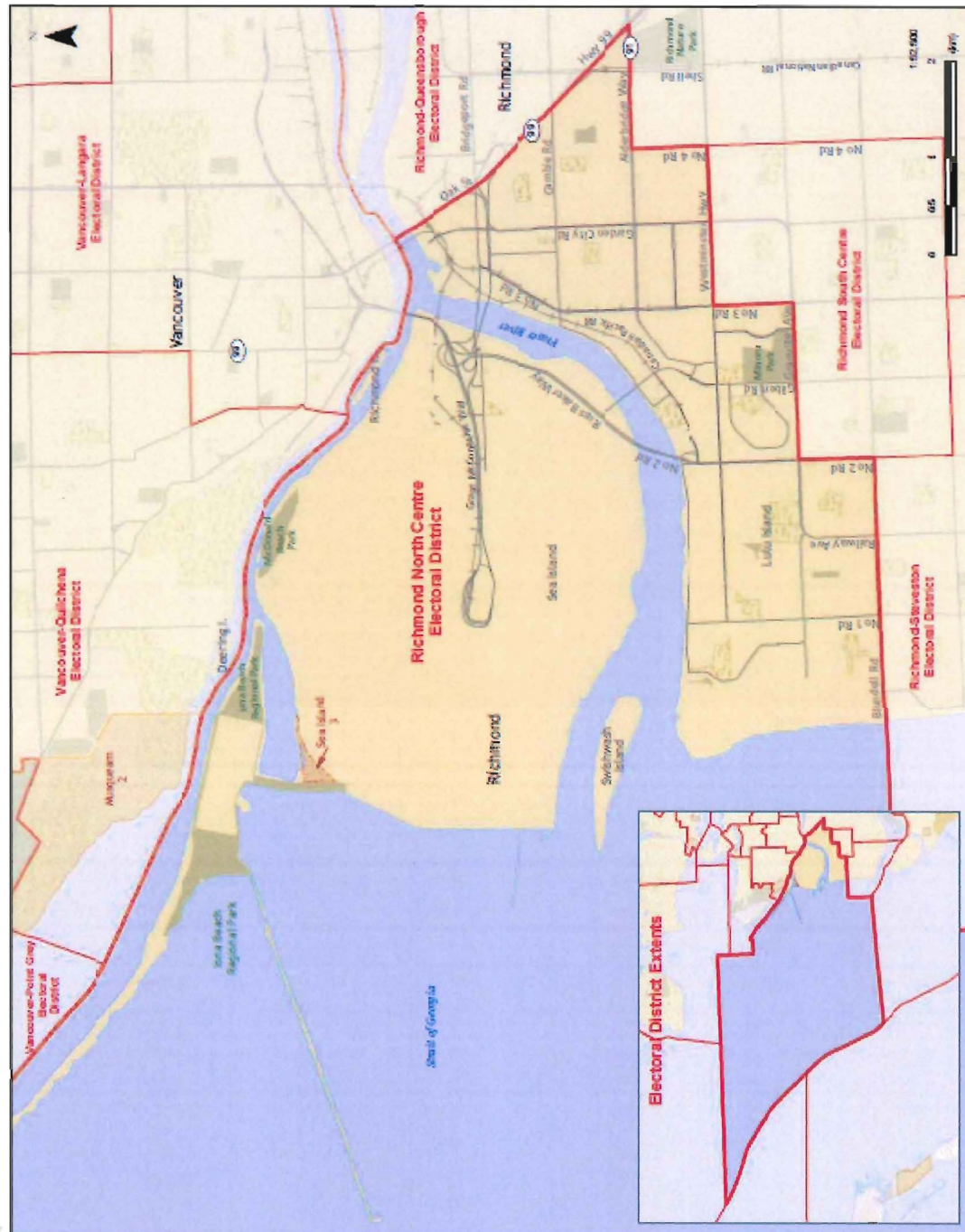




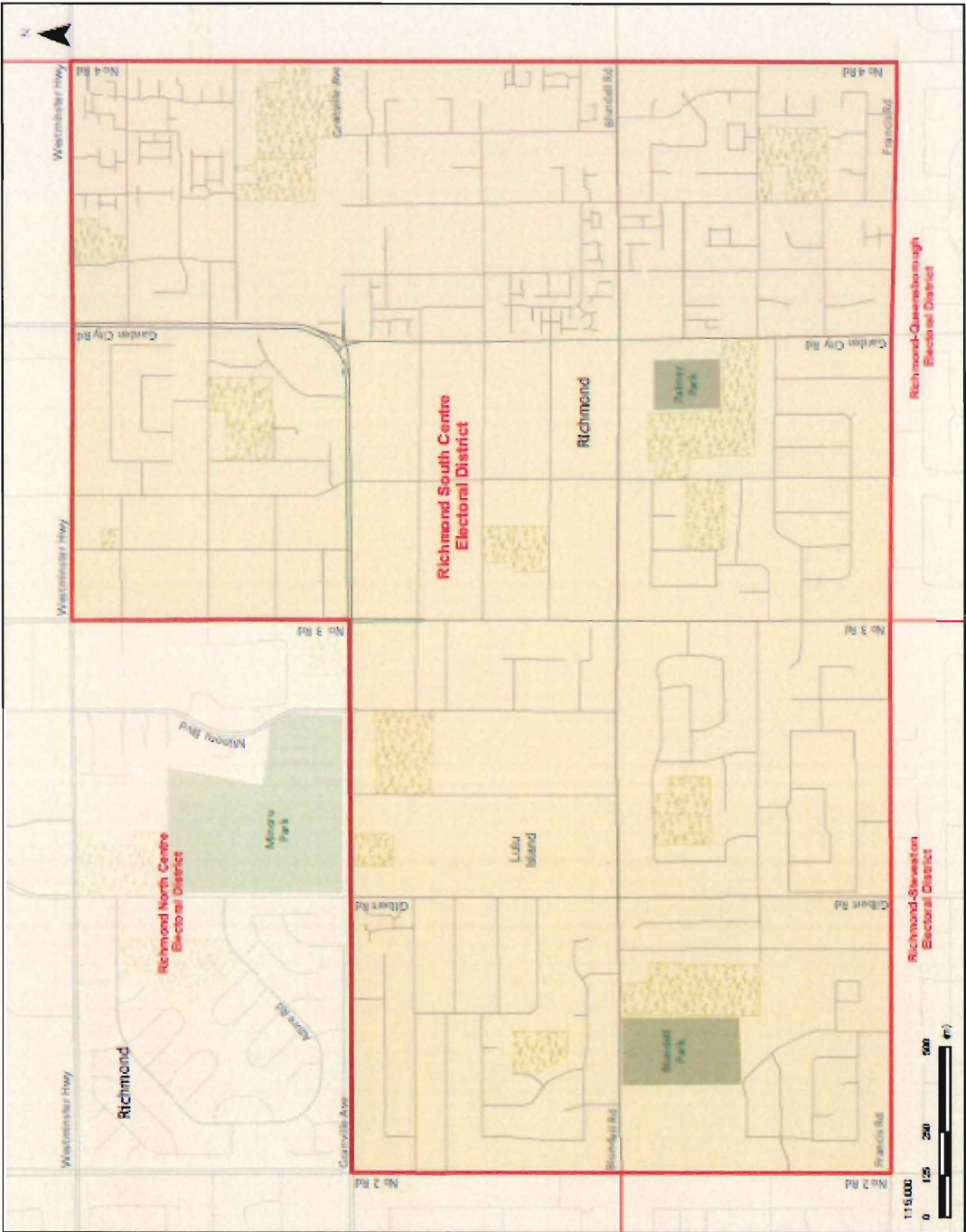
Proposals – Lower Mainland

Proposals – Lower Mainland

Richmond North Centre



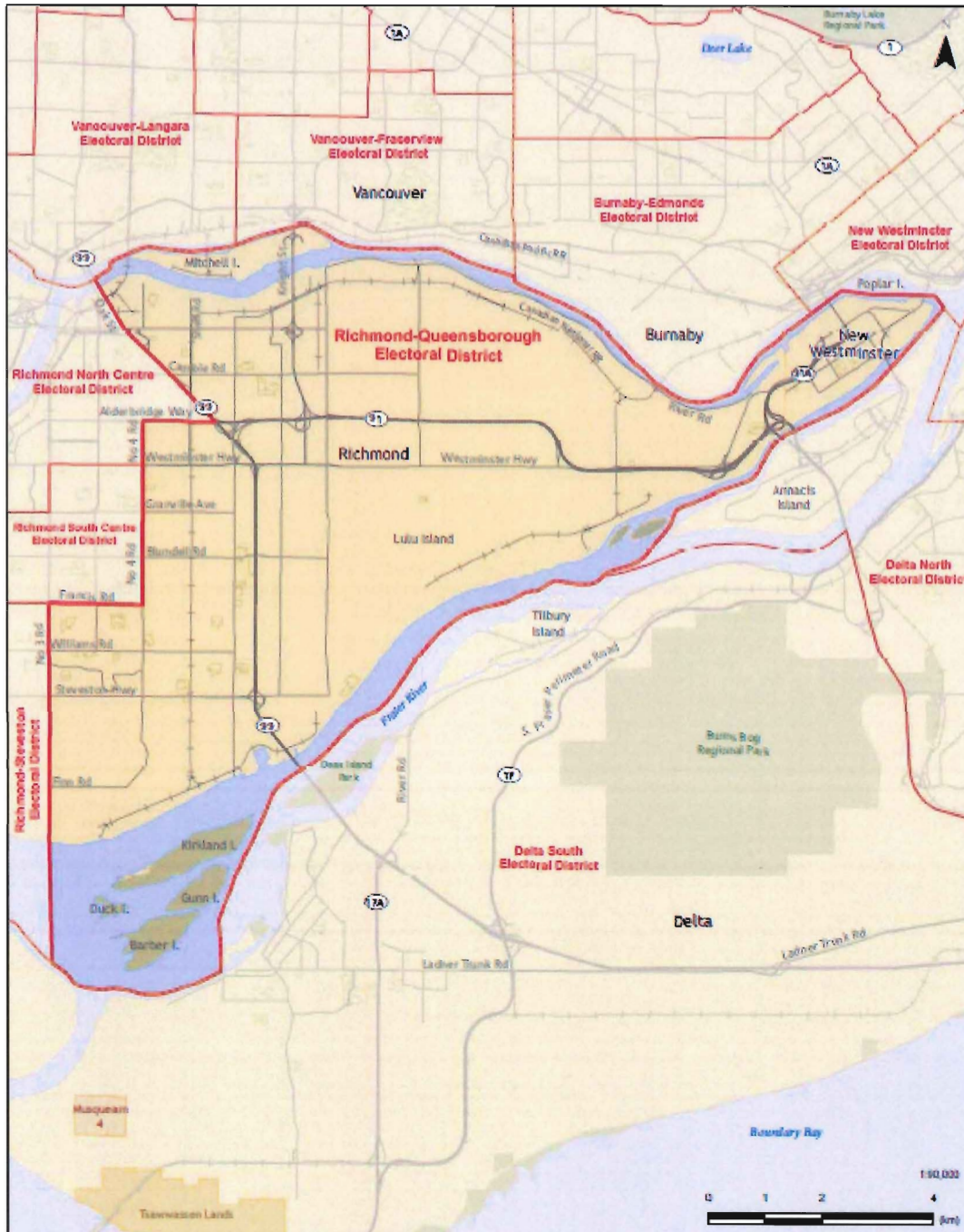
Proposals – Lower Mainland
Richmond South Centre



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Proposals – Lower Mainland

Proposals – Lower Mainland
Richmond-Queensborough



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Proposals – Lower Mainland



City of Richmond

Report to Committee

To: Finance Committee
From: Andrew Nazareth
General Manager, Finance and Corporate
Services
Re: 2014 Consolidated Financial Statements

Date: April 16, 2015
File: 03-0905-01/2015-Vol
01

Staff Recommendation

That the City's audited consolidated financial statements for the year ended December 31, 2014 be approved.

Andrew Nazareth
General Manager, Finance and Corporate Services
(604-276-4095)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY GAO 	

Staff Report

Origin

Sections 98 and 167 of the Community Charter require that annual audited financial statements be prepared and presented to Council. The City's audited consolidated financial statements for 2014 have been prepared in accordance with the generally accepted accounting principles for local governments, as prescribed by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants.

The financial statements consist of:

- Consolidated statement of financial position (summary of financial assets and liabilities, net financial assets, non-financial assets and accumulated surplus at year end). The accumulated surplus can also be viewed as the net worth of the organization;
- Consolidated statement of operations (summary of the annual surplus for the year consisting of revenues from the operating and capital funds that were raised in the year and expenses reflecting how funds were used during the year including the annual costs for owning and using capital assets (amortization));
- Consolidated statement of changes in net financial assets (a reconciliation between the net revenues earned in the year to the change in net financial assets. This statement shows the net revenues, with a reversal of the non-cash accruals for amortization and sale of assets, less donated assets and the spending to acquire new capital assets in the year. The change in net financial assets is an indicator of whether revenues raised in the year were sufficient to cover the spending in the year); and
- Consolidated statement of cash flows (summary of how the City's cash position changed during the year, highlighting sources and uses of cash, including the use of cash to acquire capital assets).

Analysis

Financial statements present information about the financial position, performance and changes in the financial position of the City. The financial statements provide accountability by supplying information about the City's resources, obligations and financial affairs. They detail the financial viability, the nature and allocation of economic resources, the revenues and financing, and the quality of management.

The consolidated financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval, Richmond Public Library and Lulu Island Energy Company Ltd. (LIEC). Further information about the basis of consolidation is listed in Note 2 to the consolidated financial statements. The consolidated financial statements are included in **Attachment 1**.

Financial Impact2014 Consolidated Statement of Financial Position

Highlights of the 2014 consolidated statement of financial position:

- \$2.6B – Accumulated surplus (net worth)
 - \$1.9B – Net book value of tangible capital assets
 - \$374.9M – Reserve balance, including \$161.5M committed towards active capital projects
 - \$184.6M – Appropriated surplus for future commitments
- \$602.6M – Net financial assets
 - \$864.7M – Cash and investments
 - \$50.8M – Net debt

The financial position of the City is strong as accumulated surplus increased in 2014 by \$123.9 million to \$2.6 billion and the net financial assets increased by \$53.6 million to \$602.6 million.

2014 Consolidated Statement of operations

Highlights of the 2014 consolidated statement of operations:

- \$123.9 million – Annual surplus (the increase in net worth which includes the increase in capital equity, reserves, appropriated surplus and surplus). The 2014 annual surplus is comprised of:
 - \$70.6M increase in investment in capital assets
 - \$25.1M increase in appropriated surplus for future commitments
 - \$21.1M increase in the reserve balance
 - \$5.7M for the City's 2014 operating surplus
- \$484.8 million total revenues
 - \$183.7M taxation and levies
 - \$93.2M utility fees
 - \$43.8M contributed assets through development
 - \$32.8M sales of services
- \$360.9 million total expenses
 - \$142.2 million wages and benefits
 - \$57.9 million contract services
 - \$53.9 million supplies and materials
 - \$52.1 million amortization expense

The consolidated revenues exceeded expenses by \$123.9 million. Revenues increased by \$29.9 million to \$484.8 million and expenses increased by \$32.3 million to \$360.9 million.

An analysis of the consolidated financial statements is provided in the Financial Statement Discussion and Analysis (FSD&A) (Attachment 2). The FSD&A explains the significant differences in the financial statements between the reported year and the previous year as well as

between budgeted and actual results. This analysis is intended to be read in conjunction with the 2014 audited consolidated financial statements.

Conclusion

The financial statements are legislated reporting requirements and staff recommend that they be approved. As noted in the Auditors' Report, it is the Auditors' opinion that these consolidated financial statements present fairly the consolidated financial position as of December 31, 2014, and its consolidated results of operations and changes in net consolidated financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.



Cindy Gilfillan
Manager, Financial Reporting
(604-276-4077)

CG:cg

- Att. 1: 2014 City of Richmond Consolidated Financial Statements
2: 2014 Financial Statement Discussion and Analysis

Consolidated Financial Statements of

CITY OF RICHMOND

Year ended December 31, 2014

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council

We have audited the accompanying consolidated financial statements of the City of Richmond, which comprise the consolidated statement of financial position as at December 31, 2014 and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of Richmond as at December 31, 2014, and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants

Date

Burnaby, Canada

CITY OF RICHMOND

Consolidated Statement of Financial Position
(Expressed in thousands of dollars)

December 31, 2014, with comparative figures for 2013

	2014	2013
Financial Assets		
Cash and cash equivalents	\$ 22,053	\$ 38,368
Investments (note 3)	842,642	716,114
Accrued interest receivable	5,363	3,224
Accounts receivable (note 4)	28,071	19,422
Taxes receivable	7,481	9,447
Development fees receivable	25,360	21,405
Debt reserve fund - deposits (note 5)	708	200
	931,678	808,180
Liabilities		
Accounts payable and accrued liabilities (note 6)	88,331	83,204
Development cost charges (note 7)	82,965	87,212
Deposits and holdbacks (note 8)	65,103	51,841
Deferred revenue (note 9)	41,823	35,870
Debt, net of MFA sinking fund deposits (note 10)	50,815	1,056
	329,037	259,183
Net financial assets	602,641	548,997
Non-Financial Assets		
Tangible capital assets (note 11)	1,947,102	1,877,298
Inventory of materials and supplies	2,415	2,363
Prepaid expenses	1,950	1,594
	1,951,467	1,881,255
Accumulated surplus (note 12)	\$ 2,554,108	\$ 2,430,252

Commitments and contingencies (note 16)

See accompanying notes to consolidated financial statements.

General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

Year ended December 31, 2014, with comparative figures for 2013

	Budget 2014	2014	2013
	(notes 2(m) and 22)		
Revenue:			
Taxation and levies	\$ 183,822	\$ 183,687	\$ 176,283
Utility fees	90,428	93,201	90,540
Sales of services	28,707	32,809	34,959
Payments-in-lieu of taxes	13,473	14,546	14,406
Provincial and federal grants	6,782	7,480	7,092
Development cost charges		18,765	11,730
Other capital funding sources	192,122	51,667	55,542
Other revenues:			
Investment income	16,790	16,568	13,490
Gaming revenue	14,908	21,047	17,632
Licenses and permits	7,704	9,819	9,241
Other (note 19)	57,393	35,194	23,947
	612,129	484,783	454,862
Expenses:			
Law and Community safety	87,025	83,820	77,649
Utilities: water, sewer and sanitation	78,108	79,552	75,134
Engineering, public works and project development	55,369	55,899	53,268
Community services	52,021	65,137	49,753
General government	50,754	42,582	41,061
Planning and development	12,806	13,301	11,854
Richmond Olympic Oval	11,565	11,065	10,509
Library services	9,590	9,563	9,390
Lulu Island Energy Company	-	8	-
	357,238	360,927	328,618
Annual surplus	254,891	123,856	126,244
Accumulated surplus, beginning of year	2,430,252	2,430,252	2,304,008
Accumulated surplus, end of year	\$ 2,685,143	\$ 2,554,108	\$ 2,430,252

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Changes in Net Financial Assets (Expressed in thousands of dollars)

Year ended December 31, 2014, with comparative figures for 2013

	2014 budget (notes 2(m) and 22)	2014	2013
Surplus for the year	\$ 254,891	\$ 123,856	\$ 126,244
Acquisition of tangible capital assets	(192,122)	(78,946)	(47,447)
Acquired tangible capital assets from developers		(43,835)	(50,887)
Amortization of tangible capital assets	51,433	52,106	50,334
Gain on disposal of tangible capital assets	-	(13,744)	(3,590)
Proceeds on sale of tangible capital assets	-	14,615	4,911
	114,202	54,052	79,565
Acquisition of inventories of supplies	-	(2,415)	(2,363)
Acquisition of prepaid expenses	-	(1,950)	(1,594)
Consumption of inventories of supplies	-	2,363	2,276
Use of prepaid expenses	-	1,594	1,954
Change in net financial assets	114,202	53,644	79,838
Net financial assets, beginning of year	548,997	548,997	469,159
Net financial assets, end of year	\$ 663,199	\$ 602,641	\$ 548,997

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Cash Flows
(Expressed in thousands of dollars)

Year ended December 31, 2014, with comparative figures for 2013

	2014	2013
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 123,856	\$ 126,244
Items not involving cash:		
Amortization	52,106	50,334
(Gain) on disposal of tangible capital assets	(13,744)	(3,590)
Contributions of tangible capital assets	(43,835)	(50,887)
Change in non-cash operating working capital:		
Increase in accrued interest receivable	(2,139)	(102)
(Increase) decrease in accounts receivable	(8,649)	3,057
Decrease (increase) in taxes receivable	1,966	(349)
Increase in development fees receivable	(3,955)	(8,482)
(Increase) decrease in debt reserve fund	(508)	186
(Increase) decrease in prepaid expenses	(356)	360
Increase in inventories of supplies	(52)	(87)
Increase in accounts payable and accrued liabilities	5,157	7,821
Increase in deposits and holdbacks	13,262	11,172
Increase (decrease) in deferred revenue	5,953	(1,437)
(Decrease) increase in development cost charges	(4,247)	24,665
Net change in cash from operating activities	124,815	158,905
Capital activities:		
Cash used to acquire tangible capital assets	(78,945)	(47,447)
Proceeds on disposal of tangible capital assets	14,614	4,911
Net change in cash from capital activities	(64,331)	(42,536)
Financing activities:		
Increase (decrease) in debt	49,759	(2,432)
Principal payments on obligations under capital leases	(30)	(48)
Net change in cash from financing activities	49,729	(2,480)
Investing activities:		
(Decrease) in investments	(126,528)	(125,153)
Net change in cash and cash equivalents	(16,315)	(11,264)
Cash and cash equivalents, beginning of year	38,368	49,632
Cash and cash equivalents, end of year	\$ 22,053	\$ 38,368

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

1. Operations:

The City of Richmond (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, environmental, recreational, water, and sewer.

2. Significant accounting policies:

The consolidated financial statements of the City are the representation of management prepared in accordance with Canadian generally accepted accounting principles as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

(a) Basis of consolidation:

The consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library"), the Richmond Olympic Oval and the Lulu Island Energy Company Ltd. (LIEC). The Library is consolidated as the Library Board is appointed by the City. The Richmond Olympic Oval and LIEC are consolidated as they are wholly owned municipal corporations of the City and operate as other government organizations. Inter-fund transactions, fund balances and activities have been eliminated on consolidation.

(i) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing, and servicing general debt.

(ii) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related long-term debt.

(iii) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related capital assets and long-term debt.

(iv) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

2. Significant accounting policies (continued):

(b) Basis of accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

(c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

(d) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90 days from date of acquisition.

(e) Investments:

Investments are recorded at cost, adjusted for amortization of premiums or discounts. Provisions for losses are recorded when they are considered to be other than temporary. At various times during the term of each individual investment, market value may be less than cost. Such declines in value are considered temporary for investments with known maturity dates as they generally reverse as the investments mature and therefore an adjustment to market value for these market declines is not recorded.

(f) Accounts receivable:

Accounts receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

(g) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(h) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employee plan, contributions are expensed as incurred.

Post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

2. Significant accounting policies (continued):

(i) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets:

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the assets. The cost, less the residual value, of the tangible capital assets, excluding land are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources:

Natural resources that have been purchased are not recognized as assets in the financial statements.

(iv) Works of art and cultural and historic assets:

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(v) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(vi) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

2. Significant accounting policies (continued):

(vii) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(viii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Company's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

(ix) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

(j) Revenue recognition:

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenues.

(k) Deferred revenue:

The City defers a portion of the revenue collected from permits, licenses and other fees and recognizes this revenue in the year in which related inspections are performed or other related expenditures are incurred.

(k) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenditures are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenditures.

(l) Debt:

Debt is recorded net of related sinking fund balances.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

2. Significant accounting policies (continued):

(m) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City of Richmond's Five Year Financial Plan and was originally adopted through Bylaw No. 9100 on February 24, 2014.

(n) Use of accounting estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenue and expenditures during the reporting period. Significant areas requiring the use of management estimates relate to the value of contributed tangible capital assets, value of developer contributions, useful lives for amortization, determination of provisions for accrued liabilities, performing actuarial valuation of employee future benefits, allowance for doubtful accounts, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

(o) Segment disclosures:

A segment is defined as a distinguishable activity of group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City of Richmond has provided definitions of segments used by the City as well as presented financial information in segment format (note 21).

(p) Public-private partnership projects:

Public-private partnership ("P3") projects are delivered by private sector partners selected to design, build, finance, and maintain the assets. The cost of the assets under construction are estimated at fair value, based on construction progress billings and also includes other costs, if any, incurred directly by the City.

The asset cost includes development costs estimated at fair value. Interest during construction is not included in the asset cost. When available for operations, the project assets are amortized over their estimated useful lives. Correspondingly, an obligation for the cost of capital and financing received to date, net of the contributions received is recorded as a liability and included as debt on the statement of financial position.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

3. Investments:

	2014		2013	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 298,737	\$ 298,768	\$ 205,162	\$ 205,186
Government and government guaranteed bonds	261,847	265,941	442,963	444,447
Municipal Finance Authority Pooled Investment	22,527	22,527	22,033	22,033
Other Bonds	259,531	261,176	45,956	47,100
	\$ 842,642	\$ 848,412	\$ 716,114	\$ 718,766

4. Accounts receivable:

	2014	2013
Water and sewer utilities	\$ 10,358	\$ 8,949
Casino revenues	5,652	4,292
Capital grant	4,279	1,350
Other trade receivables	7,782	4,831
	\$ 28,071	\$ 19,422

5. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2014 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 708	\$ 2,447

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

6. Accounts payable and accrued liabilities:

	2014	2013
Trade and other liabilities	\$ 57,576	\$ 53,162
Post-employment benefits (note 14)	30,755	30,042
	<u>\$ 88,331</u>	<u>\$ 83,204</u>

7. Development cost charges:

	2014	2013
Balance, beginning of year	\$ 87,212	\$ 62,547
Contributions	13,313	35,424
Interest	1,205	971
Revenue recognized	(18,765)	(11,730)
Balance, end of year	<u>\$ 82,965</u>	<u>\$ 87,212</u>

8. Deposits and holdbacks:

	Balance December 31, 2013	Deposit contributions	Refund expenditures	Balance December 31, 2014
Security deposits	\$ 35,859	\$ 20,727	\$ 8,209	\$ 48,377
Developer contribution	6,164	124	951	5,337
Contract holdbacks	1,598	2,225	1,855	1,968
Transit Oriented Development Fund	1,523	-	-	1,523
Other	6,697	5,200	3,999	7,898
	<u>\$ 51,841</u>	<u>\$ 28,276</u>	<u>\$ 15,014</u>	<u>\$ 65,103</u>

9. Deferred revenue:

Deferred revenue represents revenues that are collected but not earned as of December 31, 2014. These revenues will be recognized in future periods as they are earned. Deferred revenue also represents funds received from external parties for specified purposes. These revenues are recognized in the period in which the related expenses are incurred.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

9. Deferred revenue (continued):

	Balance December 31, 2013	External restricted inflows	Revenue earned	Balance December 31, 2014
Taxes and Utilities	\$ 16,843	\$ 19,983	\$ 18,369	\$ 18,457
Building permits/business licenses	9,235	5,855	5,206	9,884
Capital grants	3,187	6,844	6,560	3,471
Parking easement/leased land	2,409	47	43	2,413
Other	4,196	3,994	592	7,598
	<u>\$ 35,870</u>	<u>\$ 36,723</u>	<u>\$ 30,770</u>	<u>\$ 41,823</u>

10. Debt:

The rates of interest on the principal amount of the MFA debentures vary between 3.15% and 3.30% per annum. The average rate of interest for the year ended December 31, 2014 approximates 3.30%.

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2014	Net debt 2013
General Fund	\$ 70,815	\$ 20,000	\$ 50,815	\$ 1,056
	<u>\$ 70,815</u>	<u>\$ 20,000</u>	<u>\$ 50,815</u>	<u>\$ 1,056</u>

Repayments on net outstanding debenture debt over the next year are as follows:

	General Fund	Total
2015	4,232	4,232
2016	4,402	4,402
2017	4,578	4,578
2018	4,761	4,761
2019	4,951	4,951
	<u>\$ 22,924</u>	<u>\$ 22,924</u>

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

11. Tangible capital assets:

Cost	Balance at December 31, 2013	Additions and transfers	Disposals	Balance at December 31, 2014
Land	\$ 671,922	\$ 51,846	\$ (10)	\$ 723,758
Buildings and building improvements	352,937	8,029	-	360,966
Infrastructure	1,561,056	30,109	(5,439)	1,585,726
Vehicles, machinery and equipment	93,386	7,485	(2,812)	98,059
Library's collections, furniture and equipment	9,391	1,320	(1,452)	9,259
Assets under construction	42,232	23,991	-	66,223
	\$ 2,730,924	\$ 122,780	\$ (9,713)	\$ 2,843,991

Accumulated amortization	Balance at December 31, 2013	Disposals	Amortization expense	Balance at December 31, 2014
Buildings and building improvements	\$ 115,392	\$ -	\$ 12,812	\$ 128,204
Infrastructure	673,784	4,632	31,215	700,367
Vehicles, machinery and equipment	59,894	2,785	6,385	63,494
Library's collections, furniture and equipment	4,556	1,426	1,694	4,824
	\$ 853,626	\$ 8,843	\$ 52,106	\$ 896,889

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

11. Tangible capital assets (continued):

	Net book value December 31, 2014	Net book value December 31, 2013
Land	\$ 723,758	\$ 671,922
Buildings and building improvements	232,762	237,545
Infrastructure	885,359	887,272
Vehicles, machinery and equipment	34,565	33,492
Library's collection, furniture and equipment	4,435	4,835
Assets under construction	66,223	42,232
Balance, end of year	\$ 1,947,102	\$ 1,877,298

(a) Assets under construction:

Assets under construction having a value of approximately \$66,223,263 (2013 - \$42,231,645) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is approximately \$43,834,556 (2013 - \$50,887,000) comprised of infrastructure in the amount of approximately \$18,937,542 (2013 - \$10,934,000), land in the amount of approximately \$24,897,014 (2013 - \$38,892,000), and Library books in the amount of approximately nil (2013 - \$971,000).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

(d) Works of Art and Historical Treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings, and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-downs of tangible capital assets during the year (2013 - nil).

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

12. Accumulated surplus:

	General Funds and Reserve	Water Utility Fund	Sanitary Sewer Utility Fund	Richmond Olympic Oval	Library Services	Lulu Island Energy	2014 Total	2013 Total
Investment in tangible capital assets	\$1,935,285	\$ -	\$ -	\$ 7,076	\$ 4,438	\$ -	\$1,946,799	\$1,876,184
Reserves (note 13)	372,274	-	-	2,648	-	-	374,922	353,805
Appropriated Surplus	162,143	8,397	13,223	681	200	-	184,644	159,559
Surplus	19,133	15,536	9,290	1,313	115	23	45,410	38,341
Other equity	2,333	-	-	-	-	-	2,333	2,363
Balance, end of year	\$2,491,168	\$ 23,933	\$ 22,513	\$ 11,718	\$ 4,753	\$ 23	\$2,554,108	\$2,430,252

13. Reserves:

	2013	Change during year	2014
Reserve funds:			
Affordable housing	\$ 20,696	\$ (8,145)	\$ 12,551
Arts, culture and heritage	4,379	(17)	4,362
Capital building and infrastructure	46,394	9,257	55,651
Capital reserve	101,834	1,972	103,806
Capstan station	3,862	4,379	8,241
Child care development	2,696	(495)	2,201
Community legacy and land replacement	16,353	367	16,720
Drainage improvement	35,555	8,950	44,505
Equipment replacement	17,820	(579)	17,241
Leisure facilities	3,551	70	3,621
Local improvements	6,527	116	6,643
Neighborhood improvement	6,335	389	6,724
Public art program	2,282	272	2,554
Sanitary sewer	37,233	2,271	39,504
Steveston off-street parking	287	6	293
Steveston road ends	684	(61)	623
Waterfront improvement	104	555	659
Watermain replacement	42,481	3,894	46,375
Oval Capital Reserve	4,732	(2,084)	2,648
	\$ 353,805	\$ 21,117	\$ 374,922

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

14. Post-employment benefits:

The City provides certain post-employment benefits, non-vested sick leave, compensated absences, and termination benefits to its employees.

	2014	2013
Balance, beginning of year	\$ 30,042	\$ 28,414
Current service cost	1,791	2,212
Interest cost	1,054	1,038
Amortization of actuarial loss	430	389
Benefits paid	(2,562)	(2,011)
Balance, end of year	\$ 30,755	\$ 30,042

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2013 and the results are extrapolated to December 31, 2014. The difference between the actuarially determined accrued benefit obligation of approximately \$29,201,000 and the liability of approximately \$30,755,000 as at December 31, 2014 is an unamortized net actuarial gain of \$1,554,000. This actuarial gain is being amortized over a period equal to the employees' average remaining service lifetime of 10 years.

	2014	2013
Actuarial benefit obligation:		
Liability, end of year	\$ 30,755	\$ 30,042
Unamortized actuarial loss (gain)	(1,554)	1,093
Balance, end of year	\$ 29,201	\$ 31,135

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2014	2013
Discount rate	3.10%	3.50%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50%	2.50%

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

15. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteesd pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including the investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 1,500 contributors from the City.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the year (defined contribution pension plan accounting). This is because Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

The City paid \$10,649,936 (2013 - \$10,311,445) for employer contributions to the Plan in fiscal 2014. Employees paid \$8,780,321 (2013 - \$8,677,397) for employee contributions to the Plan in fiscal 2013.

16. Commitments and contingencies:

(a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Greater Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

(b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2014, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2015	\$ 4,654
2016	4,324
2017	4,215
2018	4,147
2019 and thereafter	17,847

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

16. Commitments and contingencies (continued):

(c) Litigation:

As at December 31, 2014, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia:

The City is a participant in the Municipal Insurance Association of British Columbia (the "Association"). Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

On October 30, 2014, Lulu Island Energy Company Ltd. (LIEC) and Corix Utilities Inc. ("Corix") entered into a 30 year Concession Agreement (the "Agreement"), where Corix will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the River Green community. The total estimated concession liability to finance the construction is \$31,964,000 and will be accrued over time. As part of the agreement, the infrastructure will be owned by the LIEC.

In addition, on October 30, 2014, Corix and the City entered into a Limited Guarantee Agreement whereby the City agreed to guarantee the performance of LIEC's obligations under the Concession Agreement described above up to a total of \$18,000,000.

(f) E-Comm Emergency Communications for Southwest British Columbia ("E-Comm"):

The City is a shareholder of the Emergency Communications for Southwest British Columbia Incorporated (E-Comm) whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 28 Class A and 23 Class B shares issued and outstanding as at December 31, 2013). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

16. Commitments and contingencies (continued):

(g) Community Associations:

The City has a close relationship with the various community associations which operate the community centers throughout the City. While they are separate legal entities, the City does generally provide the buildings and grounds for the use of the community associations as well as pay the operating costs of the facilities. Typically the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive. The City provides the core staff for the facilities as well as certain additional services such as information technology services.

17. Trusts:

Certain assets have been conveyed or assigned to the City to be administered as directed by agreement or statute. The City holds the assets for the benefit of and stands in fiduciary relationship to the beneficiary. The following trust fund is excluded from the City's financial statements.

	2014	2013
Richmond Community Associations	\$ 1,127	\$ 1,107

18. Collections for other governments:

The City is obligated to collect certain taxation revenue on behalf of other government bodies. These funds are excluded from the City's financial statements since they are not revenue of the City. Such taxes collected and remitted to the government bodies during the year are as follows:

	2014	2013
Province of British Columbia - Schools	\$ 133,539	\$ 133,660
Greater Vancouver Regional District and others	41,046	39,918
	\$ 174,585	\$ 173,578

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

19. Other revenue:

	2014	2013
Developer reserve contribution	\$ 10,382	\$ 9,248
Tangible capital assets gain on land	14,419	4,024
Taxes and fines	2,844	2,433
Parking program	1,932	1,994
Debt funding	478	1,291
Sponsorship	217	188
Donation	73	1,022
Other	4,849	3,747
	\$ 35,194	\$ 23,947

20. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal grants. Capital transfers are included in other capital funding sources revenue. The sources of the government transfers are as follows:

	2014	2013
Operating		
Province of BC	\$ 25,161	\$ 21,319
TransLink	2,200	1,993
Government of Canada	1,166	1,412
Capital		
Government of Canada	2,742	2,132
TransLink	1,292	135
Province of BC	459	537
	\$ 33,020	\$ 27,528

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

21. Segmented reporting:

The City of Richmond provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

Law and Community Safety brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws along with sections responsible for legal and regulatory matters. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, protection of life and properties, and legal services.

Utilities provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water and sewer networks and sanitation and recycling.

Engineering, Public Works and Project Development comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

Community Services comprises of Parks, Recreation, Arts, Culture and Heritage Services and Community Social Development. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure, there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.

General Government comprises of Mayor and Council, Corporate Administration, and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, providing sound management of human resources, information technology, and City finance, and ensuring high quality services to Richmond residents.

Planning and Development is responsible for land use plans, developing bylaws and policies for sustainable development in the City including the City's transportation systems.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

21. Segmented reporting (continued):

Richmond Olympic Oval is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities. The financial statements include the Oval's 50% proportionate share of operations of VROX Sport Simulation Ltd (VROX). VROX is a government partnership established to develop, manufacture and sell sport simulators to the Richmond Olympic Experience and third party customers.

Richmond Public Library provides public access to information by maintaining 5 branches throughout the City.

Lulu Island Energy Company Ltd. (LIEC) was incorporated on August 19, 2013 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond for the management of district energy utilities.

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

21. Segmented reporting (continued):

	Law and Community Safety	Utilities	Engineering, public works and project development	Community services	General government	Planning and development	Total City
Revenues:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 183,687	\$ -	\$ 183,687
User fees	-	82,866	10,335	-	-	-	93,201
Sales of services	5,348	2,855	2,358	9,001	4,288	1,909	25,759
Development cost charges	-	-	-	-	14,546	-	14,546
Provincial and Federal Grants	84	14	2,312	20	2,339	28	4,797
Other Capital Funding Sources	-	950	2,749	1,883	12,297	886	18,765
Payments-in-Lieu of taxes	8	3,526	20,503	2,474	24,898	169	51,578
Other revenue from own sources:							
Investment Income	-	592	-	-	15,976	-	16,568
Gaming revenue	628	-	1,400	-	19,019	-	21,047
Licenses and permits	246	-	75	-	3,743	5,724	9,788
Other	2,141	1,558	475	297	28,981	88	33,540
	8,455	92,361	40,207	13,675	309,774	8,804	473,276
Expenditures:							
Wages and Salaries	38,415	10,978	20,625	28,357	20,250	9,982	128,607
Contract Services	40,764	7,252	2,262	2,873	3,241	1,209	57,601
Supplies and Materials	2,176	28,310	879	11,136	6,206	514	49,221
Amortization of tangible capital assets	2,380	7,347	22,617	5,309	11,408	978	50,039
Interest and Finance	32	18,984	-	3	2,336	-	21,355
Transfer from(to) capital for tangible capital assets	13	707	1,928	14,651	352	614	18,265
PW Maintenance	40	5,563	7,332	2,808	(1,211)	4	14,536
Loss(gain) on disposal of tangible capital assets	-	411	256	-	-	-	667
	83,820	79,552	55,899	65,137	42,582	13,301	340,291
Annual surplus (deficit)	\$ (75,365)	\$ 12,809	\$ (15,692)	\$ (51,462)	\$ 267,192	\$ (4,497)	\$ 132,985

	Total City (from above)	Richmond Olympic Oval	Richmond Public Library	Lulu Island Energy Company	2014 Consolidated	2013 Consolidated
Revenues:						
Taxation and levies	\$ 183,687	\$ -	\$ -	\$ -	\$ 183,687	\$ 176,283
User fees	93,201	-	-	-	93,201	90,540
Sales of services	25,759	6,878	172	-	32,809	34,959
Development cost charges	14,546	-	-	-	14,546	14,406
Provincial and Federal Grants	4,797	2,271	412	-	7,480	7,092
Other Capital Funding Sources	18,765	-	-	-	18,765	11,730
Payments-in-Lieu of taxes	51,578	-	89	-	51,667	55,542
Other revenue from own sources:						
Investment Income	16,568	-	-	-	16,568	13,490
Gaming revenue	21,047	-	-	-	21,047	17,632
Licenses and permits	9,788	-	-	31	9,819	9,241
Other	33,540	1,413	241	-	35,194	23,947
	473,276	10,562	914	31	484,783	454,862
Expenditures:						
Wages and Salaries	128,607	6,940	6,622	-	142,169	137,648
Contract Services	57,601	126	219	-	57,946	50,539
Supplies and Materials	49,221	3,626	1,077	-	53,924	53,222
Amortization of tangible capital assets	50,039	373	1,694	-	52,106	50,333
Interest and Finance	21,355	-	4	8	21,367	19,783
Transfer from(to) capital for tangible capital assets	18,265	-	(73)	-	18,192	2,414
PW Maintenance	14,536	-	12	-	14,548	14,246
Loss(gain) on disposal of tangible capital assets	667	-	8	-	675	433
	340,291	11,065	9,563	8	360,927	328,618
Annual surplus (deficit)	\$ 132,985	\$ (503)	\$ (8,649)	\$ 23	\$ 123,856	\$ 126,244

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2014

22. Budget data:

The budget data presented in these consolidated financial statements is based on the 2014 operating and capital budgets approved by Council on February 25, 2014 and the approved budget for Richmond Olympic Oval. Below is the reconciliation of the approved budget to the budget amount reported in these financial statements.

	Budget Amount
Revenues:	
Approved operating budget	\$ 460,924
Approved capital budget	392,801
Approved Oval budget	13,140
Less:	
Transfer from other funds	10,924
Intercity recoveries	39,925
Intercompany recoveries	3,208
Carried forward capital expenditures	200,679
Total revenue	612,129
Expenses:	
Approved operating budget	460,924
Approved capital budget	392,801
Approved Oval budget	11,565
Less:	
Transfer to other funds	71,108
Intercity payments	39,925
Intercompany payments	3,208
Capital expenditures	192,122
Debt principal payments	1,010
Carried forward capital expenditures	200,679
Total expenses	357,238
Annual surplus per statement of operations	\$ 254,891

23. Comparative Figures:

Certain comparative information has been reclassified to conform to the financial statement presentation adopted for the current year.

2014 | City of Richmond

FINANCIAL STATEMENT DISCUSSION & ANALYSIS





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Introduction

The Community Charter requires that annual audited financial statements be prepared and presented to Council. The City's audited consolidated financial statements for 2014 have been prepared in accordance with the generally accepted accounting principles for local governments, as prescribed by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants.

The Financial Statement Discussion and Analysis (FSD&A) provides a detailed analysis of the Consolidated Financial Statements. The FSD&A explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results. This analysis is intended to be read in conjunction with the 2014 audited Consolidated Financial Statements.

The Consolidated Financial Statements combine the accounts of the City of Richmond, Richmond Olympic Oval, Richmond Public Library and Lulu Island Energy Company Ltd. (LIEC). Further information about the basis of consolidation is listed in Note 2 to the Consolidated Financial Statements.

The Consolidated Financial Statements include the following individual statements:

- **Consolidated statement of financial position** summarizes the assets (financial and non-financial), liabilities, net debt, and accumulated surplus as at December 31st.
- **Consolidated statement of operations** outlines revenues, expenses, surplus for the year and accumulated surplus at year end. This statement reflects the combined operations of the operating, capital, and reserve funds for the City and its consolidated entities, and provides the calculation of the City's accumulated surplus at year end.
- **Consolidated statement of changes in net financial assets** outlines the changes in net debt as a result of annual operations, tangible capital asset transactions, as well as changes in other non-financial assets.
- **Consolidated statement of cash flows** summarizes the City's cash position and changes during the year by outlining the City's sources and uses of cash.

Consolidated Statement of Financial Position

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The Consolidated Statement of Financial Position is the equivalent of the private sector's balance sheet. This statement focuses on the City's assets (financial and non-financial) and liabilities. The difference between the financial assets and liabilities is the City's net assets, which represents the amount available in the future.

The City maintained its strong financial position in 2014 allowing flexibility and financial sustainability well into the future.

- Financial Assets increased by \$123.5M to \$931.7M
- Liabilities increased by \$69.9M to 329.0M
- Net financial assets increased by \$53.6M to \$602.6M
- Non-financial assets increased by \$70.2M to \$2.0B
- Accumulated surplus increased by \$123.9M to \$2.6B

The accumulated surplus includes investment in tangible capital assets, reserves, appropriated surplus, surplus and other equity. The change in accumulated surplus is referred to as annual surplus and is included on the Statement of Operations.

Financial Assets

Cash and cash equivalents

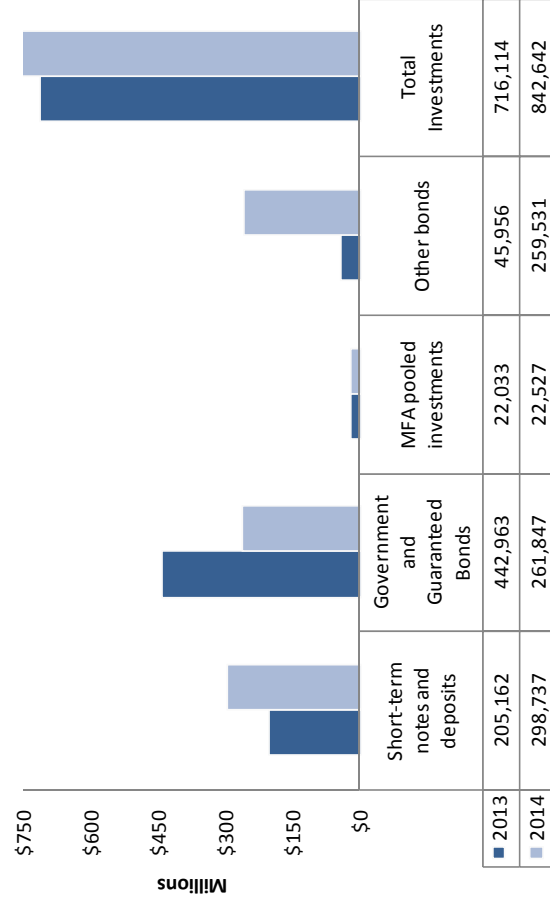
Cash and cash equivalents decreased by \$16.3M to \$22.1M mainly due to the timing of expenditures and maintenance for cash flow.

Investments

Investments increased by \$126.5M to \$842.6M primarily due to the timing of capital expenditures. The increase can be attributed to:

- Liabilities increased \$69.9M, including \$50.8M of new debt,
- Appropriated surplus increased \$25.1M,
- Reserves increased \$21.1M, and
- Surplus and other \$10.4M

Investment Portfolio by Type



Accrued interest receivable

Accrued interest receivable increased by \$2.1M due to increase in investment balance and timing of the investments.

Accounts receivable

Accounts receivable increased by 44.5% to \$28.1M (2013 – 19.4M) due primarily to an increase in other trade receivables of \$2.9M and grants relating to capital projects of \$2.9M.

Accounts Receivable (\$000's)	2014	2013	Change
Water and sewer utilities	\$10,358	\$8,949	\$1,409
Casino revenues	5,652	4,292	1,360
Capital grant	4,279	1,350	2,929
Other trade receivables	7,782	4,831	2,951
Total	\$28,071	\$19,422	\$8,649

Taxes receivable

Taxes receivable decreased by \$2.0M to \$7.5M, mainly due to decreased balances in the tax sale receivable account.

Development fees receivable

Development fees receivable rose by \$4.0M to \$25.4M due to increased use the instalment payment option. Development cost charges can be paid in instalments where equal instalments are paid at the originating date, and at the one and two year anniversary dates. A letter of credit is held for the receivable balance.

Debt reserve fund

The debt reserve fund increased by \$0.5M.

Liabilities

Accounts payable and accrued liabilities

Accounts payable and accrued liabilities increased \$5.1M to \$88.3M. The increase is mainly due to trade liabilities, notably the accrual for the 4th quarter RCMP contract invoice along with the accrued liability for the settlement of the Fire Rescue Collective Agreement.

Development cost charges

The development cost charge balance of \$83.0M (2013 - \$87.2M) represents the total balance including fees collected and receivable. These amounts are restricted and may only be used on authorized capital expenditures.

Contributions of \$13.3M were received in 2014 which was a decrease of \$22.7M from the previous year mainly due to timing, \$18.4M was received in the 4th quarter of 2013.

Development Cost Charges (\$000's)	2014	2013	Change
Balance, beginning of year	\$87,212	\$62,547	\$24,665
Contributions	13,313	35,424	(22,111)
Interest	1,205	971	234
Revenue recognized	(18,765)	(11,730)	(7,035)
Balance, end of year	\$82,965	\$87,212	(\$4,247)

The \$83.0M balance includes amounts that have been allocated to active capital projects but that remain unspent. At December 31st, there is \$25.0M (2013 - \$22.6M) committed to active capital projects. Additional funding of \$23.7M was approved as part of the 2015 Capital Budget.

Deposits and holdbacks

Deposits and holdbacks increased by \$13.3M to \$65.1M primarily due to security deposits increasing by \$12.5M. This amount represents deposits that may in the future become development cost charge contributions. The remaining increase is for other deposits relating to general activities.

Deposits and Holdbacks (\$000's)	2014	2013	Change
Security deposits	\$48,377	\$35,859	\$12,518
Developer contribution	5,337	6,164	(827)
Contract holdbacks	1,968	1,598	370
Transit Oriented Development	1,523	1,523	0
Other	7,898	6,697	1,201
Total deposits and holdbacks	\$65,103	\$51,841	\$13,262

Deferred revenue

Deferred revenues are funds that are set aside for specific purposes by legislation, regulation or agreement, and may only be used for certain programs or for the completion of specific work. These amounts are recognized as liabilities in the year the funds are deposited and received into revenue in the fiscal year the related expenditures are incurred or services are performed.

Deferred revenues increased by \$6.0M mainly due to funds received for future roadway acquisition of \$3.4M and taxes and utilities of \$1.6M. The remaining balance relates to offsetting activity in capital, and timing of building permit and business license revenue recognition.

Liabilities

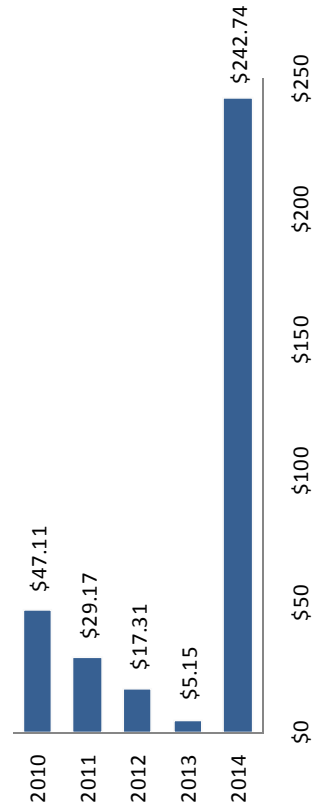
Debt, net of MFA sinking fund deposits

Debt increased by \$49.8M to \$50.8M (2013 - \$1.1M). During 2014, the Terra Nova debt was fully repaid and new debt in the amount of \$50.8M for the construction of the integrated older adult Minoru aquatic facility was obtained. The new debt is for 10 years at a rate of 3.30% for the duration of the term.

The annual servicing cost on the debt of approximately \$5.9M is funded by the \$5.0M of annual gaming revenue that was used to pay for the construction of the Oval and reallocation of the tax revenues used for the debt servicing on the Terra Nova debt. The final payment for each of the previous was made in 2014.

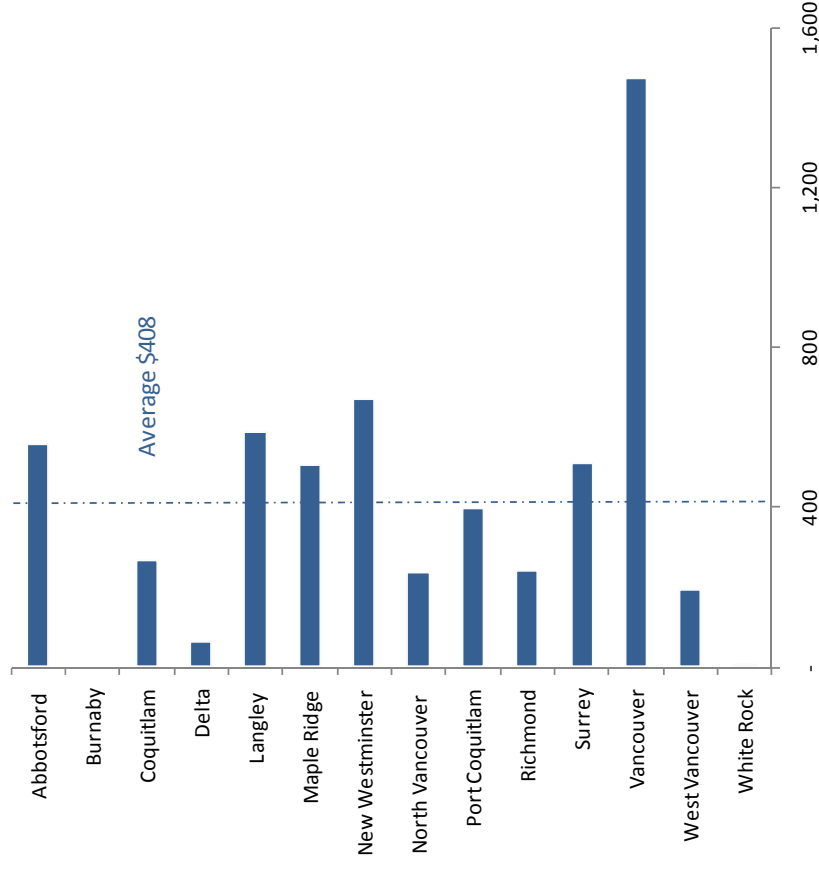
The debt per capita has decreased over the past 4 years as no additional debt was obtained until the \$50.8M was received in 2014. This new debt increases the debt per capita as at December 31, 2014 to \$242.74.

City of Richmond Debt Per Capita 2010-2014



The addition of \$50.8M debt will result in an estimated debt per capita figure of approximately \$243 per person. This is well below the 2013 regional average of \$408.

Debt Per Capita by City



- Source data obtained from the Ministry of Community Sport & Cultural Development - 2013 Local Government Statistics
- Richmond figure adjusted to reflect 2014 net debt balance and the population statistics used are from Policy Planning

Non-Financial Assets

Tangible Capital Assets

Tangible capital assets are recorded at original cost and are amortized over their useful life. The net book value (original cost less accumulated amortization) is presented.

Tangible capital assets increased by \$69.8M to \$1.9B. The \$69.8M change is a result of \$122.8M of asset additions, less net disposal of \$0.9M and amortization of \$52.1M.

Tangible Capital Assets (\$000's)	2014	2013	Change
Land	723,758	671,922	51,836
Buildings and improvements	232,762	237,545	(4,783)
Infrastructure	885,359	887,272	(1,913)
Machinery and equipment	34,565	33,492	1,073
Library's collections, furniture and equipment	4,435	4,835	(400)
Assets under construction	66,223	42,232	23,991
Total	\$1,947,102	\$1,877,298	\$69,804

Land increased by \$51.8M mainly due to land received through development valued at \$24.9M, a land exchange for properties on Cambie Road for \$14.4M and other acquisitions.

Buildings decreased by \$4.8M due mainly to amortization expense of \$12.8M and offset by additions of \$8.0M.

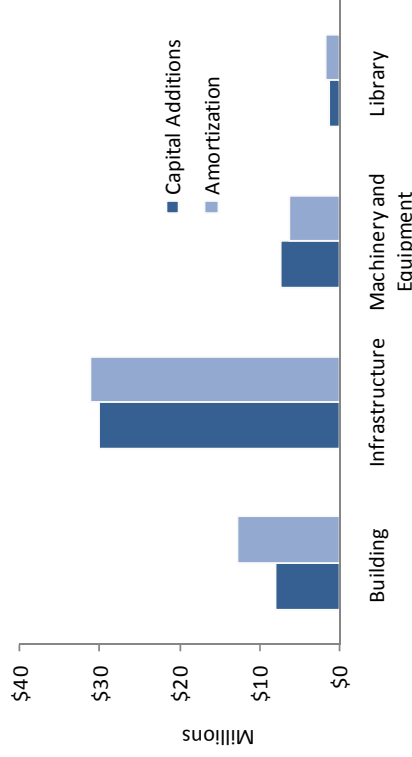
Infrastructure decreased by \$1.9M due to additions of \$30.1M including contributed assets of \$18.9 received through development, offset mainly by \$31.2M of amortization expense and net disposal of \$0.8M.

Machinery and equipment increased by \$1.1M due to net additions of \$7.5M less amortization of \$6.4M.

Library's collections, furniture and equipment decreased by \$0.4M mainly due to additions of \$1.3M offset by \$1.7M amortization expense.

Assets under construction increased by \$24.0M due to the timing of project completion.

2014 Capital Additions Compared to Amortization Expense



Inventory of materials and supplies

Inventory increased by \$0.1M.

Prepaid expenses

Prepaid expenses increased by \$0.4M to \$2.0M due to the timing of utilization of expenses.

Accumulated Surplus

Accumulated Surplus is equivalent to the net worth of an organization. The accumulated surplus increased by \$123.9M to \$2.5B. The annual increase is presented on the Statement of Operations.

Accumulated Surplus (\$000's)	2014	2013	Change
Investment in TCA	\$1,946,798	\$1,876,184	\$70,614
Reserves	374,922	353,805	21,117
Appropriated Surplus	184,645	159,559	25,086
Surplus	45,410	38,341	7,069
Other equity	2,333	2,363	30
Total	\$2,554,108	\$2,430,252	\$123,856

Investment in Tangible Capital Assets

Investment in tangible capital assets represents the equity held in assets. This balance is equal to the net book value of tangible capital assets less any outstanding debt and capital leases.

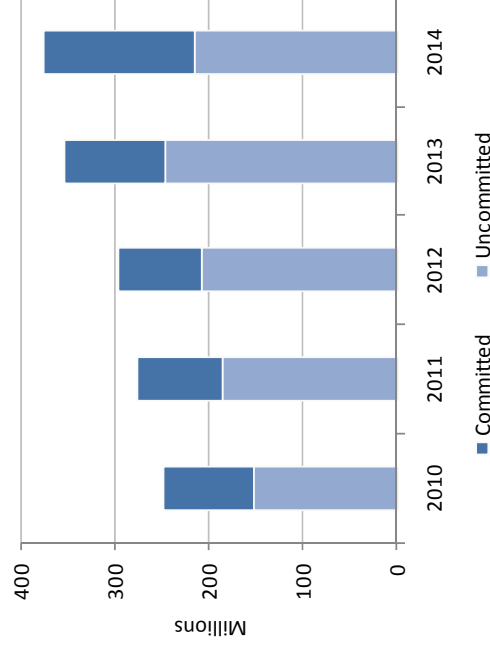
This balance is based on the historical cost of the asset net of accumulated amortization in accordance with accounting standards. This does not reflect market value or replacement value of the assets.

The investment in tangible capital asset balance increased by \$70.6M to \$1.9B. This is the net activity of asset additions of \$122.8M, amortization of \$52.1M, disposals and debt reduction.

Reserves

Reserves are established by Bylaw for specific purposes, mainly capital expenditures. The balance of \$374.9M includes amounts that have been approved for expenditure but remain unspent as at December 31 as prescribed by accounting standards. The uncommitted reserve balance is \$213.4M (2013 - \$246.0M).

Reserve Balance 2010-2014



The increase in the reserve balance is mainly attributable to the timing of capital expenditures. There are several facility construction projects approved in 2014 that will have significant capital expenditures 2015-2017.

From the available \$210.8M, \$39.8M has been approved for the 2015 Capital Budget.

Accumulated Surplus

Appropriated Surplus

Appropriated surplus is internally restricted for specific purposes and its use requires Council approval. The balance increased by \$25.1M to \$184.6M mainly due to the gaming revenue surplus of \$6.1M, transfer of 2013 general operating surplus to the rate stabilization account of \$5.5M, \$3.6M for the Water Fund rate stabilization, and \$1.5M to the Sanitary Sewer Fund rate stabilization.

Surplus

The surplus increased by \$7.1M to \$45.4M. This increase includes the final payment of \$5.0M from gaming revenue relating to the construction of the Richmond Olympic Oval.

The remaining increase relates mainly to the current year operating surplus of \$5.7M, repayments from the roads development cost charges of \$1.7M, less the transfer of the previous year's operating surplus to the Rate Stabilization Provision of \$5.5M in accordance with Council direction.

Surplus Distribution

The surplus balance is comprised of multiple funds and entities. The balance represents the cumulative activity since the inception of the fund or entity. The distribution is shown in the following chart.

Surplus (\$000's)	2014	2013	Change
General and Reserve Funds	\$19,133	\$12,674	\$6,459
Water Utility Fund	15,536	15,229	307
Sanitary Sewer Fund	9,290	9,186	104
Richmond Olympic Oval	1,313	1,065	248
Library	115	187	(72)
LIEC	23	0	23
Total	\$45,410	\$38,341	\$7,069

The 2015 Capital Budget included the allocation of \$10.5M of Water Surplus towards funding Phase 3 of the Alexandra District Energy Utility. This amount will be repaid with interest through the customer rates.

Other Equity

Other equity relates to equity in inventory and prepaid expenses. The balance decreased by less than \$0.1M to \$2.3M.

Consolidated Statement of Operations

The Consolidated Statement of Operations is the equivalent to the private sector's Statement of Income and Retained Earnings. The Consolidated Statement of Operations provides a summary of the revenues, expenses, and surplus throughout the reporting period and outlines the change in accumulated surplus.

The 2014 budget values presented in this statement have been adjusted to reflect the differences between amounts as budgeted at the City on a modified "cash requirement" basis and amounts recorded in these financial statements on a "full accrual" basis.

Note 22 outlines the adjustments to the approved budget, particularly exclusion of intercity and intercompany payments, principal payments, transfers to other funds and tangible capital asset purchases. These adjustments to budgeted values were required to provide comparative budget values based on the full accrual basis of accounting. The accrual based budget typically results in a surplus, as the City must fund reinvestment in assets at amounts greater than their historical cost.

Revenues

2014 Budget to Actual Comparison

Total revenues were \$484.8M compared to the budgeted revenues of \$612.1M.

	2014 Budget	2014 Actual	Variance
Revenues (\$000's)	\$183,822	\$183,687	(\$135)
Taxation and levies	90,428	93,201	2,773
Utility fees	28,707	32,809	4,102
Sales of services	14,908	21,047	6,139
Gaming revenue	16,790	16,568	(222)
Investment income	13,473	14,546	1,073
Payments-in-lieu of taxes	6,782	7,480	698
Provincial and federal grants	7,704	9,819	2,115
Licenses and permits	192,122	51,667	(140,455)
Other capital funding sources	-	18,765	18,765
Development cost charges	57,393	35,194	(22,199)
Other	\$612,129	\$484,783	(\$127,346)
Total			

Taxation and levies had an unfavourable variance of \$0.1M due appeals on assessment values.

Utility fees' favourable variance is mainly due to additional water consumption relative to budget.

Sales of service had favourable variance mainly due to increased Public Works receivable activity and Oval membership, admissions and programs.

Gaming revenue had a large variance due to increased revenues at River Rock Casino.

The Investment income variance to budget is minor and is due to the low interest rate environment.

Payments in lieu of taxes had a positive variance due to conservative estimates for the new Canada Post facility and development of YVR properties.

Provincial and federal grants were on in a favourable position by \$0.7M mainly due to \$0.6M received for the gas tax agreement for the Community Works Fund.

Licenses and permits had a favourable variance of \$2.1M mainly due to \$1.1M for building permits, \$0.4M for other permits and \$0.5M for business licenses.

The other capital funding variance is the result of the timing of capital expenditures. The budget of \$192.1M is the approved total 2014 Capital budget including all sources of funding. The actual revenue figure of \$51.7M relates to external funding for all projects regardless of the year the project was approved. These revenues are recognized when the expenditures are made. Included in the 2014 revenue is \$43.8M for contributed assets.

Development cost charges had a favourable variance of \$18.8M due to capital expenditures being budgeted under other capital funding sources.

Other revenue had an unfavourable variance due to the Community Charter S.165(1)(e) requirement to budget for proceeds on borrowing of \$50.8M which is not consistent with accounting standards.

Revenues

2014 to 2013 Actual Comparison

Total 2014 revenues were \$484.8M compared to \$454.9M in 2013.

Revenues (\$000's)	2014		2013		Change
	Actual		Actual		
Taxation and levies	\$183,687		\$176,283		\$7,404
Utility fees	93,201		90,540		2,661
Sales of services	32,809		34,959		(2,150)
Gaming revenue	21,047		17,632		3,415
Investment income	16,568		13,490		3,078
Payments-in-lieu of taxes	14,546		14,406		140
Provincial and federal grants	7,480		7,092		388
Licenses and permits	9,819		9,241		578
Other capital funding sources	51,667		55,542		(3,875)
Development cost charges	18,765		11,730		7,035
Other	35,194		23,947		11,247
Total	\$484,783		\$454,862		\$29,921

Taxation and levies increased by \$7.4M due to the 2.96% tax rate increase and assessment growth offset by assessment appeals.

Utility fees increased by \$2.7M mainly due to rate increases.

Sales of services decreased by \$2.2M mainly due to a \$1.7M refund from a benefit carrier received in 2013 which is set aside for future programs.

Gaming revenue increased by \$3.4M due to activity at River Rock Casino.

Investment income increased by \$3.1M mainly due to the \$126.5M increase in the investment portfolio balance.

Payments-in-lieu of tax revenue was consistent with 2013.

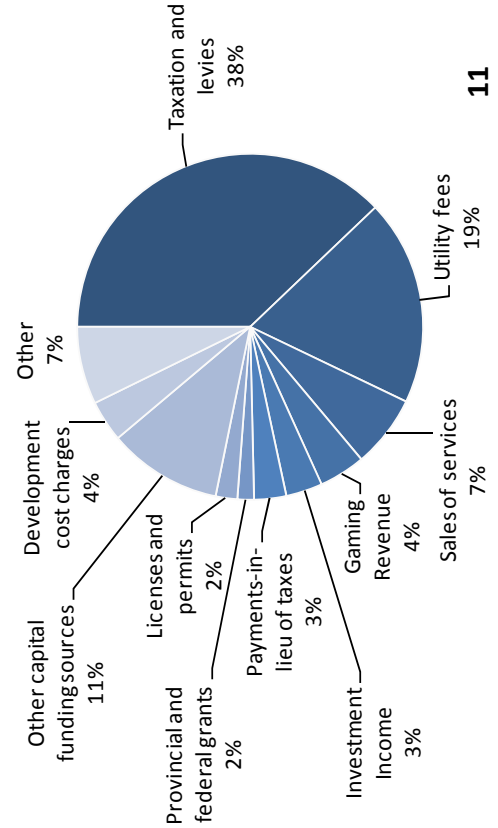
Licenses and permits increased by \$0.6M due to additional permit revenue of \$0.3M and business license revenue of \$0.3M.

Other capital funding sources decreased by \$3.9M due to the timing of capital expenditures.

Development cost charges increased by \$7.0M due to the timing of capital expenditures. These revenues are recognized when capital expenditures are made and relate to approved capital budgets from previous years.

Other revenue increased by \$11.2M mainly due to a \$14.4M gain on the disposal of land (2013 - \$4.0M).

2014 Revenue Distribution

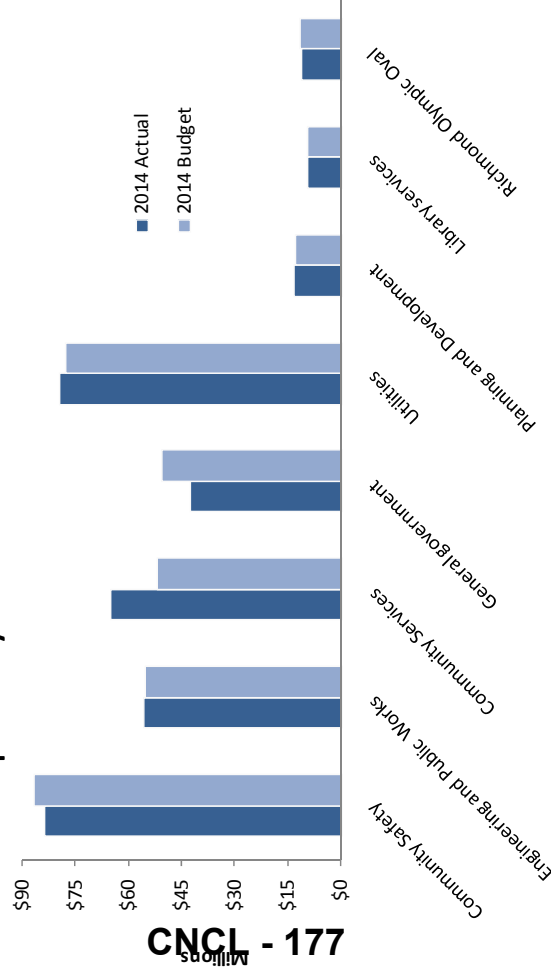


Expenses

2014 Budget to Actual Comparison

Total expenses were \$360.9M compared to the budgeted expenses of \$357.2M. Included in the \$360.9M actual expenses are \$18.2M of expenses that were budgeted in the Capital Budget that did not meet the capitalization eligibility criteria. This amount does not impact the operating surplus.

2014 Expenses by Function



Law and Community Safety had a positive variance of \$3.2M mainly due to \$1.0M savings on policing contract costs which resulted in appropriated surplus funding not being utilized, \$1.4M relating to Fire Rescue staffing and \$0.6M for Law and Community Safety administration.

Engineering and Public Works had an unfavourable variance of \$0.5M mainly due to the inclusion of non-capital expenses of \$1.9M offset by savings of \$1.4M in consulting and contracts.

Community Services had an unfavourable variance of \$13.1M due to the re-classification of \$14.7M of expenses from capital, mainly \$11.8M for the Kiwanis affordable housing contributions and \$1.3M for public art.

General government had a favourable variance of \$8.2M for the year mainly due to \$3.5M from salaries and benefits, \$2.1M from consulting, legal, training and professional fees \$1.2M recovery for public works maintenance overhead. Most of this variance was set aside for future commitments.

Utilities had an unfavourable variance of \$1.4M due mainly to non-capital expenses of \$0.7M and a loss on the disposal of assets of \$0.4M.

Planning and Development had an unfavourable variance of \$0.5M due mainly to non-capital expenses of \$0.6M and offset by other savings.

Library was on budget for the year.

Richmond Olympic Oval had a favourable variance of \$0.5M mainly due to \$0.2M salaries and benefits and \$0.2M in general and administration.

Expenses

2014 to 2013 Actual Comparison

Total 2014 expenses were \$360.9M compared to \$328.6M in 2013.

Expenses (\$000's)	2014 Actual	2013 Actual	Change
Law and Community Safety	\$83,820	\$77,649	\$6,171
Utilities	79,552	75,134	4,418
Community Services	65,137	49,753	15,384
Engineering, Public Works and Project Development	55,899	53,268	2,631
General government	42,582	41,061	1,521
Planning and Development	13,301	11,854	1,447
Richmond Olympic Oval	11,065	10,509	556
Library services	9,563	9,390	173
Lulu Island Energy Company	8	0	8
Total	\$360,927	\$328,618	\$32,309

Law and Community Safety expenses increased by \$6.2M mainly due to a \$3.2M increase for the RCMP contract and YVR policing costs and an additional accrual of \$2.3M for the Fire Rescue retroactive wage settlement.

Utilities expenses increased by \$4.4M mainly due to \$1.5M increased remittance to Metro Vancouver for collection of Greater Vancouver Sewerage and Drainage District development cost charges, \$1.2M for new recycling contracts due to Multi-Material BC regulations, \$1.0M for the net change of the transfer of capital expenses and \$0.3M for the garbage contract.

Community Services increased expenses of \$15.4M mainly relates to a net increase of \$13.5M of expenses reclassified from capital.

Engineering, Public Works and project development increase of \$2.6M is mainly due to increases of \$0.7M amortization expense, \$0.6M materials, \$0.4M net increase of expenses transferred from capital, \$0.3M loss on disposal of asset and \$0.3M receivable works.

General government expenses increased by \$1.5M mainly due to \$1.0M increase of long term interest and financing costs relating to the \$50.8M debt obtained in 2014.

Planning and development costs increased by \$1.4M mainly due to \$0.7M salary increase due to filling vacancies and a net increase of \$0.6M of expenses transferred from capital.

The expenses for the Oval increased by \$0.6M mainly due to \$0.2M salaries and benefits, \$0.2M supplies and equipment, \$0.1M program services, 0.1M professional fees offset by a reduction in utilities of \$0.1M.

Library services increased by \$0.2M due to \$0.1M increase in salaries and benefits and a \$0.1M increase in amortization expense.

Lulu Island Energy Company expenses for 2014 relate to interest expense on work-in-progress for a concession agreement.

Expenses

Expenses by Object

Expenses (\$000's)	2014 Actual	2013 Actual	Change
Wages and Salaries	\$142,169	\$137,648	\$4,521
Contract Services	57,946	50,539	7,407
Supplies and Materials	53,924	53,222	702
Amortization of tangible capital assets	52,106	50,333	1,773
Interest and Finance	21,367	19,783	1,584
Transfer from (to) capital for tangible capital assets	18,192	2,414	15,778
PW Maintenance	14,548	14,246	302
Loss on disposal of tangible capital assets	675	433	242
Total	\$360,927	\$328,618	\$32,309

Wages and Salaries increased by \$4.5M due to \$2.3M for the Fire Rescue retroactive contract settlement with the remaining increase a result of filling vacancies and other collective agreement increases.

Contract services increased by \$7.4M mainly due to a \$3.2M increase for the RCMP contract and YVR policing costs, \$1.2M for facility building repairs, \$1.2M for new recycling contracts due to Multi-Material BC regulations and \$0.3M for the garbage contract.

Supplies and materials increased by 1.3% to \$53.9M.

Amortization of tangible capital assets increased by \$1.8M due to new asset additions.

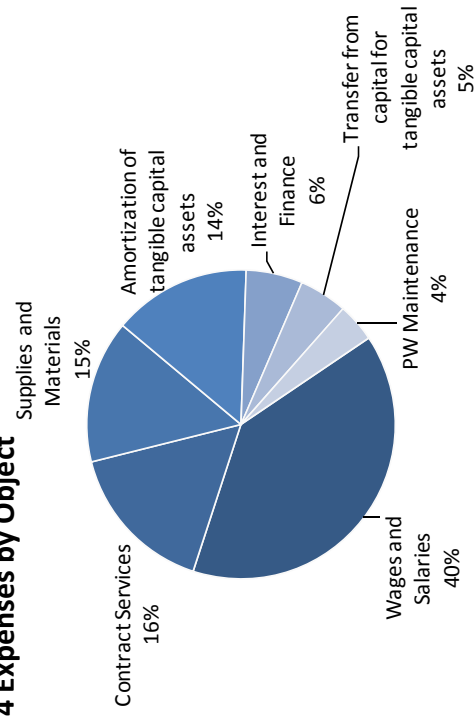
Interest and finance increased by \$1.6M mainly due to \$1.5M increased payment to Metro Vancouver for collection of Greater Vancouver Sewerage and Drainage District development cost charges

Transfer from (to) capital for tangible capital assets increased by \$15.8M mainly due to \$11.8M for the Kiwanis affordable housing contributions and \$1.3M for public art.

Public works maintenance increased by 2.1% to \$14.5M.

Loss on the disposal of tangible capital assets increased by \$0.2M.

2014 Expenses by Object



Annual Surplus

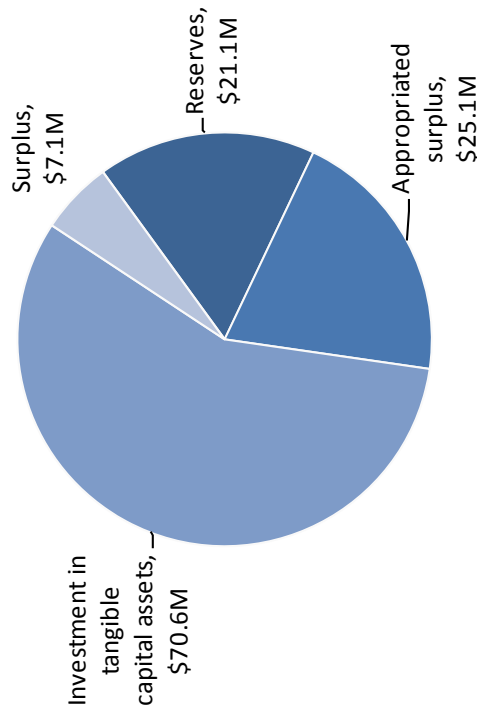
The 2014 annual surplus of \$123.9M is calculated as the difference between revenues and expenses. The annual surplus is reflected in the year over year change in the accumulated surplus on the Statement of Financial Position.

The annual surplus as presented in the financial statements is different from surplus in the context of the operating surplus. The primary difference is that the annual surplus does not reflect contributions to and from reserves, principal payments on debt and capital contributions. Another important distinction is that the annual surplus as presented in the financial statements is consolidated and includes the results for other funds and entities.

The 2014 operating surplus of \$5.7M is one component of the 2014 annual surplus of \$123.9M. The remaining portion of the annual surplus relates to transactions that impact the capital equity, reserves, appropriated surplus and other accumulated surplus items.

The following chart details the distribution of the items that comprise the annual surplus. These amounts represent the changes during the year. Note that the annual operating budget surplus of \$5.7M is included in the total surplus figure.

Annual Surplus Distribution



The largest driver of the \$123.9M annual surplus is the change in investment in capital assets of \$70.6M. This amount is the net activity of asset additions \$122.8M offset by amortization expense of \$52.1M, disposals and debt reduction.

Consolidated Statement of Changes in Net Financial Assets

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The Consolidated Statement of Net Assets is unique to governments. This statement focuses on the net assets of the City, adjusting the annual surplus for the impact of tangible capital assets: mainly deducting the costs to acquire assets, and adding back amortization charged during the year.

An important measure of any government's financial condition is its net financial assets: calculated as financial assets (e.g. cash, receivables, and investments) less liabilities (e.g. trade and employment payables, deposits and debt).

The City's net financial asset as at December 31, 2014 increased by \$53.6M to \$602.6M (2013 - \$549.0M). This increase is primarily due to the \$126.5M increase in investments offset by the \$49.8M increase in debt and \$13.3M liability increase for deposits and holdbacks.

Consolidated Statement of Cash Flows

The Consolidated Statement of Cash Flows is a summary of how the City's cash position changed during the year, highlighting sources and uses of cash, including the use of cash to acquire capital assets.

The City's cash and cash equivalents decreased by \$16.3M to \$22.1M while investments increased by \$126.5M to \$842.6M. The increase in investments largely reflects the increases in capital and operating reserves along with the proceeds from debt of \$50.8M.

In 2014, cash provided by operating activities was \$124.8M, compared to \$158.9M in 2013.

Cash used in capital activities was \$64.3M, compared to \$42.5M in 2013.

Cash used in investing activities was \$126.5M, compared to \$125.2M in 2013.

Cash provided by financing activities was \$49.8M, compared to cash used of \$2.5M in 2013. The 2014 activity includes:

- New debt proceeds \$50.8M
- Final Terra Nova debt payment (\$1.0M)

Ratio Analysis

Ratio analysis enables the readers of financial reports not only to interpret the financial reports but also to also assess the quality of financial management.

The following ratio analysis was conducted as recommended by the Statement of Recommended Practice SOPR-4 “Indicators of financial condition” issued by the Canadian Institute of Chartered Accountants.

Based on best practice, the conducted analysis addresses the following three key areas:

- **Assessment of sustainability** measures and demonstrates the ability of a government entity to carry out its service commitments, settles financial commitments to creditors, employees and others without increasing the debt or tax burden in the economy that it operates.
- **Assessment of flexibility** measures and demonstrates the degree to which a government entity can change the level of debt and tax burden in order to meet its service commitments or settle financial commitments.
- **Assessment of vulnerability** measures and demonstrates the degree by which a government entity is dependent on sources of funding outside its control or influence or is exposed to risk that could impair its ability to meet its service and financial commitments.

The following table presents the ratio analysis for the three-year period 2012-2014:

Sustainability ratios:	2014	2013	2012
Assets to liabilities (times)	10.0	11.1	11.3
Financial assets to liabilities (times)	3.0	3.1	2.9
Net debt to total revenues	4.1%	0.8%	1.5%
Net debt to the total assessment	0.0%	0.0%	0.0%
Expenses to the total assessment	0.6%	0.6%	0.6%
Flexibility ratios:	2014	2013	2012
Debt charges to revenues*	0.3%	0.8%	1.3%
Net book value of capital assets to cost	68.8%	69.4%	70.0%
Own source revenue to the assessment	0.7%	0.7%	0.7%
Vulnerability ratios:	2014	2013	2012
Government transfers to total revenues	5.9%	5.7%	5.5%
Government transfers (excluding gaming revenue) to total revenues	1.9%	2.0%	2.0%

-All ratios are calculated based on 3 year average

-Ratios for 2012 and 2013 have been restated based on a 3 year average from 2 years

An explanation of each of the ratios is provided below.

Assessment of sustainability

- Assets to liabilities, indicates sustainability by the extent to which the government entity finances its operations by issuing debt. A higher ratio indicates a greater ability to cover liabilities.

- Financial assets to liabilities, indicates sustainability by the degree that future revenues are required to pay for past transactions and events. A higher ratio indicates a greater ability to cover liabilities.
- Net debt to total revenue, indicates the financial burden over the earning capacity and also indicates how future revenues will be needed for financing of past transactions and events. A lower percentage indicates a lesser reliance on future revenues to finance existing debt.
- Net debt to total assessment, indicates the relationship between the level of debt and the state of the local economy. A lower percentage indicates a lesser reliance on the current assessment base to finance existing debt.
- Expenses to total assessment, indicates the trend of the government spending in connection to the state of the local economy. A lower percentage indicates a lesser reliance on the current assessment base to finance existing expenses.

Assessment of flexibility

- Debt charges to revenues, indicates the extent to which past borrowing decisions present a constraint on a government's ability to meet its financial

commitments. A lower ratio indicates a lesser reliance on existing revenues to finance debt charges.

*The 2014 ratio continues the declining trend due to the figures being based on a three year trend. The final Terra Nova debt payment was only for a portion of the year as was the first payment for the new debt for the construction of the Minoru Aquatic and Older Adults centre.

- Net book value of capital assets to cost, indicates the estimated useful life of the capital assets to provide services. A higher ratio indicates a newer asset inventory.
- Own source revenue to assessment, indicates the degree to which represents the percentage of taxes taken from its own tax base. A lower ratio indicates a lesser proportion of existing revenues from own sources on the current assessment base.

Assessment of vulnerability

- Government transfers to total revenue, indicates the degree to which the local government is dependent on provincial or federal grants. A higher ratio indicates a higher proportion of grants.



Environmental Analysis

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The City provides a wide array of services to residents, businesses and visitors. The Council Term Goals help guide the development and implementation of the City's work programs and operations.

The following section highlights:

- Council Term Goals
- Environment
 - Business Licenses
 - Housing Activity
 - Population
- City Services

The term goals help guide the development and implementation of the City's work programs and operations during the term of office. The following are the 2011-2014 Council Term Goals:

1. **Community Safety**

Ensure Richmond remains a safe and desirable community to live, work and play in, through the delivery of effective public safety services that are targeted to the City's specific needs and priorities.

2. **Community Social Services**

Develop and implement an updated social services strategy that clearly articulates and communicates the City's roles, priorities and limitations with respect to social services issues and needs.

3. **Economic Development**

Enhance the City's economic well being and financial sustainability through the development and implementation of strategies and initiatives that lead to long-term business retention, expansion and attraction by clearly defining the businesses and industries we want to attract and retain; placing a stronger focus on tourism and Asia Pacific Gateway business development opportunities; and incorporating a broad business community engagement model.

4. **Facility Development**

Ensure provision of quality public facilities and amenities in Richmond that keep pace with the rate of growth, through implementation of an updated comprehensive Facility Development Plan that includes an analysis of existing facilities, the identification of required new facilities, and the recommended timing, financial strategies and public process for implementing the plan.

5. **Financial Management**

Develop and implement effective and innovative financial policies and strategies that help the City to successfully manage the challenges of tough economic times, while taking advantage of financial opportunities, and balance current and long term financial needs.

6. **Intergovernmental Relations**

Strengthen relationships with other levels of government and government agencies to ensure City needs and priorities are well represented, understood and proactively advanced.

7. **Managing Growth and Development**

Ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.

8. **Sustainability**

Demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework.

Term Goals

9. Arts and Culture

Continue to support the development of a thriving, resilient and diverse cultural sector and related initiatives in creating a vibrant healthy and sustainable City.

10. Community Wellness

Continue to collaborate with community organizations and agencies to optimize resources in the implementation of the City's adopted Wellness Strategy.

11. Municipal Infrastructure Improvement

Continue to invest in the City's infrastructure networks and systems in a manner that meets community needs and responds to the issues of aging components of the system, growth related capacity issues and the requirements due to changing climate and environmental impacts.

12. Waterfront Enhancement

Place greater emphasis on protecting and enhancing the City's waterfront while successfully integrating a balance between urban development, public access and events, and a healthy river environment.

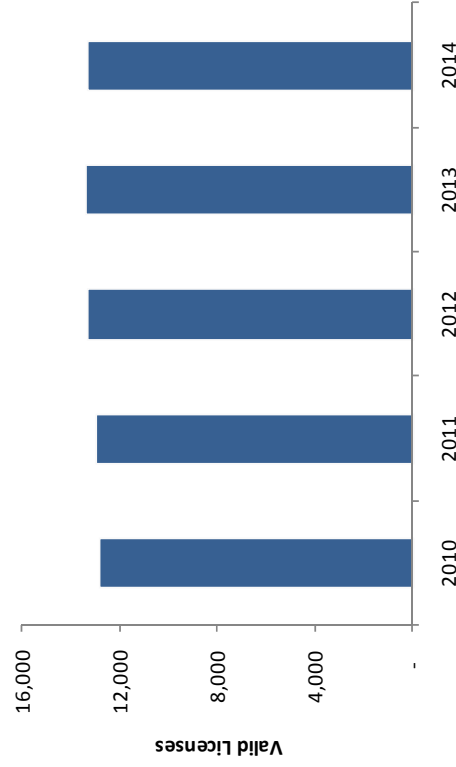
13. A Well Informed Public

Ensure a well informed public regarding Council priorities, activities and achievements.

Business Licenses

The number of new business licenses issued in Richmond decreased from 2013 by 4.4% or 1,592 while the total number of business licenses issued in 2014 edged down 0.4%, with 13,322 and 13,371 licenses issued in 2014 and 2013 respectively.

Business Licenses 2010-2014

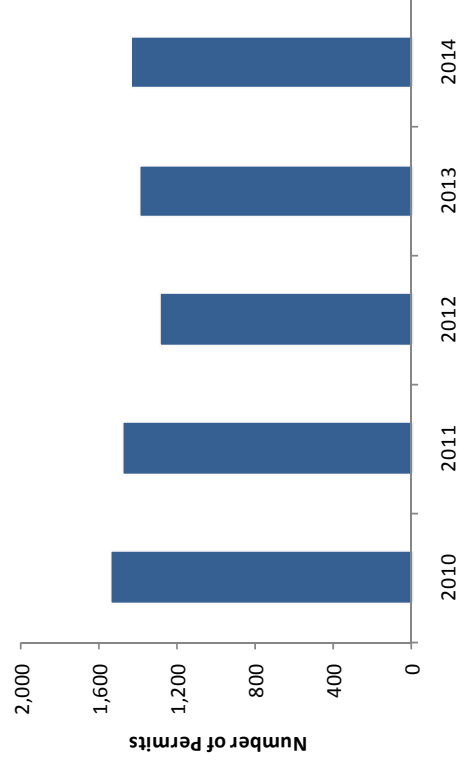


Housing Activity

Richmond house prices decreased 0.2%, with a 2014 detached median house price of \$1,240,000. The total number of sales increased year-over-year by 18.4% to 4,265.

In 2014, the total number of building permits issued was 1,442 which was a 3.5% increase from 2013. Overall, the building permit fees collected decreased by 16.9% a sign of slowing development activity in Richmond compared to the previous year. The actual permit fees collected for 2014 was \$5.9M.

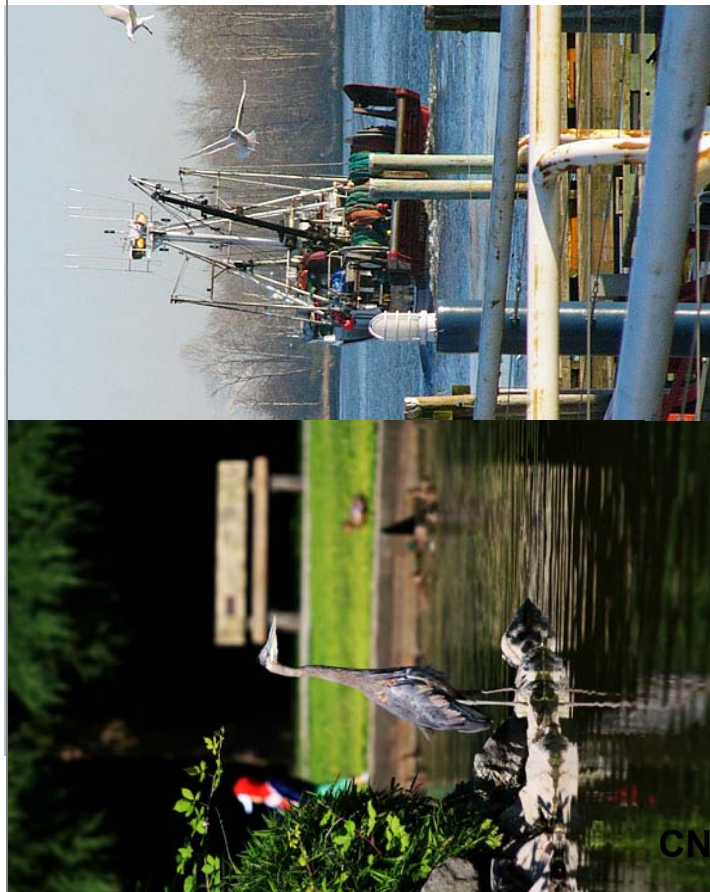
Building Permits 2010-2014



The construction value of permits issued in 2014 was \$481.8M, which is a decrease of approximately 29.1% from 2013 but in line with previous years.

The number of development applications received in 2014 was decreased by 3.4% from 2013 from 206 to 199 applications. Total fees collected in 2014 decreased by 24.1% compared to 2013.

Environment

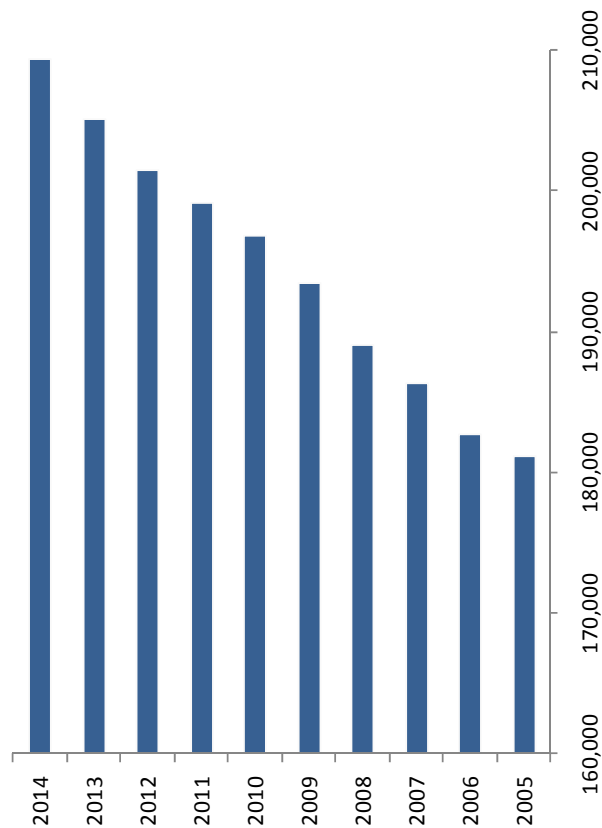


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Population

Richmond's current population is estimated at 209,338¹, which is a 2.05% increase from 2013. Richmond has had an average population growth rate of about 1.6% per year over the period of 2006 to 2014 and is the fourth most populous municipality in the Greater Vancouver region.

Richmond Population 2005-2014



¹City of Richmond Policy Planning



Services

The City of Richmond provides a wide array of services to residents, businesses and visitors. The City is responsible for delivering the following services in Richmond:

- Performing land use and transportation planning, building approvals, property use administration and zoning.
- Providing and maintaining roads, dykes, water and sewerage systems, drainage and irrigation systems.
- Providing sanitation and recycling services.
- Providing for the safety and protection of its citizens by maintaining a police force, fire-rescue services, bylaw enforcement, emergency programs and environmental programs.
- Providing for the recreational and cultural needs of its citizens by: funding library services; and building and maintaining recreational and cultural facilities, including pools, arenas, community centres, art centres, a theatre and numerous heritage sites.
- Designing, constructing, and maintaining a recreational trail system and a system of parks with playing fields, playgrounds, and various amenities including tennis courts and basketball courts.
- Developing a sustainable community through: affordable housing, child care programs, wellness and outreach programs, tree protection, pesticide use restrictions, waste reduction programs, pollution prevention, district energy utility, energy management

- programs, purchasing policies and high performance building programs.
- Providing business licenses and economic development initiatives.
- Administering property taxes and utility bills.
- Working to safeguard the financial well-being of the City, through the provision of effective and reliable financial advice, services and information to Council, staff and the public.
- Working to safeguard and enhance the livability and social, financial, and environmental sustainability of our community and surrounding environment.
- Representing the interests of our citizens on various regional bodies responsible for providing services such as transit, drinking water, waste disposal, and air quality monitoring and reporting.

These services are provided through the use of funds as approved by Council in the 2014 operating, capital and utility budgets.

	2012	2013	2014
Population Growth (per annum)	1.17%	1.82%	2.05%
Capital construction costs (\$mil) ¹	\$80.58	\$71.77	\$192.12
City Grants Program	\$707,664	\$747,995	\$763,000
Registration in Recreation Programs	129,526	126,410	141,175
RCMP Calls for Services	70,861	68,484	67,118
Fire Rescue Responses	9,596	9,710	9,643

¹This figure represents the amended capital budget excluding internal transfers and debt repayment

Conclusion

The City's prudent financial management has positioned it well to continue to carry out and meet Council's goals and service commitments to provide a safe and desirable community to live, work and play in, while providing good value for taxpayers.

The FSD&A provides a detailed analysis of the Consolidated Financial Statements. The FSD&A explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results.

The Consolidated Financial Statements and FSD&A provide details about past activity and the balances at December 31st of the fiscal year. This information, in conjunction with planning documents provides a comprehensive depiction of the future financial viability of the City.

In 2003, Council adopted the Long Term Financial Management Strategy (LTFMS) to ensure prudent fiscal practices while maintaining the City's high service standards and balancing current and long term financial needs. The effects of this policy can be seen in the current financial health of the organization.

The LTFMS policy forms the foundation for the City's financial planning, including the preparation of the Five Year Financial Plan Bylaws.

The 2015 – 2019 Five Year Financial Plan combines the Operating, Utility and Capital Budgets. It provides details on the services provided, anticipated revenues and expenses, and planned capital projects.

Additional information about the current financial plan can be found at:

<http://www.richmond.ca/cityhall/finance/reporting/fiveyear.htm>



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 22, 2015
From: Cathryn Volkering Carlile
General Manager, Community Services **File:** 08-4057-01/2015-Vol
01
Re: **Housing Agreement Bylaw No. 9246 to Permit the City of Richmond to Secure Affordable Housing Units located at 10440 and 10460 No. 2 Road (Polygon Kingsley Estates Ltd.)**

Staff Recommendation

That Bylaw No. 9246 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 13-649524.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 2

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

Staff Report

Origin

The purpose of this report is to recommend that Council adopt Housing Agreement Bylaw No. 9246 (Bylaw No. 9246, attached) to secure twelve (12) affordable housing units with a total floor area of at least 15,620 ft² in the proposed development located at 10440 and 10460 No. 2 Road (Attachment 1).

This report and bylaw are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key housing priority for the City.

Polygon Kingsley Estates Ltd. (the registered owner) has applied to the City of Richmond for rezoning to re-designate the subject site from “School” to “Neighbourhood Residential” and “Park” in the 2041 Land Use Map. The proposal includes a total of 133 residential town housing units, which includes twelve (12) affordable town housing units. The affordable housing units will be delivered in Phases 1 and 2 of development.

At its January 19, 2015 Public Hearing, Council gave second and third readings to the Rezoning Application 13-649524 for redevelopment of 10440 and 10460 No. 2 Road. The registration of a Housing Agreement and Housing Covenant are conditions of the Rezoning Application, which secures twelve (12) affordable town housing units with maximum rental rates and tenant income as established by the City’s Affordable Housing Strategy, and which meet the Basic Universal Housing features under Section 4.16.23 of the Zoning Bylaw. The proposed Housing Agreement Bylaw for the subject development (Bylaw No. 9246) is presented as attached. It is recommended that the Bylaw be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

Analysis

The subject rezoning application involves a development consisting of 133 residential town housing units, including twelve (12) affordable rental town housing which will be constructed in Phases 1 and 2. All affordable housing units in this development satisfy Richmond’s Convertible Housing accessibility guidelines. The affordable housing units are anticipated to be delivered as follows:

Figure 1: Phase 1 Affordable Housing Units

Unit Type	# of Units	Minimum Unit Area	Maximum Rent	Total Household Income
3 bedroom	8	117.5 m ² (1,265 ft ²)	\$1,437	\$57,500 or less
Total	8	-	-	

Figure 2: Phase 2 Affordable Housing Units

Unit Type	# of Units	Minimum Unit Area	Maximum Rent	Total Household Income
3 bedroom	4	117.5 m ² (1,265 ft ²)	\$1,437	\$57,500 or less
Total	4	-	-	

The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low end market rent rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements. The Agreement also specifies that occupants of the affordable housing units shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. To secure the construction of the affordable housing units in both phases, the Housing Agreement includes an occupancy provision that requires all 8 of the affordable units be provided occupancy in phase 1 before any unit in phase 2 is provided occupancy. As well, all 4 affordable units must be provided occupancy in Phase 2 before any unit in phase 3 is provided occupancy.

The applicant has agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title to secure the twelve (12) affordable rental housing units.

Financial Impact

None.

Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 9246 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure twelve (12) affordable rental units that are proposed in association with Rezoning Application 13-649524.



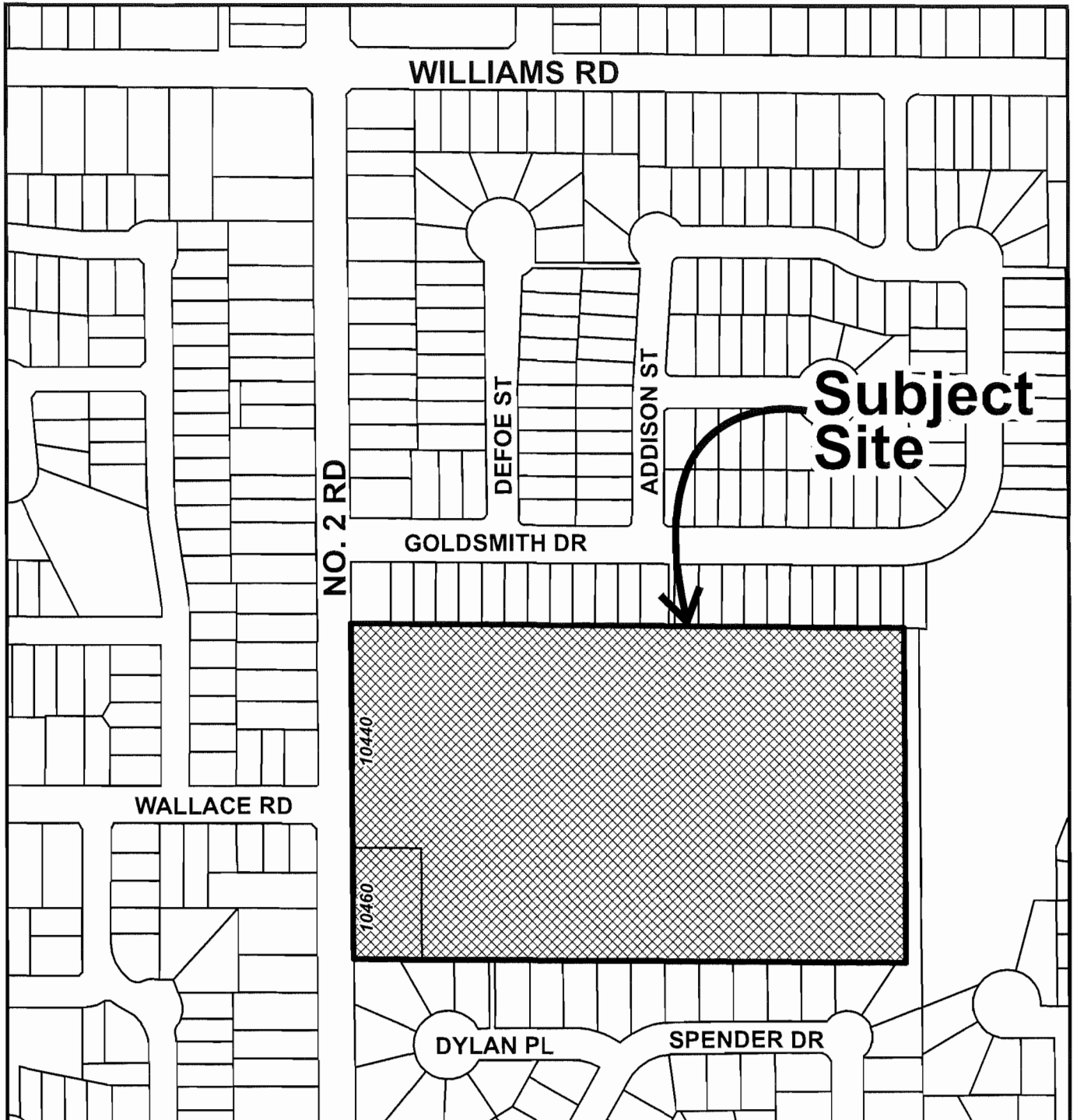
Joyce Rautenberg
Affordable Housing Planner
(604-247-4916)

JR:jr

Att. 1: Map of Subject Property
2: Bylaw No. 9246, Schedule A



City of
Richmond



10440 & 10460 No. 2 Road

Original Date: 04/23/15

Revision Date 00/00/00:

Note: Dimensions are in METRES



City of
Richmond

Bylaw 9246

Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246

The Council of the City of Richmond enacts as follows:

1. The Mayor and Corporate Officer for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out in Schedule A to this Bylaw, with the owner of the lands legally described as:

013-096-788 Parcel "G" (Reference Plan 15820), Except Part in Plan LMP6582, Section 31 Block 4 North Range 6 West New Westminster District

002-231-000 Parcel "E" (Reference Plan 6921) Except: the East 540 Feet; of the South Half of Section 31 Block 4 North Range 6 West New Westminster District
2. This Bylaw is cited as "**Housing Agreement (10440 And 10460 No. 2 Road) Bylaw No. 9246**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept
<i>SR</i>
APPROVED for legality by Solicitor
<i>ny</i>

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246

HOUSING AGREEMENT BETWEEN the City of Richmond and Polygon Kingsley Estates Ltd.

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference April , 2015.

BETWEEN:

Polygon Kingsley Estates Ltd. (Inc. No. BC0877472),
a company duly incorporated under the laws of the Province of British
Columbia and having its registered office at 900-1333 West
Broadway, Vancouver, BC, V6H 4C2

(the “Owner” as more fully defined in section 1.1 of this
Agreement)

AND:

CITY OF RICHMOND
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 6911 No. 3 Road, Richmond, British
Columbia, V6Y 2C1

(the “City” as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"Building Permit"** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (d) **"Caretaker Unit"** means the Dwelling Unit to be constructed by the Owner on the Lands for use by a caretaker;
- (e) **"City"** means the City of Richmond;
- (f) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (g) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (h) **"Development"** means the development of and construction on the Lands by the Owner of 120 Dwelling Units, 1 Caretaker Unit and 12 Affordable Housing Units in accordance with the Building Permit, the Housing Covenant and as approved by the City;
- (i) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

- (j) **“Eligible Tenant”** means a Family having a cumulative annual income of \$57,500 or less, provided that, commencing July 1, 2015, the annual income set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;
- (k) **“Family”** means three or more individuals related by blood, marriage or adoption, including at least one individual who is:
 - (i) under the age of 19;
 - (ii) under the age of 26 and attending an educational institution on a full-time basis; or
 - (iii) an eligible dependent for the purposes of personal tax credits under the federal *Income Tax Act*;
- (l) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 20__, under number _____, as it may be amended or replaced from time to time;
- (m) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (n) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (o) **“Lands”** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

PID: 9
 Lot 1 Section 31 Block 4 North Range 6 West New Westminster District Plan EPP49229;
- (p) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (q) **“LTO”** means the New Westminster Land Title Office or its successor;

- (r) **"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;
- (s) **"Permitted Rent"** means no greater than \$1,437.00 a month for a unit, provided that, commencing July 1, 2015, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;
- (t) **"Phase 1"** means the first phase of the Development, which first phase will include the construction of:
 - (i) the first 33 of 120 Dwelling Units on the Lands; and
 - (ii) the Caretaker Unit,
 but excluding the Phase 1 Affordable Housing Units;
- (u) **"Phase 2"** means the second phase of the Development, which second phase will include the construction of 41 of 120 Dwelling Units on the Lands, excluding the Phase 2 Affordable Housing Units;
- (v) **"Phase 3"** means the last phase of the Development, which last phase will include the construction of the final 46 of 120 Dwelling Units on the Lands;
- (w) **"Phase 1 Affordable Housing Units"** means 8 Affordable Housing Units to be constructed by the Owner on the Lands concurrently with Phase 1;
- (x) **"Phase 2 Affordable Housing Units"** means 4 Affordable Housing Units to be constructed by the Owner on the Lands concurrently with Phase 2;
- (y) **"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;
- (z) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (aa) **"Rezoning Bylaw"** means Richmond Zoning Bylaw 8500, Amendment Bylaw 9155;

- (bb) **"Security Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 20__, under number _____, as it may be amended or replaced from time to time;
- (cc) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (dd) **"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*;
- (ee) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (ff) **"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;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
 - (a) be issued with the Building Permit unless the Building Permit includes the Phase 1 Affordable Housing Units and the Phase 2 Affordable Housing Units;
 - (b) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed during Phase 2, and the City will not be obligated to permit occupancy of any Dwelling Unit or building constructed during Phase 2 until all of the following conditions are satisfied:

- (i) the Phase 1 Affordable Housing Units and related uses and areas have been constructed concurrently with Phase 1 and to the satisfaction of the City;
 - (ii) the Phase 1 Affordable Housing Units have received final building permit inspection granting occupancy; and
 - (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 development of the Lands;
- (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed during Phase 3, and the City will not be obligated to permit occupancy of any Dwelling Unit or building constructed during Phase 3 until all of the following conditions are satisfied;
- (i) the Phase 1 Affordable Housing Units and related uses and areas have been constructed concurrently with Phase 1 and to the satisfaction of the City;
 - (ii) the Phase 2 Affordable Housing Units and related uses and areas have been constructed concurrently with Phase 2 to the satisfaction of the City;
 - (iii) the Phase 1 Affordable Housing Units and Phase 2 Affordable Housing Units have received final building permit inspection granting occupancy; and
 - (iv) 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 development of the Lands.

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.

3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
- (c) Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, including without limitation parking facilities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
- (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 section 1.1(j) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or

- (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(j) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(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.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

4.1 The Owner will not demolish an Affordable Housing Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements

apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 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 facilities, notwithstanding that the Strata Corporation may levy such parking 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.
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities, parking facilities or amenities of the strata corporation, except, subject to section 5.5 of this Agreement, on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or the Security Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant or the Security Covenant, the

Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant or the Security Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in perpetuity.

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**

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 **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 refusing to issue a building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;
- (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; and/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 building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands; and/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 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 905(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.

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

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 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, 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**

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.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

POLYGON KINGSLEY ESTATES LTD. (INC. NO. BC0877472),
by its authorized signatory(ies):

Per: _____

Name: **G. SCOTT BALDWIN**

Per: _____

Name: **ROBERT BRUNO**

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

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____, the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. 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 pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____)
_____, in the Province of British Columbia, this _____ day of _____)
_____, 20____.)

A Commissioner for Taking Affidavits in the Province of British Columbia)

DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and Polygon Kingsley States Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 

Lot 1 Section 31 Block 4 North Range 6 West New Westminster District Plan EPP49229

(the "Lands")

Bank of Montreal (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers CA4142766 and CA4142767, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

BANK OF MONTREAL

by its authorized signatory(ies):

Per: 

Name:

JAY WALTER
ACCOUNT MANAGER

Per: 

Name:

Anni Norgaard
Senior Deal Specialist



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: April 21, 2015

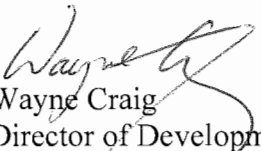
From: Wayne Craig
Director of Development

File: RZ 14-664658


Re: Application by Amrik S. Sanghera for Rezoning at 7331 Williams Road from
Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9206, for the rezoning of 7331 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:blg
Att.

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

Staff Report

Origin

Amrik S. Sanghera has applied to the City of Richmond to rezone the property at 7331 Williams Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone to permit subdivision into two (2) lots with vehicle access to and from the existing rear lane. An existing dwelling situated on the lot will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject site is located in the Broadmoor Planning Area in a primarily single-family residential neighbourhood. The existing development immediately surrounding the subject site is as follows:

- To the north, directly across the existing rear lane, are single-family residential lots zoned "Single Detached (RS1/E)".
- To the east, are compact single-family residential lots zoned "Compact Single Detached (RC1)", with access to and from the existing rear lane.
- To the south, directly across Williams Road, are single-family residential lots zoned "Single Detached (RS1/E)".
- To the west, are single-family residential lots zoned "Single Detached (RS1/E)".

Related Policies & Studies

2041 Official Community Plan (OCP) and Broadmoor Area Central West Sub-Area Plan

The Official Community Plan (OCP) designation of the subject site is "Neighbourhood Residential (NRES)". The Broadmoor Area Central West Sub-Area Plan designation of the subject site is "Low Density Residential". The proposed redevelopment complies with the OCP and Central West Sub-Area Plan land use designations.

Arterial Road Policy

The Arterial Road Policy supports densification along the City's arterial roads. The proposed redevelopment complies with the Arterial Road Development Map in the OCP Bylaw 9000, which identifies the subject site for future Arterial Road compact single-family residential lot development.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. A flood indemnity covenant must be registered on Title of the subject property prior to final adoption of the rezoning bylaw.

Public Consultation

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

Analysis

Site Servicing and Vehicle Access

There are no site servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots is to be from the existing rear lane only, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. At Subdivision stage, the developer will be required to enter into a Servicing Agreement for works including the removal of existing vehicle access to the subject property along Williams Road, restoration of the sidewalk and boulevard along the Williams Road frontage, and upgrades to the existing rear lane.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan were submitted by the applicant. The report identifies two (2) trees located on-site and one (1) tree located on City property proposed for retention, and five (5) trees located on-site proposed for removal. A copy of the proposed Tree Retention Plan is provided in Attachment 4.

The City's Tree Preservation Coordinator has reviewed the Arborist's report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's recommendations as follows:

- Two (2) trees located on-site (Tag#'s 3026 and 3032) are in good condition and should be retained and protected at a minimum of 2.5 m out from the base of the trees.
- Five (5) trees located on-site (Tag#'s 3027-3031) are dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed.

Parks Department Staff have reviewed the Arborist's Report and concur with the Arborist's recommendations as follows:

- One (1) European Birch tree located on City property (Tag C1) is in good condition and should be retained and protected.

Tree protection fencing is to be installed around the drip lines of the two (2) trees located on-site and the one (1) tree located on City property. Tree fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings, and must remain in place until all construction and landscaping works are completed on-site. To ensure the protection of these trees, the applicant is required to complete the following:

- Submit a Tree Survival Security in the amount of \$3,000.
- Enter into a contract between the applicant and a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zone of the three (3) trees to be retained. Pending the survival of the trees, the Tree Survival Security will not be released until a post-construction impact assessment report is reviewed to the satisfaction of City Staff.

Consistent with the 2:1 tree replacement ratio in the Official Community Plan (OCP), the applicant is required to provide 10 replacement trees. The applicant has agreed to plant six (6) replacement trees on-site (three [3] on each future subdivided lot) and pay a contribution in the amount of \$2,000 (\$500/tree) towards the Tree Compensation Fund in lieu of replanting the four (4) required replacement trees that cannot be accommodated on-site.

To address the arterial road frontages of the proposed subdivided lots along Williams Road, the applicant is required to submit a final landscape plan prior to final adoption of the rezoning bylaw, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including the six (6) replacement trees to be planted on-site, fencing, hard surfaces, landscaping materials and installation costs).

Affordable Housing Strategy

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

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

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$4,594).

Subdivision Stage

At subdivision stage, the applicant will be required to enter into a Servicing Agreement for the design and construction of engineering servicing, rear lane and frontage upgrades as outlined in Attachment 5. The developer is also required to pay applicable Development Cost Charges (City and GVS&DD), School Site Acquisition Charges and Address Assignment Fees.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of the subject site into two (2) lots zoned "Compact Single Detached (RC2)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and the Broadmoor Area Central West Sub-Area Plan.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 5.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9206 be introduced and given first reading.

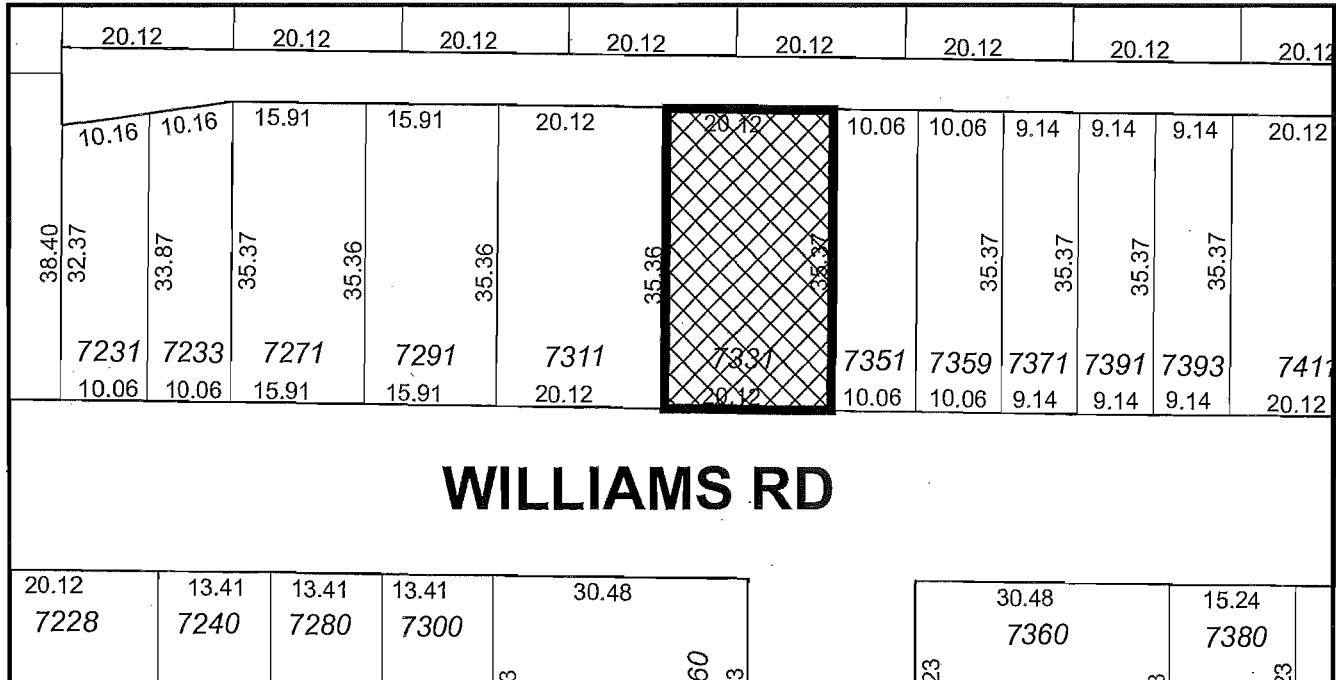


Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Proposed Tree Retention Plan
Attachment 5: Rezoning Considerations

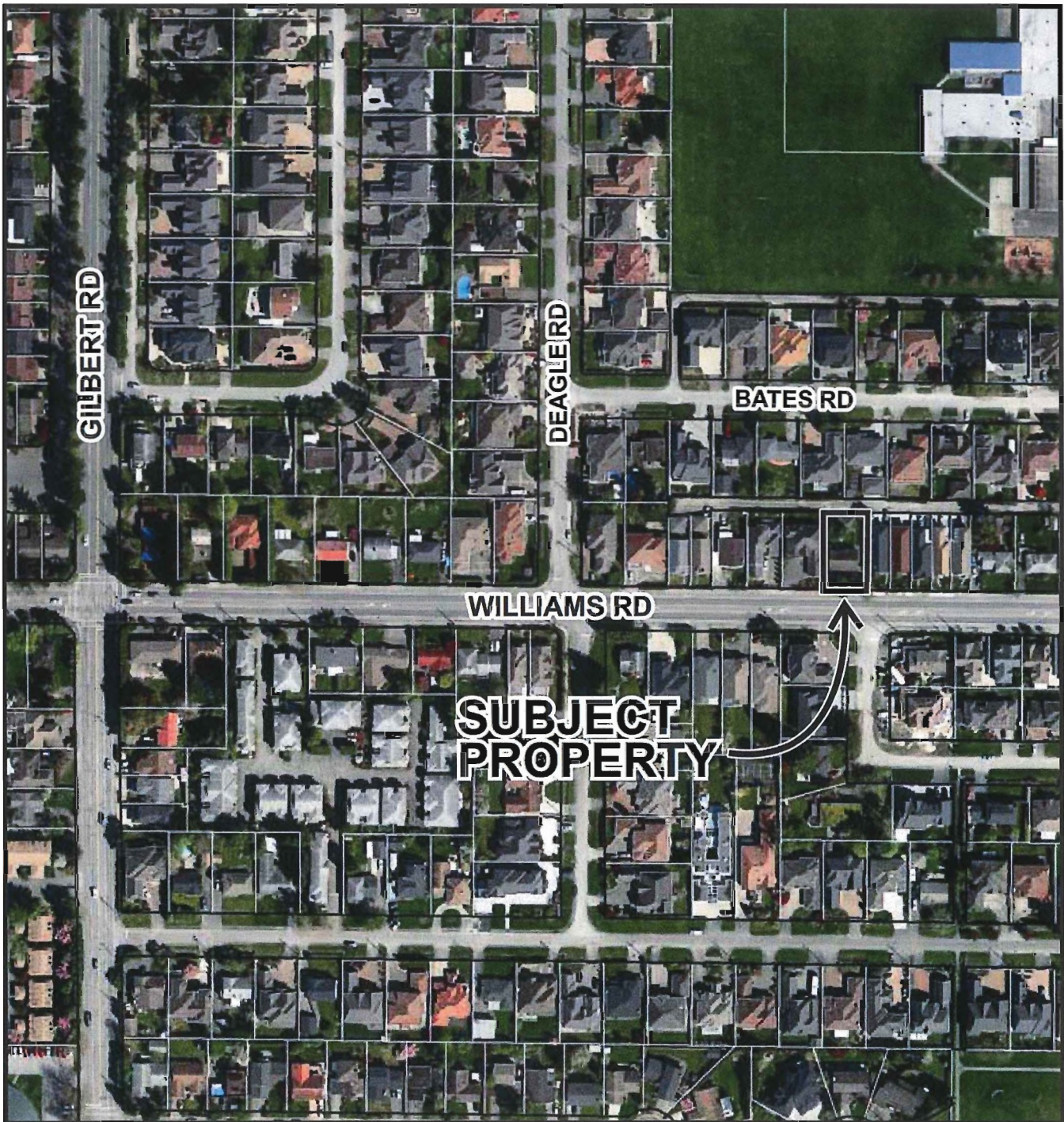
PROPOSED REZONING -



Note: Dimensions are in METRES



City of
Richmond



RZ 14-664658

Original Date: 05/30/14

Revision Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 2 SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 17789

ATTACHMENT 2

FOR SUBDIVISION APPLICATION

PARCEL IDENTIFIER (PID): 004-312-121

CIVIC ADDRESS

#7331 WILLIAMS ROAD
RICHMOND, B.C.

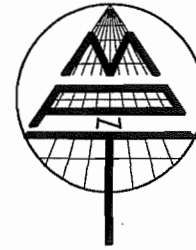
LEGEND

SCALE 1:200

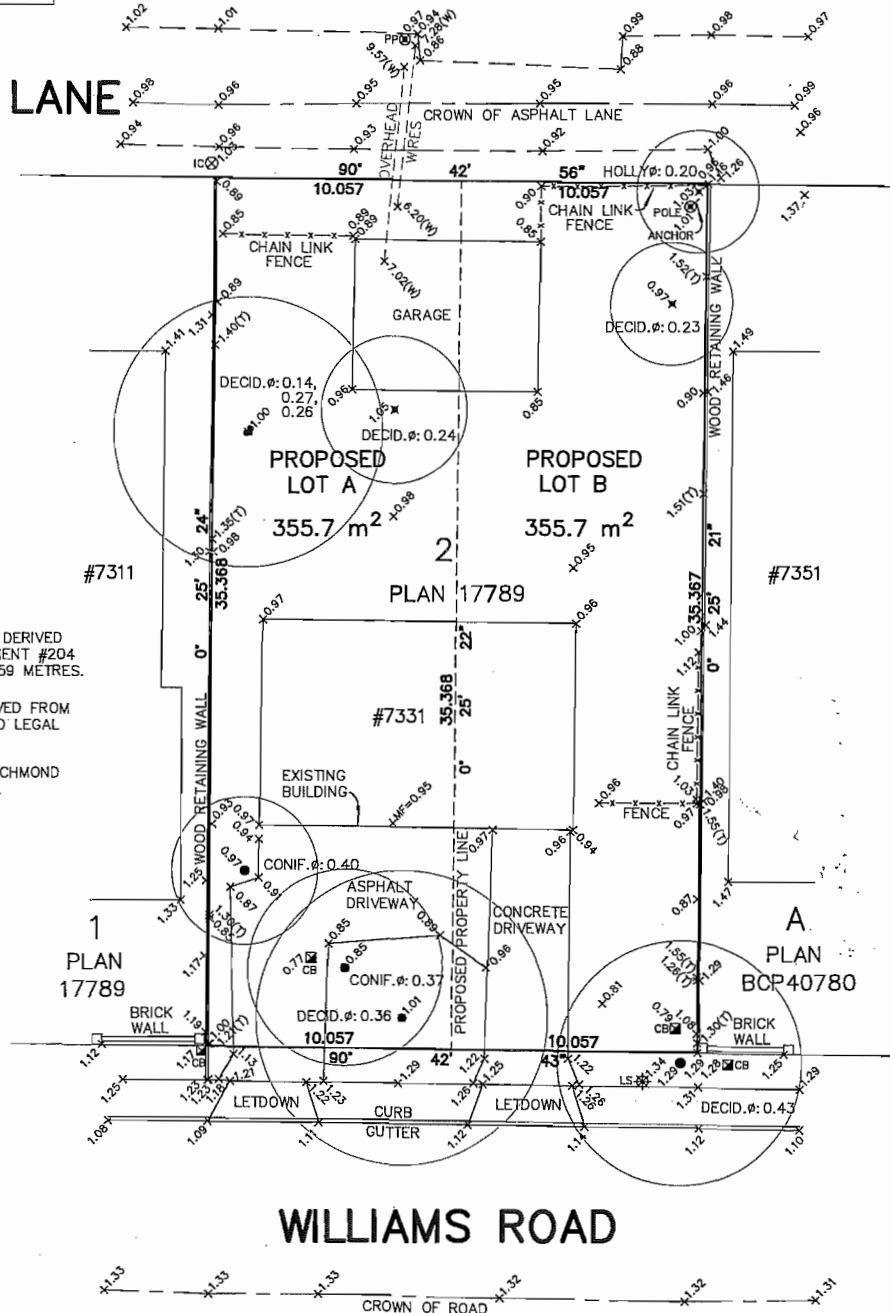


ALL DISTANCES ARE IN METRES.

- +1.12 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- ★ LS INDICATES LAMP STANDARD
- ⊙ PP INDICATES POWER POLE
- MF INDICATES MAIN FLOOR ELEVATION
- (T) INDICATES TOP OF WALL
- (W) INDICATES WIRE ELEVATION



LANE



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #204 (02H2452) WITH AN ELEVATION OF 1.559 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL TREES AS DEFINED BY CITY OF RICHMOND BYLAW No. 8057, ARE SHOWN HEREON.

WILLIAMS ROAD

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17398-001-TPG-000.DWG

CNCL - 226

CERTIFIED CORRECT
THIS 10TH DAY OF OCTOBER, 2013

[Signature]
B.C.L.S.

R-13-17398-TPG

CLIENT REF: PACIFIC PORT DEVELOPMENT GROUP

DATE OF SURVEY: OCTOBER 4, 2013



RZ 14-664658

Attachment 3

Address: 7331 Williams Road

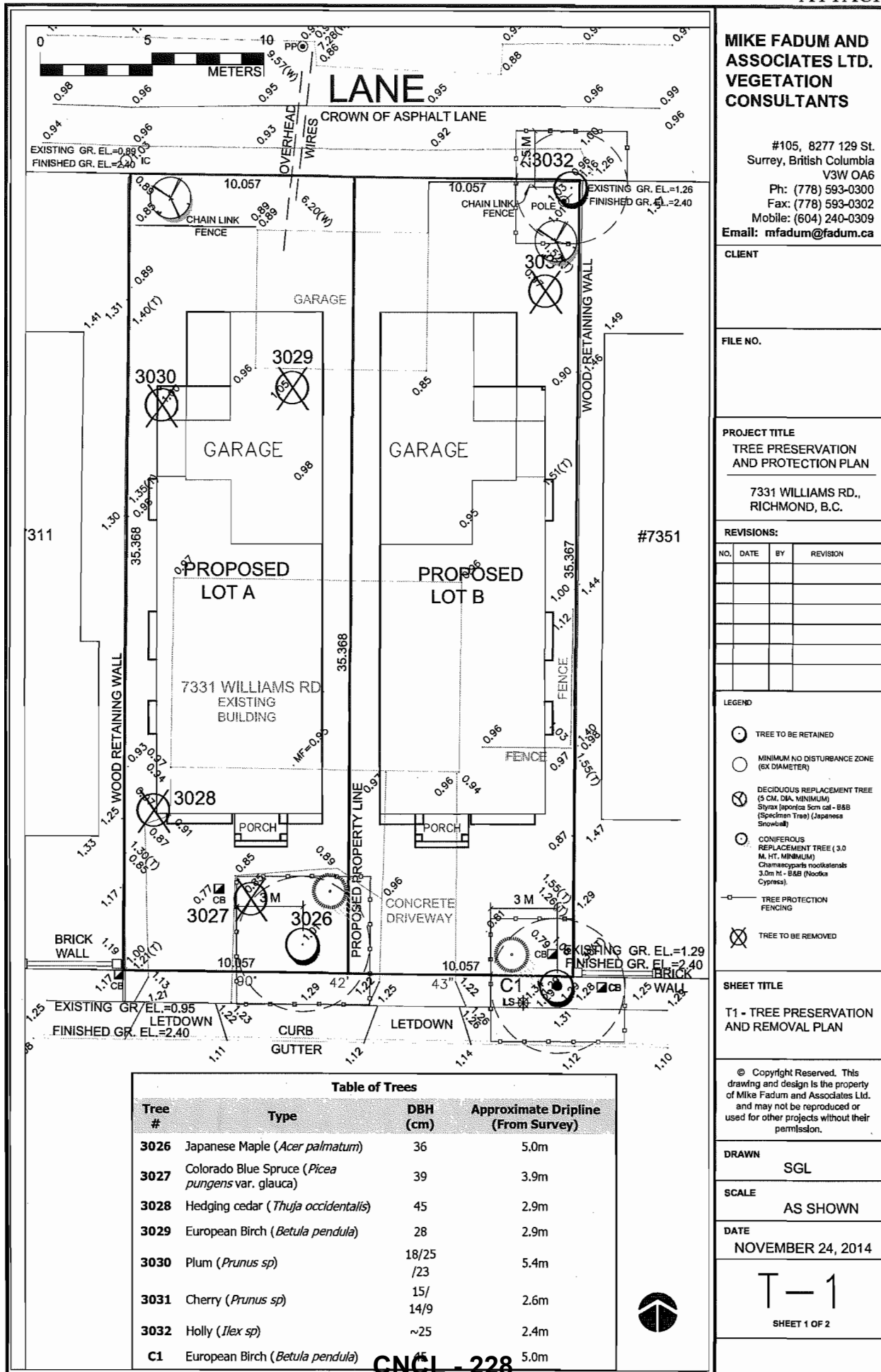
Applicant: Amrik S. Sanghera

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Amrik Singh Sanghera Jatinder Kaur Gosal	TBD
Site Size (m²):	711.4 m ²	Proposed west lot: 355.7 m ² Proposed east lot: 355.7 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Low Density Residential	Complies
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Lots:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 270 m ²	Proposed west lot: 355.7 m ² Proposed east lot: 355.7 m ²	none
Lot Width (m):	Min. 9.0 m	Proposed west lot: 10.1 m Proposed east lot: 10.1 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 35.4 m Proposed east lot: 35.4 m	none
Lot Frontage (m):	Min. 9.0 m	Proposed west lot: 10.1 m Proposed east lot: 10.1 m	none

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



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

7331 WILLIAMS RD.,
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER)
- ⊗ DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
Syrax (Japanese 5cm cal - B&B)
(Specimen Tree) (Japanese Snowball)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
Chamaecyparis nootkatensis
3.0m ht. - B&B (Nootka Cypress)
- TREE PROTECTION FENCING
- ⊗ TREE TO BE REMOVED

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

SGL

SCALE

AS SHOWN

DATE

NOVEMBER 24, 2014

T-1

SHEET 1 OF 2

CNCL - 228



Rezoning Considerations

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

Address: 7331 Williams Road

File No.: RZ 14-664658

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9206, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - Include a mix of coniferous and deciduous trees;
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - Include the six (6) required replacement trees (three [3] on each subdivided lot) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
6	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, for the four (4) required replacement trees that cannot be accommodated on-site.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$3,000 for the two (2) trees located on-site (Tag#s 3026 and 3032) and the one (1) tree on City property (Tag C1) to be retained. Pending tree survival, the Tree Survival Security will not be released until a post-construction assessment report is submitted and reviewed to the satisfaction of City Staff.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,594) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

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

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

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

1. Pay applicable Development Cost Charges (City and GVS&DD), School Site Acquisition Charges and Address Assignment Fees.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 344 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- City to disconnect the existing 20 mm water connection and install two (2) new 25 mm diameter water connections complete with meter boxes at the property line fronting Williams Road.

Storm Sewer Works:

- City to cap the existing storm connection at the IC near the southwest property corner, and pull back the two (2) existing storm ICs and service connections inside the property out onto City boulevard and reconnect services for the subdivided lots.
- Site drainage must be directed towards the existing or new ICs fronting Williams Road to prevent storm water from ponding on the boulevard, road and driveways.
- Laneway drainage upgrade is required. See *Frontage Improvements* section for detail.

Sanitary Sewer Works:

- City to cut and cap the existing sanitary connection at the IC in the northwest property corner, and install a new IC and two (2) service connections at the common property line in the rear lane.

Frontage Improvements:

- Upgrade back lane to include full width pavement, roll-over curb and gutter on both sides, 20 m-300Ø storm sewer with caps on both ends, and conduits for future lane lights. Details to be finalized in the Servicing Agreement designs.
- Vehicle access to Williams Road to be removed. The developer is required to pay costs for restoration of the sidewalk and boulevard along the Williams Road frontage.
- Proposed driveway locations must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

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

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

Note:

CNCL - 230

Initial: _____

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

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

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

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

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9206 (RZ 14-664658)
7331 Williams 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 **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 004-312-121

Lot 2 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9206"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development
Date: April 24, 2015
File: RZ 14-676660
Re: Application by Trico Developments (B.C.) Inc. for Rezoning at
3600/3620 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached
(RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9207, for the rezoning of 3600/3620 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

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

Staff Report

Origin

Trico Developments (B.C.) Inc. has applied to the City of Richmond to rezone the properties at 3600/3620 Blundell Road from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two (2) lots fronting Blundell Road. An existing duplex situated on the lot is to be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject site is located in the Seafair Planning Area. Existing development immediately surrounding the subject site is as follows:

- To the north, directly across Blundell Road, are single-family residential lots zoned “Single-Detached (RS1/E)”.
- To the east, are single-family residential lots zoned “Single Detached (RS2/B)” which were rezoned and redeveloped in 2011-2012.
- To the south, are single-family residential lots zoned “Single-Detached (RS1/E)”.
- To the west, are lots zoned “Two-Unit Dwellings (RD1)”, with existing duplex dwellings.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed single-family residential development complies with the OCP land use designation.

Single-Family Lot Size Policy 5474

The subject site is located within the area bounded by Single-Family Lot Size Policy 5474, which was adopted by Council on May 20, 2008 (see Attachment 4). The Policy permits lots with existing duplexes to rezone and subdivide into two (2) equal lots. The proposed redevelopment complies with Single-Family Lot Size Policy 5474.

Flood Management

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

Public Consultation

The rezoning information sign has been installed on the subject site. In response, one (1) neighbourhood resident of the property immediately west of the subject site inquired about site drainage requirements for the proposed redevelopment. Staff advised that perimeter drainage is required to be installed on all sites undergoing new dwelling construction, as part of the Building Permit review and inspection process.

Analysis

Existing Legal Encumbrances

A restrictive covenant is currently registered on title of both subject strata lots which restricts each strata lot to be used only as a site for a one-family dwelling, such that the entire strata plan may only consist of a total of two (2) dwelling units (Registration No. BE316033 / BE316034). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject properties. The applicant must also wind up and cancel the strata plan for the two (2) properties prior to subdivision.

Site Servicing and Vehicle Access

There are no site servicing concerns regarding the proposed rezoning.

Vehicle access to both proposed lots is to be from Blundell Road. At Subdivision stage, the developer is required to pay servicing costs associated with driveway relocation and restoration of the sidewalk and boulevard along the Blundell Road frontage.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan was submitted by the applicant. The report identifies four (4) bylaw-sized trees located on-site proposed for removal and four (4) trees located on neighbouring property proposed for retention. A copy of the Tree Retention Plan is included in Attachment 5.

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

- Three (3) trees located on-site (Tag#'s 21-23) are in poor condition and have been previously topped, causing significant structural defects. As a result, these trees are not good candidates for retention and should be replaced.

- One (1) tree located on-site (Tag# 24) is a multi-stemmed Japanese Maple tree growing in a raised planter that has sustained heading cuts throughout the canopy. This tree is located in the middle of the proposed building envelope of the future east subdivided lot and cannot be retained.
- Four (4) trees located on neighbouring property (Tags A-D) are to be protected.

Parks Department staff have authorized the removal of the Laurel hedge along the subject property frontage as it will conflict with future driveway construction to serve the subdivided lots.

Tree protection fencing is to be installed on-site around the drip lines of Tree Tags A-D located on neighbouring property. The fencing must be installed to City standard and in accordance with the City's Bulletin-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site. To ensure the protection of these trees, the applicant is required to enter into a contract with a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zones of the trees to be retained.

Consistent with the 2:1 tree replacement guideline ratio in the OCP, the applicant has agreed to plant eight (8) replacement trees on-site (four [4] on each subdivided lot). The trees must be a minimum size of 6 cm deciduous caliper or 3.5 cm high conifer. Suitable tree replacement species include the Japanese Maple (*Acer Palmatum*), the Kousa Dogwood (*Cornus Kousa*) and the Serbian Spruce (*Picea Omorika*). To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of \$4,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

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

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

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$5,278).

Subdivision Stage

At Subdivision stage, the developer is required to pay servicing costs for engineering servicing and frontage upgrades as outlined in Attachment 6.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5474.

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9207 be introduced and given first reading.



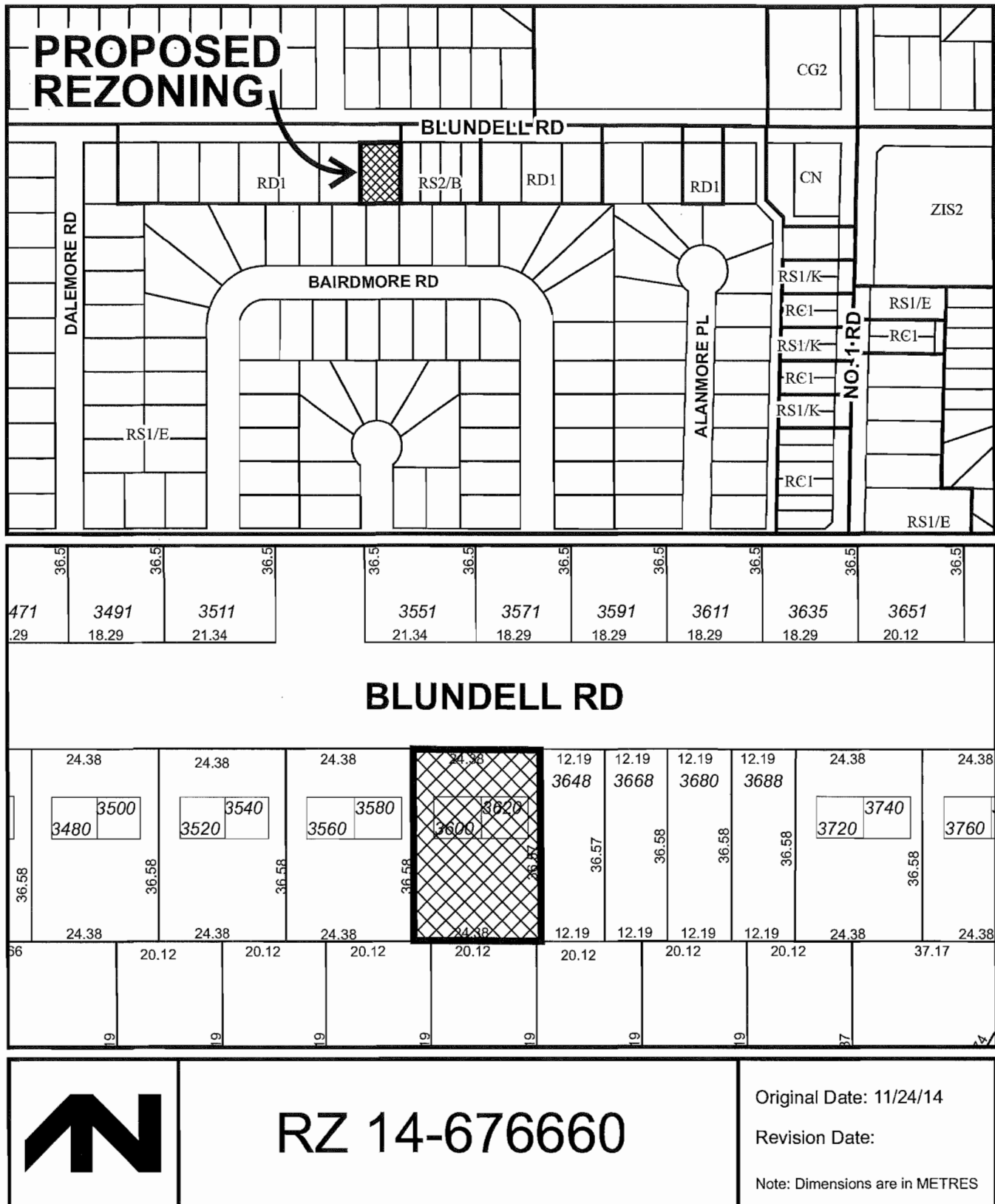
Andrew Yu
Planning Technician (Temp)

AY (blg)

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single-Family Lot Size Policy 5474
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations

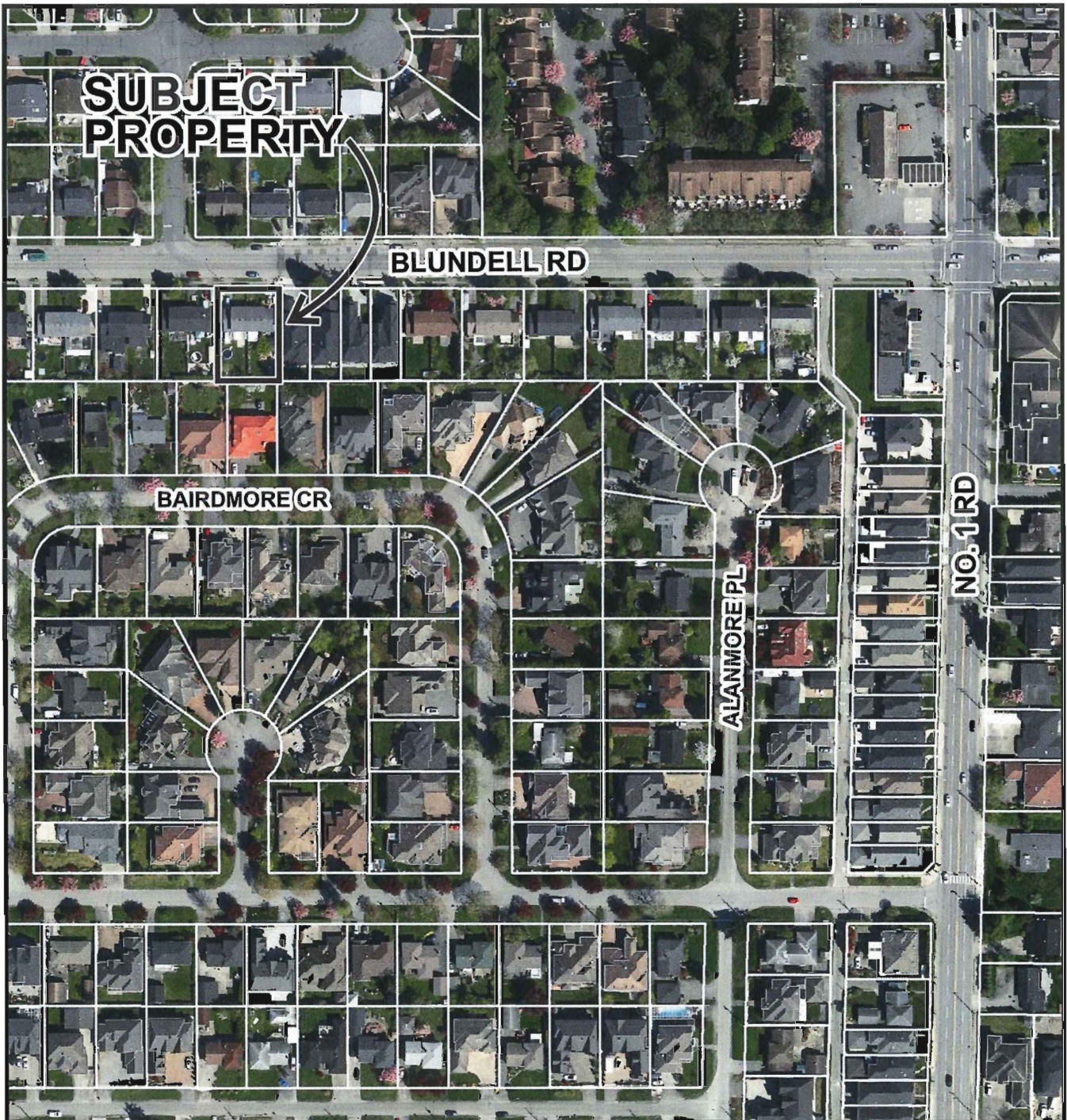


City of
Richmond





City of
Richmond



RZ 14-676660

Original Date: 11/24/14

Revision Date: 04/28/15

Note: Dimensions are in METRES

CNCL - 239

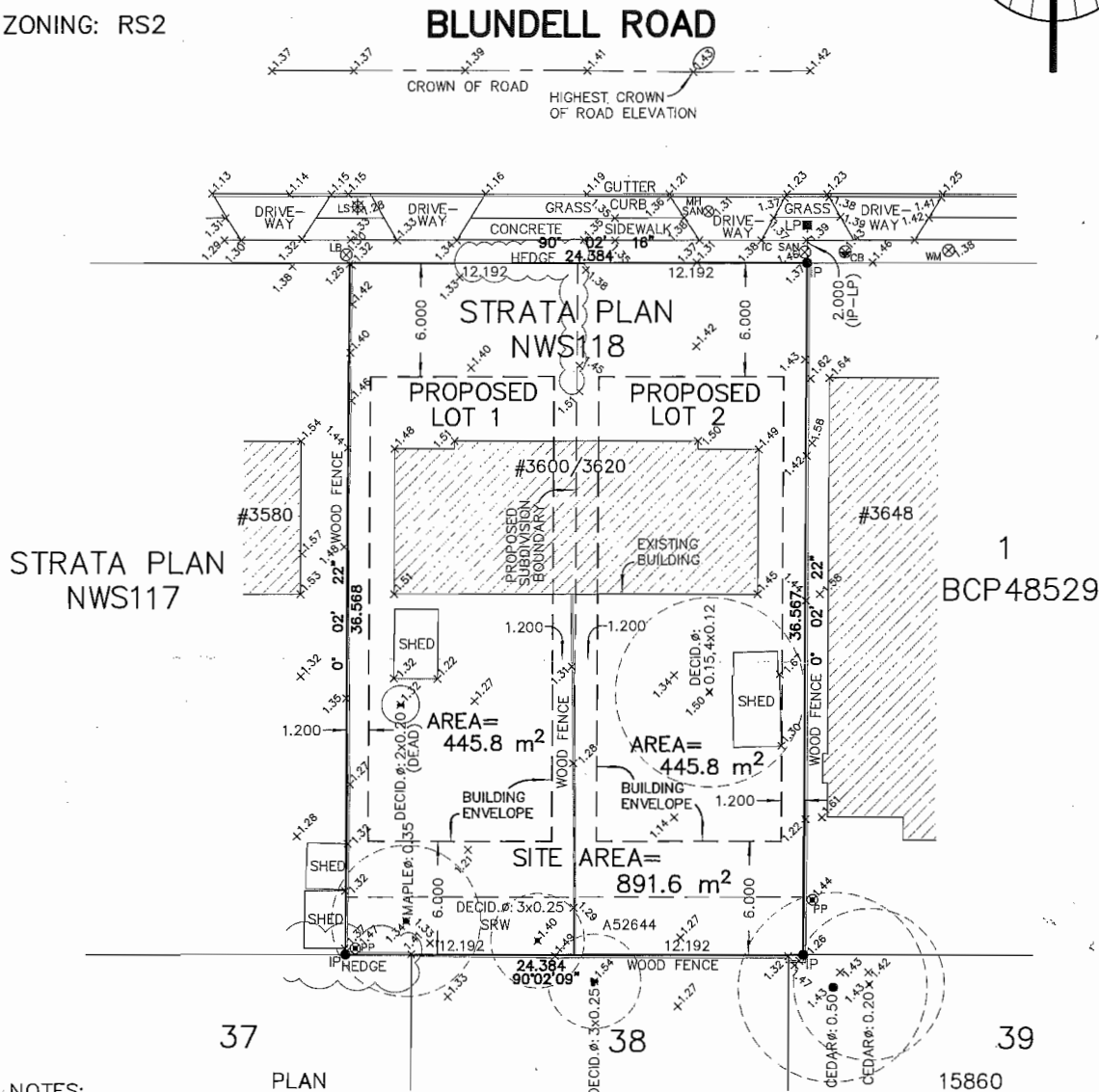
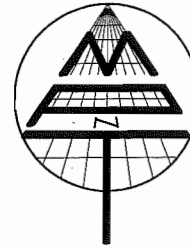
SURVEY PLAN OF STRATA PLAN NWS118 SECTIONS 21 AND 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF APPLICATION
FOR SUBDIVISION & NUMEROUS PERMITS

CIVIC ADDRESSES

#3600 & 3620 BLUNDELL ROAD
RICHMOND, B.C.

ZONING: RS2



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #234 (77H4891) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.
- STRATA PLAN NWS118 SUBJECT TO STATUTORY RIGHT OF OF WAY CHARGES A52644, A52645, & A52646

LEGEND SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.

- × 1.32 INDICATES SPOT ELEVATION
- ✱ LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- ⊙ PP INDICATES POWER POLE
- ⊙ IC INDICATES INSPECTION CHAMBER
- LB INDICATES LAWN BASIN
- ⊙ CB INDICATES ROUND CATCH BASIN
- ⊙ WM INDICATES WATER METER
- IP INDICATES IRON POST
- LP INDICATES LAND PLUS

CERTIFIED CORRECT
THIS 3RD DAY OF NOVEMBER, 2014

[Signature]
B.C.L.S.

CNCL -240

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17731-001-TPG-001.DWG

R-14-17731-TPG

CLIENT REF: ALBERT WONG & TRICO DEVELOPMENTS INC.

DATE OF SURVEY: OCTOBER 28, 2014



RZ 14-676660

Attachment 3

Address: 3600/3620 Blundell Road

Applicant: Trico Developments (B.C.) Inc.

Planning Area(s): Seafair (Mores Neighbourhood)

	Existing	Proposed
Owner:	Trico Developments (B.C.) Inc., No. BC0699780	TBD
Site Size (m²):	891.6 m ²	Proposed west lot: 445.8 m ² Proposed east lot: 445.8 m ²
Land Uses:	Two-family residential (duplex)	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single-Family Lot Size Policy 5474	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Lots:	One (1)	Two (2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	Proposed west lot: 445.8 m ² Proposed east lot: 445.8 m ²	none
Lot Width (m):	Min. 12 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 36.6 m Proposed east lot: 36.6 m	none
Lot Frontage (m):	Min. 6.0 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 20, 2008

Policy 5474

File Ref: 4430

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTIONS 21-4-7 & 22-4-7

Policy 5474:

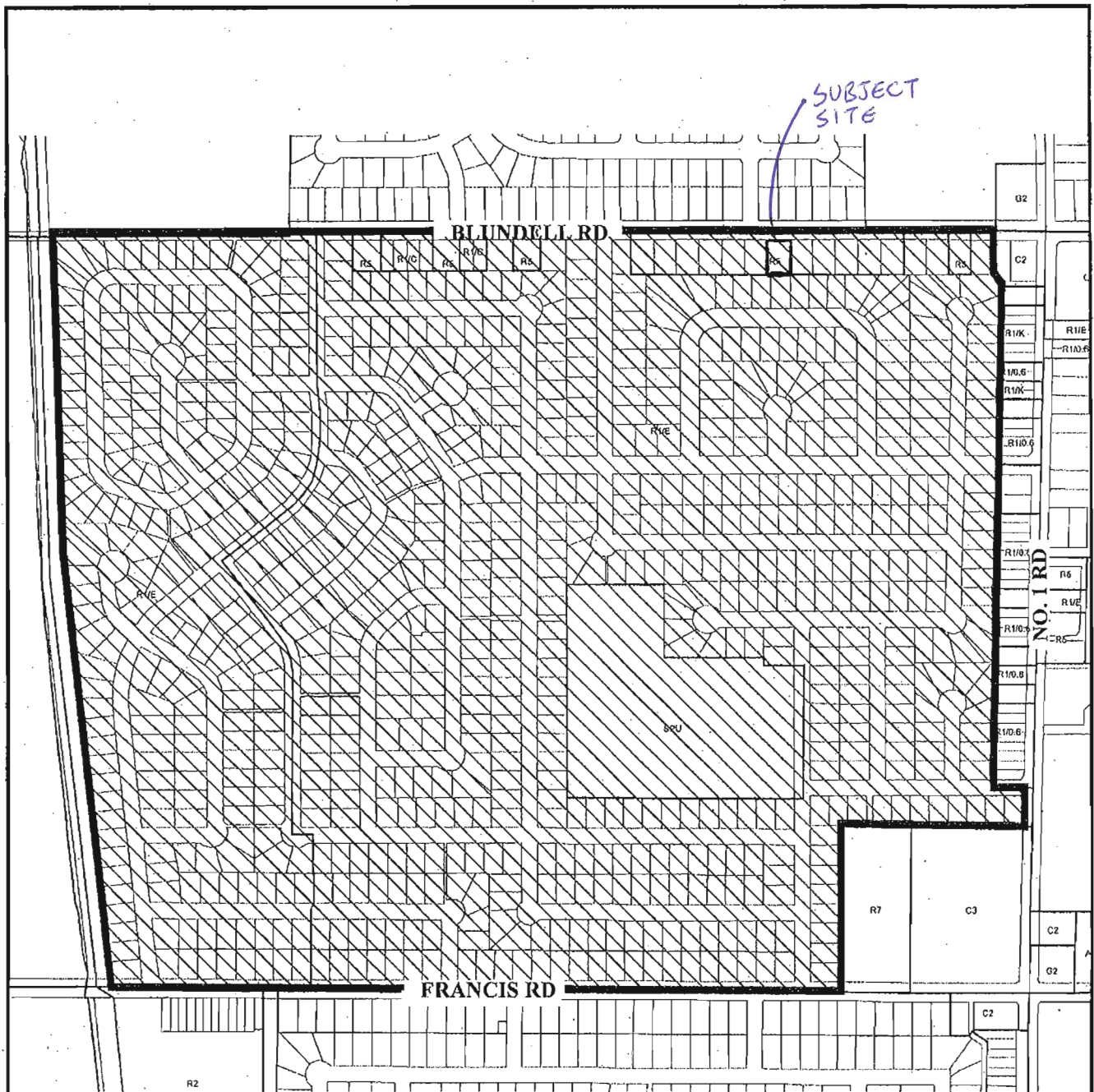
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:


1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



 Subdivision permitted as per R1/E



Policy 5474
21-4-7 & 22-4-7

Original Date: 02/29/08

Amended Date: 05/20/08

Note: Dimensions are in METRES



acelgroup.ca

**ARBORTECH
CONSULTING**

a division of

ACL GROUP

HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA
SUITE 500 • 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3
P. 604.275.3464











SOUTHERN REGIONAL OFFICE: ABBOTSFORD, BC CANADA V2S 8A3
404.755.7132

0	FEB 27, 2015	INITIAL SUBMISSION
REV #	DATE	COMMENTS

TREE MANAGEMENT DRAWING		
PROJECT:	PROPOSED 2-LOT SUBDIVISION	
ADDRESS:	3600 & 3620 BLUNDELL RD, RICHMOND	
CLIENT:	TRICO DEVELOPMENT (BC) INC	
ACL FILE:	15136	
SHEET: 2 OF 2		

PLAN NOTES:
This plan is based on drawings supplied by the project Surveyor [B33], registered IP [B34] and design professionals and is provided for control only as it relates to the planning and implementing the management of on-site work. This plan does not warrant or certify the accuracy of location of features or dimensions thereon. Refer to the original drawings for these provisions for those purposes.

LEGEND:

- | | |
|---|---|
|  | denotes TAG NUMBER or ID REFERENCE. |
|  | denotes DRIPLINE (project of the branches and tagline) of the line. |
|  | denotes RETENTION line (proposed). |
|  | denotes REMOVAL line (proposed). |
|  | denotes HIGH RISK REMOVAL line (proposed). |
|  | denotes OFF-SITE line (to be protected and/or owner contacted as noted). |
|  | denotes NON-ATLANT underline line (as measured by project cabinet). |
|  | denotes SITE or STUDY AREA BOUNDARY. |
|  | denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project cabinet. |
|  | denotes REPLACEMENT tree proposed (conceptual location - see plant list for details). |



Rezoning Considerations

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

Address: 3600/3620 Blundell Road

File No.: RZ 14-676660

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9207, the developer is required to complete the following:

1. Submission of a landscaping security in the amount of \$4,000 (\$500/tree) to ensure that eight (8) replacement trees (four [4] on each subdivided lot) are planted and maintained on-site. The replacement trees must be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,278) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

5. Discharge of Covenant Registration No. BE316033 from title of the property at 3600 Blundell Road.
6. Discharge of Covenant Registration No. BE316034 from title of the property at 3620 Blundell Road.

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

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

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

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

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

1. Pay servicing costs for the design and construction of frontage and engineering infrastructure improvements via City Work Order. Works include, but may not be limited to the following:

- Using the OCP Model, there is 106.8 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95.0 L/s. The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to cut and cap the existing water service connection at the water main along the Blundell Road frontage, and install two (2) new 25 mm water service connections complete with meters and meter boxes along the Blundell Road frontage.

Storm Sewer Works:

- At the Developers cost, the City is to cap the existing storm service connection at the northwest corner of the subdivision site, and install a new storm IC with two (2) new service connections at the common property line of the two (2) lots along the Blundell Road frontage.

Sanitary Sewer Works:

- At the Developers cost, the City is to cap the existing sanitary service connection at the northeast corner of the subdivision site, and install a new sanitary IC with two (2) new service connections near the common property line of the two (2) lots along the Blundell Road frontage.

Frontage Improvements:

- Developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground proposed Hydro service lines.
 - When relocating/modifying any existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Developer is required to pay servicing costs for driveway relocation, sidewalk restoration and boulevard upgrades along the subject property frontage on Blundell Road. Upgrades to include the planting of two (2) trees along the existing grassed boulevard in front of the subject site.

General Items:

- The 3 m BC Hydro SRW shall remain along the southern property line of the subdivided lots.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9207 (RZ 14-676660)
3600/3620 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/B)”**.

P.I.D. 001-124-170

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW118 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. 000-856-461

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW118 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 9207”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____ _____ _____ _____ _____ _____
--



MAYOR

CORPORATE OFFICER



PORT METRO
vancouver

April 30, 2015

Mayor Brodie and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Members of Council:

AMENDED AND SUPERCEDES letter of April 29, 2015

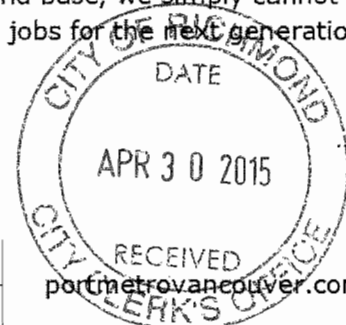
Re: LMLGA motion and preservation of industrial land

I am writing in response to the series of motions and media advisories released by Richmond council regarding Port Metro Vancouver's Land Use Plan, the designation of the former "Gilmore" property in Richmond as a special study area in that plan, and the initiative to prevent Port Metro Vancouver from owning agricultural land.

With an expected one million people moving to the Lower Mainland by 2040, Port Metro Vancouver shares your concerns around growth and the pressure it puts on land.

Land use decisions of the past have created a crisis in this region that cannot be solved by simply pitting agriculture against industry. Both are important to the region. However, although agricultural land has been protected by the Agricultural Land Commission since 1973, no similar protection exists for industrial land. Beyond federal port lands, industrial land continues to be converted to other uses at an alarming rate through municipal zoning changes.

Industrial activity is a crucial part of Richmond's economy. Richmond's *Resilient Economy Strategy* identifies manufacturing, wholesale, transportation and logistics as providing 34 per cent of all jobs in the city. According to analysis completed by Site Economics Ltd. for Port Metro Vancouver, every 100 acres of industrial land results in \$1.8 billion of direct and secondary economic benefits. Further, industry does not threaten farming, it enhances it. The logistics sector has a crucial role in getting farmers' goods to market. The ongoing loss of industrial land is threatening the livelihoods of tens of thousands of people who rely on the transportation and logistics sector. Without a secure industrial land base, we simply cannot compete for new investment and new jobs - jobs for us now and jobs for the next generation. Protection of industrial land must be a top priority.



100 The Pointe, 999 Canada Place, Vancouver, B.C. Canada V6C 3T4

100 The Pointe, 999 Canada Place, Vancouver, C.-B. Canada V6C 3T4

CNCL - 250

Canada

Some facts to consider:

- There are approximately 28,000 acres of industrial land in Metro Vancouver.
- Less than 6,000 acres remain vacant.
- **(CORRECTION): Only about 2,500 acres of unconstrained industrial land remain available for near-term development.**
- **(CORRECTION): Of that 2,500 acres, only about 1,000 acres are suitable for the distribution and logistics industry, from a size and location perspective.**
- Port Metro Vancouver holds only about 200 acres of industrial land suitable for near-term development.

Demand for industrial land is projected to absorb between 1,500 and 3,000 acres of land within the next 5 to 10 years. This means the inventory of remaining industrial land suitable for port and related businesses will be severely diminished as soon as 2020 and potentially exhausted during the next decade.

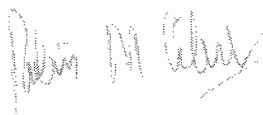
We urge you to broaden the scope of Richmond's motion to LMLGA, UBCM and FCM to focus on the broader issue of integrated land use planning and a mechanism to protect industrial land which will help relieve the ongoing pressure on agricultural land. We suggest there needs to be a process that will address the industrial land shortage through careful review and assessment of the current lands available, with the intent to secure the region's economic growth and prosperity.

It is inevitable that tension will occasionally arise between Port Metro Vancouver and our surrounding municipalities. However, there are also many opportunities for successful collaboration, such as the Habitat Enhancement Program and Local Channel Dredging Program. We believe protection of land is an important collaborative opportunity.

Both Port Metro Vancouver and the City of Richmond share the goal of a sustainable future. It is important to act now and work together, rather than point fingers and try to place blame on any one entity for a complex problem. Although I am concerned by the recent breakdown in communication, I hope we can collaborate to successfully plan for the future – for Richmond, the region and Canada as a whole.

Yours truly,

PORT METRO VANCOUVER



Robin Silvester
President and Chief Executive Officer

... /3

cc: Craig Neeser, Chair, Port Metro Vancouver
The Honourable Norm Letnick, Minister of Agriculture
The Honourable Lisa Raitt, Minister of Transport Canada
Richard Bullock, Chair, BC Agricultural Land Commission
Mayor and Council, Village of Belcarra
Mayor and Council, City of Burnaby
Mayor and Council, City of Coquitlam
Mayor and Council, Corporation of Delta
Mayor and Council, City of Langley
Mayor and Council, Township of Langley
Mayor and Council, City of Maple Ridge
Mayor and Council, City of New Westminster
Mayor and Council, City of North Vancouver
Mayor and Council, District of North Vancouver
Mayor and Council, City of Pitt Meadows
Mayor and Council, City of Port Coquitlam
Mayor and Council, City of Port Moody
Mayor and Council, City of Surrey
Mayor and Council, City of Vancouver
Mayor and Council, City of White Rock
Mayor and Council, District of West Vancouver



PORT METRO
vancouver

April 29, 2015

Mayor Brodie and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Members of Council:

Re: **LMLGA motion and preservation of industrial land**

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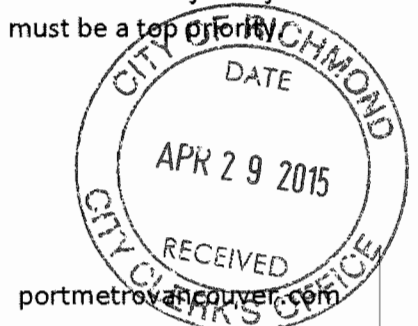
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Industrial activity is a crucial part of Richmond's economy. Richmond's *Resilient Economy Strategy* identifies manufacturing, wholesale, transportation and logistics as providing 34 per cent of all jobs in the city. According to analysis completed by Site Economics Ltd. for Port Metro Vancouver, every 100 acres of industrial land results in \$1.8 billion of direct and secondary economic benefits. Further, industry does not threaten farming, it enhances it. The logistics sector has a crucial role in getting farmers' goods to market. The ongoing loss of industrial land is threatening the livelihoods of tens of thousands of people who rely on the transportation and logistics sector. Without a secure industrial land base, we simply cannot compete for new investment and new jobs - jobs for us now and jobs for the next generation. Protection of industrial land must be a top priority.

100 The Pointe, 999 Canada Place, Vancouver, B.C. Canada V6C 3T4

100 The Pointe, 999 Canada Place, Vancouver, C.-B. Canada V6C 3T4



CNCL - 253

Canada

Some facts to consider:

There are approximately 28,000 acres of industrial land in Metro Vancouver, of which:

- Less than 6,000 acres remain vacant.
- From a size and location perspective, only about 2,500 acres are suitable for the logistics industry.
- Port Metro Vancouver holds only about 200 acres of industrial land suitable for near-term development.

Demand for industrial land is projected to absorb between 1,500 and 3,000 acres of land within the next five to 10 years. This means the inventory of remaining industrial land suitable for port and related businesses will be severely diminished as soon as 2020 and potentially exhausted during the next decade.

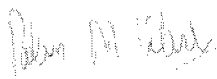
We urge you to broaden the scope of Richmond's motion to LMLGA, UBCM and FCM to focus on the broader issue of integrated land use planning and a mechanism to protect industrial land which will help relieve the ongoing pressure on agricultural land. We suggest there needs to be a process that will address the industrial land shortage through careful review and assessment of the current lands available, with the intent to secure the region's economic growth and prosperity.

It is inevitable that tension will occasionally arise between Port Metro Vancouver and our surrounding municipalities. However, there are also many opportunities for successful collaboration, such as the Habitat Enhancement Program and Local Channel Dredging Program. We believe protection of land is an important collaborative opportunity

Both Port Metro Vancouver and the City of Richmond share the goal of a sustainable future. It is important to act now and work together, rather than point fingers and try to place blame on any one entity for a complex problem. Although I am concerned by the recent breakdown in communication, I hope we can collaborate to successfully plan for the future – for Richmond, the region and Canada as a whole.

Yours truly,

PORT METRO VANCOUVER



Robin Silvester
President and Chief Executive Officer

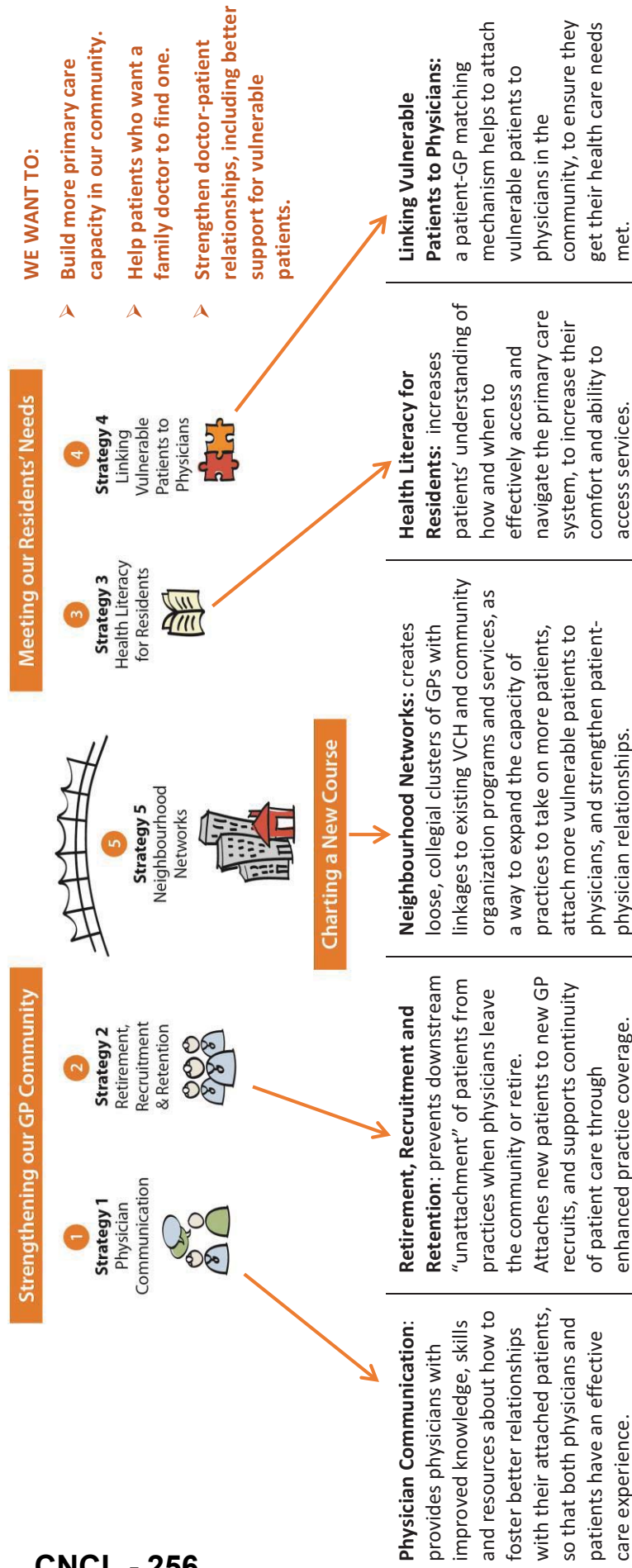
cc: Craig Neeser, Chair, Port Metro Vancouver
The Honourable Norm Letnick, Minister of Agriculture
The Honourable Lisa Raitt, Minister of Transport Canada
Richard Bullock, Chair, BC Agricultural Land Commission
Mayor and Council, Village of Belcarra
Mayor and Council, City of Burnaby
Mayor and Council, City of Coquitlam
Mayor and Council, Corporation of Delta
Mayor and Council, City of Langley
Mayor and Council, Township of Langley
Mayor and Council, City of Maple Ridge
Mayor and Council, City of New Westminster
Mayor and Council, City of North Vancouver
Mayor and Council, District of North Vancouver
Mayor and Council, City of Pitt Meadows
Mayor and Council, City of Port Coquitlam
Mayor and Council, City of Port Moody
Mayor and Council, City of Surrey
Mayor and Council, City of Vancouver
Mayor and Council, City of White Rock
Mayor and Council, District of West Vancouver

Richmond Division of Family Practice – A GP for Me

Richmond is a diverse city of 200,000 residents that is served by 159 family physicians. In 2014, the Richmond Division of Family Practice (RDFP) assessed our community's health care needs and found:

- More than 39,000 residents are without a family doctor, many whom have vulnerable health conditions
- Many residents lack general information about the health care system
- Physicians are feeling overloaded
- 24 physicians are planning to retire in the next four years
- Physicians and patients want better relationships with each other

With the support of the provincial A GP for Me initiative, the RDFP, along with partners such as Vancouver Coastal Health (VCH) and the City of Richmond, has set out five strategies in three areas of improvement, to address challenges in our community.



CHARTING A NEW COURSE: The Neighbourhood Networks Strategy

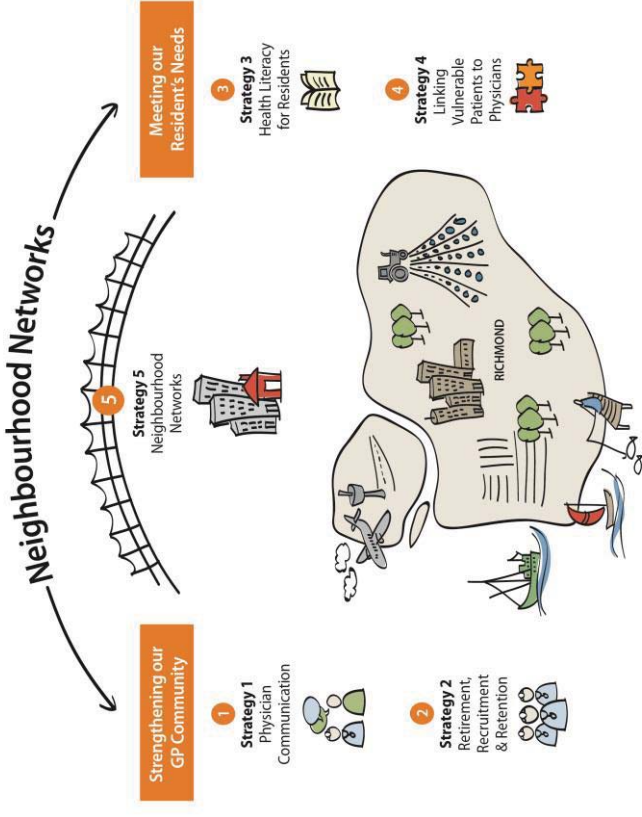
The Neighbourhood Networks strategy serves as a bridge to connect A GP for Me strategies together, with benefits for patients and physicians.

Neighbourhood Networks are loose, collegial clusters of GPs with linkages to existing VCH and community organization programs and services, as a way to expand the capacity of practices to take on more patients, attach more vulnerable patients to physicians, and strengthen patient-physician relationships. The opportunity is made possible because:

1. Richmond is comprised of many smaller, unique neighbourhoods, each with distinct socioeconomic, cultural, language and health care needs.
2. A large number of Richmond practices are led by solo or small group practice GPs. Many of these physicians maintain hospital privileges and provide care at home and in residential facilities. Many of the physicians who are planning to retire are part of this group.
3. Walk-in clinics are a big part of Richmond's health care setting. There are a huge number of them in Richmond, with a great number of GPs staffing them and a great number of Richmond residents use these clinics. Walk-in clinics satisfy the demand for rapid, extended hour access to primary care.

The core elements of the Neighbourhood Networks include:

- GPs working together to provide mutual support and cost sharing of resources/staff
- GPs sharing the demands of accommodating a larger group of patients while enabling more coverage support for their individual practice
- Locums attracted to take on larger, longer work assignments in a solo practice
- Physician groups working together to provide expanded appointment options and on-call coverage



In Neighbourhood Networks, patients will see:

- Increased access to primary care services
- Expanded appointment options
- Better access to VCH and other community programs and services

Physicians will benefit by:

- GPs working together to provide mutual support and cost sharing of resources
- GPs sharing the demands of accommodating a larger group of patients while enabling more coverage support for their individual practice
- Increased locum coverage



CITY OF RICHMOND

***PUBLIC PARKS AND SCHOOL GROUNDS
REGULATION***

BYLAW NO. 8771

EFFECTIVE DATE -

CNCL - 258

PUBLIC PARKS AND SCHOOL GROUNDS REGULATION

BYLAW NO. 8771

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CITY OF RICHMOND

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

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL

1.1 Application

1.1.1 The prohibitions in this bylaw do not apply to:

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

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

PART TWO: PROHIBITED ACTIVITIES

2.1 General – Prohibitions

2.1.1 A person must not:

- (a) conduct himself or herself in a disorderly or offensive manner;
- (b) behave in a manner that endangers him or herself;
- (c) harass, disturb, frighten, endanger or injure any other person;
- (d) interfere with ~~CNCL 260~~ the lawful free use and enjoyment of any **public park** or **school ground** by any other person;

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

2.2 Water – Prohibitions

2.2.1 A person must not:

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

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

2.3 Vehicles and Transportation – Prohibitions

2.3.1 A person must not:

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

- (b) **stop, park** or leave a **vehicle**, trailer, golf cart/buggy, scooter, moped, ridden or herded **animal** or other mode of transportation, not including a device designed to be moved by human power, in an area specifically designated for public parking in any **public park** or **school ground**:
 - (i) for a purpose other than visiting the **public park** or **school ground**;
 - (ii) when the person is not within the **public park** or **school ground**; or
 - (iii) between the hours of 11:00 p.m. and 5:00 a.m., or as otherwise posted, without first receiving written authorization under the provisions of Part Six; or
 - (c) drive, operate, ride, **stop, park** or leave a **vehicle**, trailer, golf cart/buggy, moped, scooter, bicycle, skateboard, skates, rollerblades, ridden or herded **animal** or other mode of transportation, regardless of motive power, on any artificial turf field or the Minoru Park running track without first receiving written authorization under the provisions of Part Six.
- 2.3.2 The provisions of Section 2.3.1 do not apply to any single-person-use transport, such as a wheelchair or scooter, required by a person with a disability for mobility-assistance purposes.

2.4 Plants and Vegetation – Prohibitions

- 2.4.1 A person must not climb, harvest, pick, cut, prune, break, injure, damage, deface, destroy, remove, misuse, abuse or interfere with any plant life or vegetation, including but not limited to trees, shrubs, turf, flowers, fruit, vegetables, nuts or seeds in or from any **public park** or **school ground**, unless the person is authorized to do so under the following **City** or **School District** programs:
- (a) Community Gardening; or
 - (b) any other program approved by the **City** or **School District**.
- 2.4.2 A person must not plant or deposit any plant life or vegetation that is deemed to be:
- (a) a noxious weed under the *Weed Control Act*, as amended or replaced from time to time; or
 - (b) an invasive plant under a **City** plan, program or policy, which may include but is not limited to guidelines developed by the Ministry of Forests, Lands and Natural Resource Operations or the Invasive Species Council of British Columbia;
- CNCL - 262**
- in any **public park** or **school ground**.

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

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

2.5 Animals – Prohibitions

2.5.1 A person must not:

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

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

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

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

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

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

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

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

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

2.6 Athletic and Recreational Activities – Prohibitions

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

2.7 Waste and Combustible Materials – Prohibitions

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

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

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

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

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

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

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

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

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

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

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

2.8 Miscellaneous – Prohibitions

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

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

PART THREE: PROHIBITED ACTIVITIES – EXCEPT IN DESIGNATED AREAS

3.1 Athletic and Recreational Activities – Designated Areas

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

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

3.2 Safety – Designated Areas

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

PART FOUR: PROHIBITED ACTIVITIES – EXCEPT WITH WRITTEN AUTHORIZATION

4.1 Infrastructure and Surrounding Areas – Prohibited Activities Requiring Authorization

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

4.2 Commercial Activity – Prohibited Activities Requiring Authorization

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

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

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

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

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

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

4.3 Athletic and Recreational Activities – Prohibited Activities Requiring Authorization

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

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

4.4 Events – Prohibited Activities Requiring Authorization

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

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

4.5 Hours of Public Park and School Ground Closures

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

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

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

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

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

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

PART FIVE: SPECIAL AUTHORITY

5.1 Special Authority to Close Public Parks and School Grounds

5.1.1 Notwithstanding the provisions of Part Four, either:

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

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

PART SIX: WRITTEN AUTHORIZATIONS

6.1 Procedure for Written Authorization

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

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

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

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

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

PART SEVEN: VIOLATIONS AND PENALTIES

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

PART EIGHT: INTERPRETATION

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

ANIMAL means a bird, mammal, amphibian, reptile or fish.

BYLAW ENFORCEMENT OFFICER means any of the following persons:

- (a) a **police officer**;
- (b) bylaw enforcement officer appointed by the **City**;
- (c) **Fire Chief** or local assistant to the Fire Commissioner under Section 6 of the *Fire Services Act*, as amended or replaced from time to time; or
- (d) licensing inspector, building inspector, animal control officer, public health officer, or other person authorized by the **City** to enforce one or more of its

CITY

means the City of Richmond.

COUNCIL

means the Council of the **City**.

**ENVIRONMENTALLY
SENSITIVE AREA**

means any part of a **public park** or **school ground** that has any of the following characteristics:

- (a) areas or landscape features identified in a plan, map or **City** bylaw as environmentally significant, an environmental protection area, a development permit area for protection of the environment or for another similar purpose that is compatible with the conservation of ecological features and functions of the site; or
- (b) an area of a park that is designated or managed for the conservation of ecological features and functions of the site.

FIRE CHIEF

means the Director of Fire and Rescue Services for the **City**, acting as head of the Fire Department, and includes a person designated to act in the place of the Director;

FIREARM

means a rifle, pistol, or shotgun that uses compressed air, explosives, gas or springs as a propellant, and includes air guns, air rifles, air pistols and spring guns but does not include firearms used for the discharge of blank ammunition in connection with an athletic or sporting event or **animal** control.

FIREWORKS

means any article containing a combustible or explosive composition or any substance or combination of substances prepared for, capable of, or discharged for the purposes of producing a pyrotechnical display which may or may not be preceded by, accompanied with, or followed by an explosion, or an explosion without any pyrotechnical display, and includes, without limitation, barrages, batteries, bottle rockets, cannon crackers, fireballs, firecrackers, mines, pinwheels, roman candles, skyrockets, squibs, torpedoes, and other items of a similar nature, that are intended for use in pyrotechnical displays or as explosives or that are labelled, advertised, offered, portrayed, presented or otherwise identified for any such purpose.

**GENERAL MANAGER OF
COMMUNITY SERVICES**

means the person(s) appointed by **Council** to the position of General Manager of Community Services, and includes a person designated as an alternate.

**GENERAL MANAGER OF
ENGINEERING & PUBLIC
WORKS**

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

PARK/PARKED/PARKING

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

(a) a **bylaw enforcement officer** or a person contracted by the **City** for traffic management purposes; or

(b) a **traffic control device**.

POLICE OFFICER

means:

(a) a member of the Royal Canadian Mounted Police; or

(b) any person defined as a peace officer by the *Criminal Code*, as amended or replaced from time to time.

PUBLIC PARK

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

SCHOOL DISTRICT

means School District No. 38 (Richmond).

SCHOOL GROUND

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

STOP/STOPPED/STOPPING

means:

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

SUPERINTENDENT OF SCHOOLS

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

TRAFFIC CONTROL DEVICE

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

VEHICLE

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

PART NINE: PREVIOUS BYLAW REPEAL

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

PART TEN: SEVERABILITY AND CITATION

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

10.2 This bylaw is cited as "Public Parks and School Grounds Regulation Bylaw No. 8771" and is effective August 1, 2015.

FIRST READING

APR 13 2015

SECOND READING

APR 13 2015

THIRD READING

~~APR 13 2015~~ APR 27 2015

ADOPTED

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

MAYOR

CITY CLERK



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

The Council of the City of Richmond enacts as follows:

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

Column 1

Column 2

10. Public Parks and School Grounds - **Bylaw Enforcement Officer**
Regulation Bylaw No. 7310 - **Police Officer**
2. Municipal Ticket Information Authorization Bylaw No. 7321, as amended, is further amended by deleting Schedule B 10 in its entirety and marking it "INTENTIONALLY DELETED".
3. This Bylaw is cited as "**Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9139**" and is effective August 1, 2015.

FIRST READING

APR 13 2015

SECOND READING

APR 13 2015

THIRD READING

~~APR 13 2015~~ APR 27 2015

ADOPTED

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

MAYOR

CORPORATE OFFICER



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

The Council of the City of Richmond enacts as follows:

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

“(n) Public Parks and School Grounds Regulation Bylaw No. 8771, as amended,”
2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding to the end of the table in Schedule A of Bylaw No. 8122 the content of the table in Schedule A attached to and forming part of this bylaw.
3. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9140**” and is effective August 1, 2015.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

APR 13 2015

APR 13 2015

~~APR 13 2015~~ APR 27 2015

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

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 9140

SCHEDULE A to BYLAW NO. 8122

Designated Bylaw Contraventions and Corresponding Penalties

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

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

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

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

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

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

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



**River Green District Energy Utility Bylaw No. 9134,
Amendment Bylaw No. 9239**

The Council of the City of Richmond enacts as follows:

1. The **River Green District Energy Utility Bylaw No. 9134**, as amended, is further amended:

- (a) by deleting the title and replacing it with the following:

- “OVAL VILLAGE DISTRICT ENERGY UTILITY BYLAW NO. 9134”**

- (b) by deleting Section 1 and replacing it with the following:

- “1. **Name of Bylaw.** This Bylaw shall be known and cited for all purposes as “Oval Village District Energy Utility Bylaw No. 9134”.”

- (c) by deleting Section 17 and replacing it with the following:

- “17. This Bylaw is cited as **“Oval Village District Energy Bylaw No. 9134”.**”

- (d) at Schedule B, by deleting Section 1.1(d) and replacing it with the following:

- “(d) **“Bylaw”** means the Oval Village District Energy Utility Bylaw No. 9134 to which these General Terms and Conditions are attached and form part of;”

- (e) by deleting Schedule D in its entirety and replacing it with Schedule A attached to and forming part of this Bylaw.

2. This Bylaw is cited as **"River Green Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9239"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

APR 27 2015

APR 27 2015

APR 27 2015

CITY OF RICHMOND
APPROVED for content by originating dept. <i>K/L</i>
APPROVED for legality by Solicitor <i>AB</i>

MAYOR

CORPORATE OFFICER

Schedule A to Amendment Bylaw No. 9239

SCHEDULE D

Rates and Charges

PART 1 - RATES FOR SERVICES

The following charges, as amended from time to time, will constitute the Rates for Services:

- (a) capacity charge - a monthly charge of \$0.0458 per square foot of gross floor area;
and
- (b) volumetric charge – a monthly charge of \$28.20 per megawatt hour of Energy
returned from the Heat Exchanger and Meter Set at the Designated Property.

PART 2 - EXCESS DEMAND FEE

Excess demand fee of \$0.14 for each watt per square foot of the aggregate of the estimated peak heat energy demand referred to in section 19.1(c) (i), (ii), and (iii) that exceeds 6 watts per square foot.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9167 (RZ 14-662753)
4800 Princeton Avenue**

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 land use contract designation of the following area and by designating it **"SINGLE DETACHED (RS1/B)"**.

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

2. That:

- a) "Land Use Contract 009", entered into pursuant to "Imperial Venture Ltd. Land Use Contract By-law No.2981, 1973", be terminated, released and discharged in relation to the following area:

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

- b) the Mayor and Clerk are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 009" from the above area.

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9167"**.

FIRST READING

SEP 08 2014

PUBLIC HEARING

OCT 20 2014

SECOND READING

OCT 20 2014

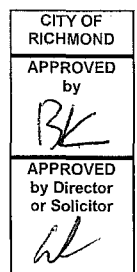
THIRD READING

OCT 20 2014

OTHER CONDITIONS SATISFIED

MAY 07 2015

ADOPTED

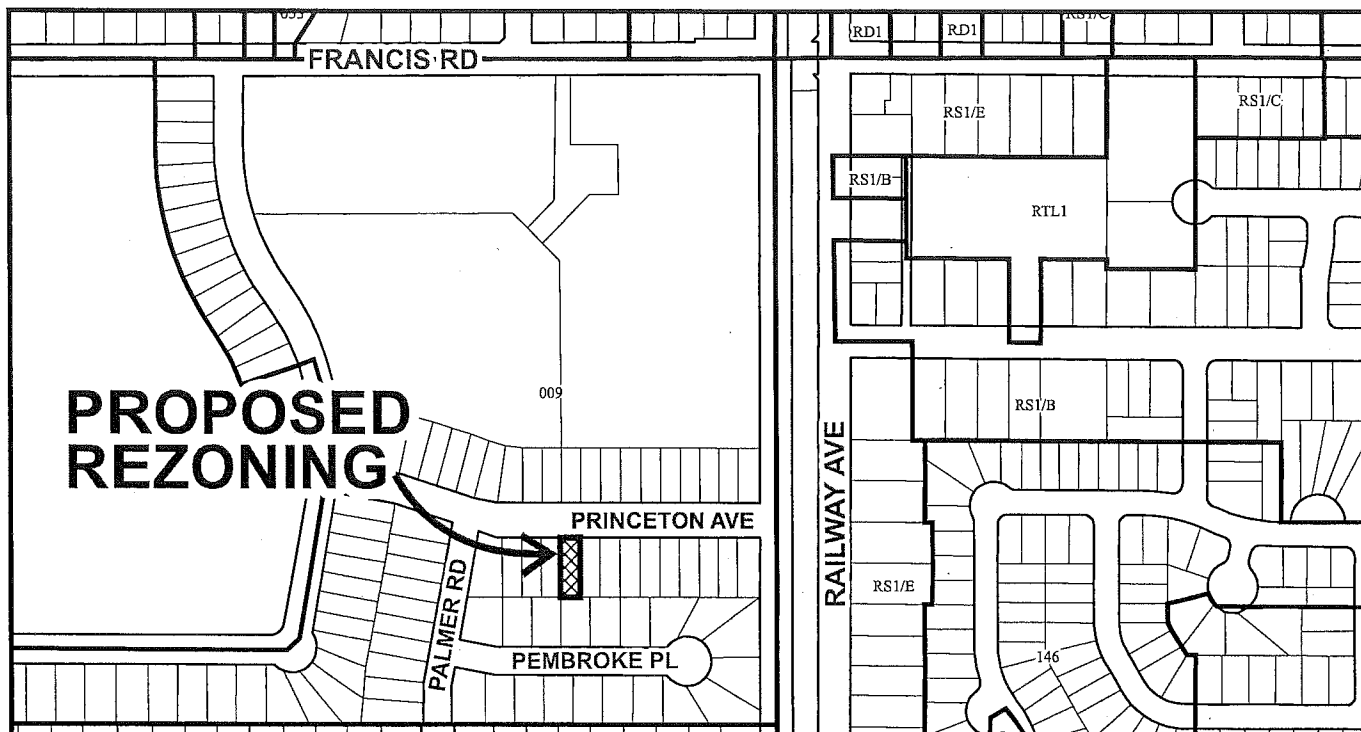


MAYOR

CORPORATE OFFICER



City of Richmond



4751	4751	4771	4791	4811	4831	4851	4871	4891	4911	4931	4951
15.03	15.57	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
PRINCETON AVE											
9440	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
	4740	4760	4780	4800	4820	4840	4860	4880	4900	4920	4940
	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58
	2.22	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
		18.29	18.29	18.29	18.29	18.29	18.29	30.48			



RZ 14-662753

Original Date: 05/21/14

Revision Date:

Note: Dimensions are in METRES



**Development Permit Panel
Wednesday, April 29, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Community Services

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 15, 2015, be adopted.

CARRIED

1. Development Permit 14-670686
(File Ref. No.: DP 14-670686) (REDMS No. 4536496)

APPLICANT: GBL Architects

PROPERTY LOCATION: 8888 Patterson Road and 3340 Sexsmith Road

INTENT OF PERMIT:

1. Permit the construction of the third phase of a five-phase, high-rise, multi-family residential development at 8888 Patterson Road containing a total of 135 dwellings, including 128 market units and 7 affordable housing units (secured with a Housing Agreement), together with a temporary park and temporary resident parking at 3340 Sexsmith Road, on property zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500, along the Hazelbridge Way frontage of the subject site, to:
 - a) reduce the minimum allowable setback from the boundary of statutory right-

Development Permit Panel

Wednesday, April 29, 2015

- of-way secured for road or park purposes from 3.0 m to 1.4 m; and
- b) increase the maximum allowable projections into the required yard for balconies, from 1.0 m to 1.8 m, and for architectural features, from 0.6 m to 2.2 m.

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) Amela Brudar, GBL Architects, briefed the Panel on the proposed application with regard to (i) urban design, (ii) architectural form and character, (iii) conditions of adjacency, (iv) construction of Phases 1 and 2, (v) advancing the development of the area previously envisioned to be Phase 5, (vi) road improvements along Patterson Road and Sexsmith Road, and (vii) permanent and transitional vehicle parking.

In reply to queries from the Panel, Ms. Brudar noted that (i) an interim park was proposed to ensure occupants of the first phase of development would have access to park space, (ii) the proposed location of the interim park was relocated along the south side of Hazelbridge Way, (iii) the order of the phases of development was altered for marketing purposes, and (iv) should the permanent park be completed prior to occupancy of the first phase, the interim park would not be required.

Ms. Brudar spoke of the subject development, noting that (i) similar architectural features and building materials from Phases 1 and 2 will be incorporated and will include glazing, (ii) vehicle parking for this phase is being constructed as part of the Phase 1 Development Permit, (iii) the main entrance to the building would be along Ketcheson Road, (iv) townhouses will be proposed along Ketcheson Road, and (v) the ninth floor will include an open amenity space for residents.

Grant Brumpton, PWL Partnerships, commented on the proposed development's landscape and open space design, noting that (i) the proposed interim park will include a large multi-use lawn, (ii) the applicant worked with staff on the proposed interim park's design and programming, (iii) due to design modifications, planter walls and stairs along the amenity deck and Ketcheson Road had to be relocated, (iv) a water feature is integrated with the development entrance along Hazelbridge Way, and (v) the amenity deck will be positioned to have optimal sunlight coverage.

Panel Discussion

In reply to queries from the Panel with regard to the proposed variances, Ms. Brudar noted that proposed setback for Hazelbridge Way will not have a significant impact to the adjacent sidewalk and will include a landscaped buffer. She added the variance related to increasing allowable projections in the required yard for balconies will provide for emergency vehicle turnaround and not impact pedestrian circulation.

Development Permit Panel

Wednesday, April 29, 2015

Staff Comments

Wayne Craig, Director, Development, spoke of the proposed development, noting that (i) seven affordable housing units and 23 basic universal housing units will be included in the project, (ii) the proposed development will be designed to be District Energy Utility ready, (iii) the proposed development will be designed to meet the City's aircraft noise mitigation standards, (iv) the proposed variances are expected to enhance the proposed development's design, and (v) the proposed development will provide a contribution towards to the Capstan Station Reserve at the Building Permit Stage.

In reply to queries from the Panel, Mr. Craig advised that changes to the proposed development's phases will not impact the delivery of proposed amenities.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of the third phase of a five-phase, high-rise, multi-family residential development at 8888 Patterson Road containing a total of 135 dwellings, including 128 market units and 7 affordable housing units (secured with a Housing Agreement), together with a temporary park and temporary resident parking at 3340 Sexsmith Road, on property zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre);" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500, along the Hazelbridge Way frontage of the subject site, to:*
 - a) *reduce the minimum allowable setback from the boundary of statutory right-of-way secured for road or park purposes from 3.0 m to 1.4 m; and*
 - b) *increase the maximum allowable projections into the required yard for balconies, from 1.0 m to 1.8 m, and for architectural features, from 0.6 m to 2.2 m.*

CARRIED

2. New Business

3.

Development Permit Panel
Wednesday, April 29, 2015

3. **Date of Next Meeting: Wednesday, May 13, 2015**

4. **Adjournment**

It was moved and seconded

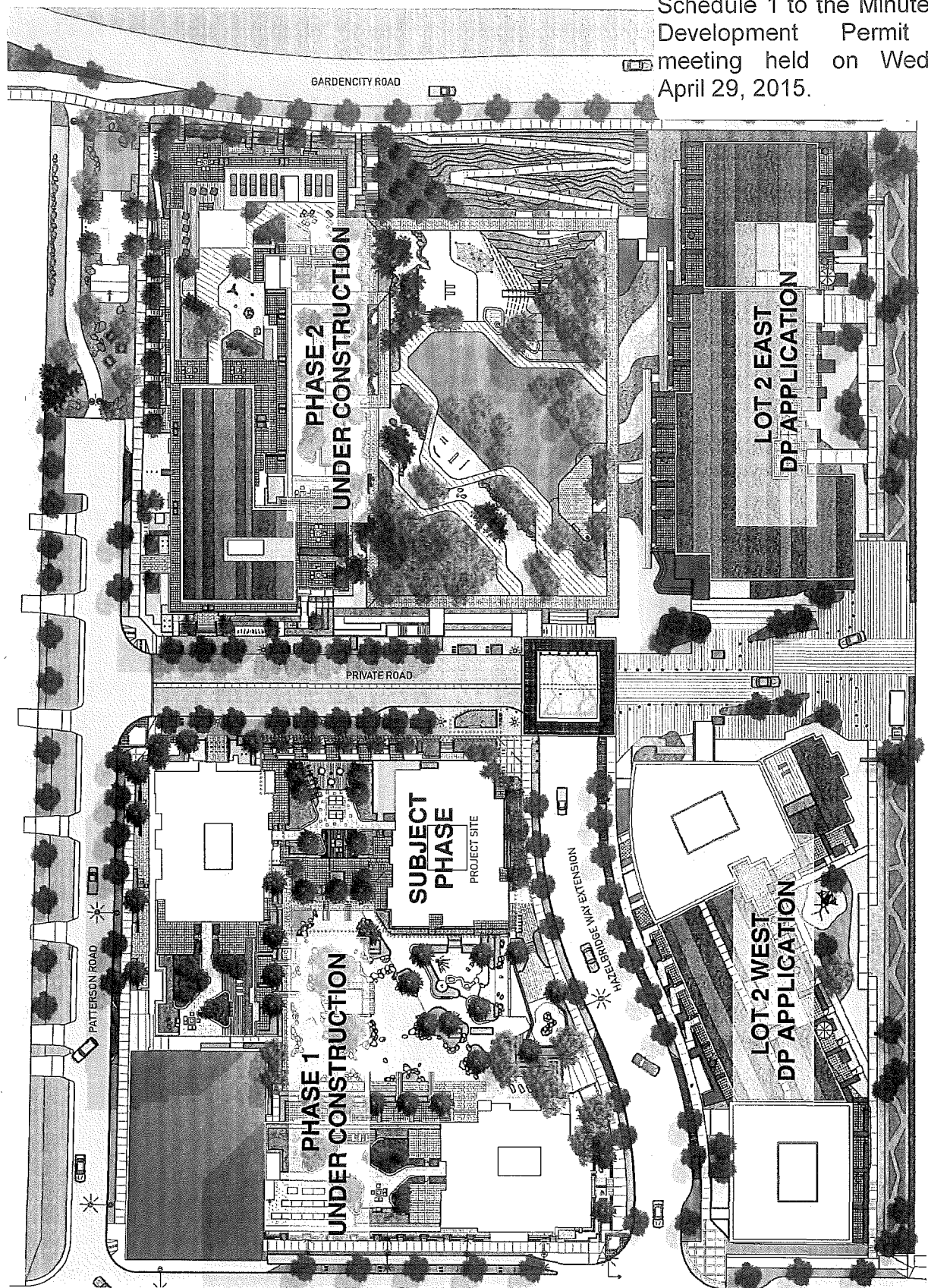
That the meeting be adjourned at 3:51 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, April 29, 2015.

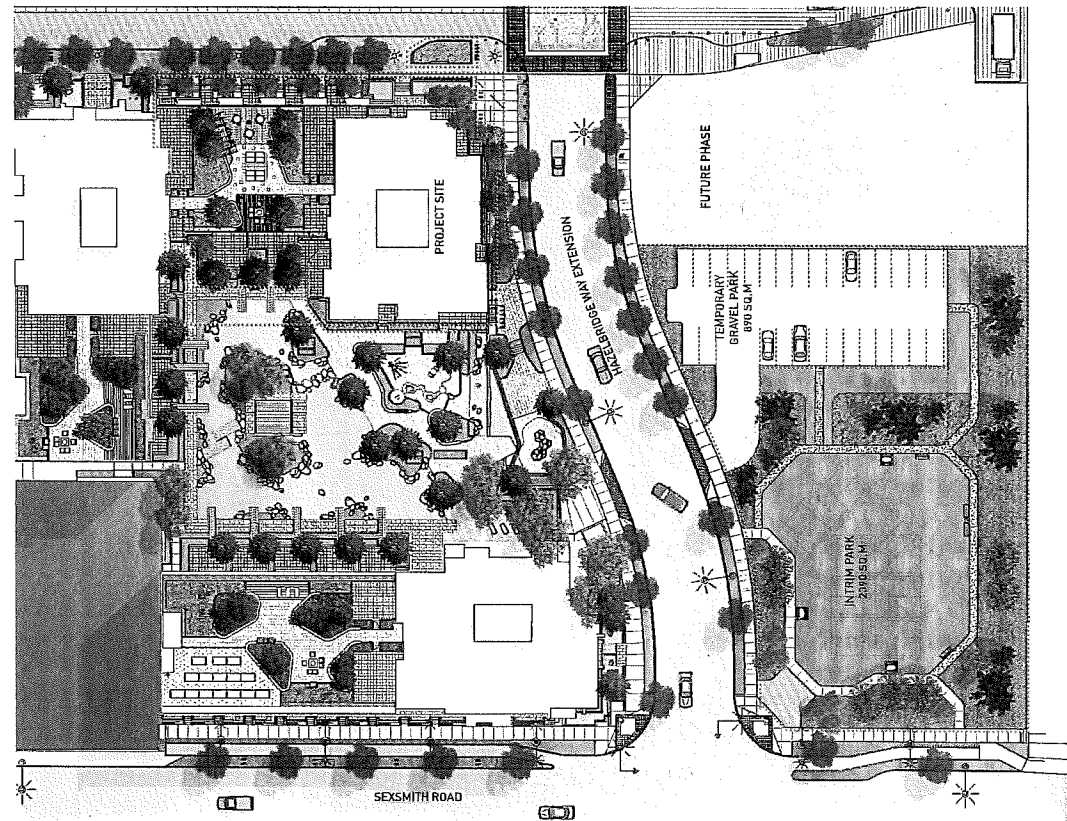
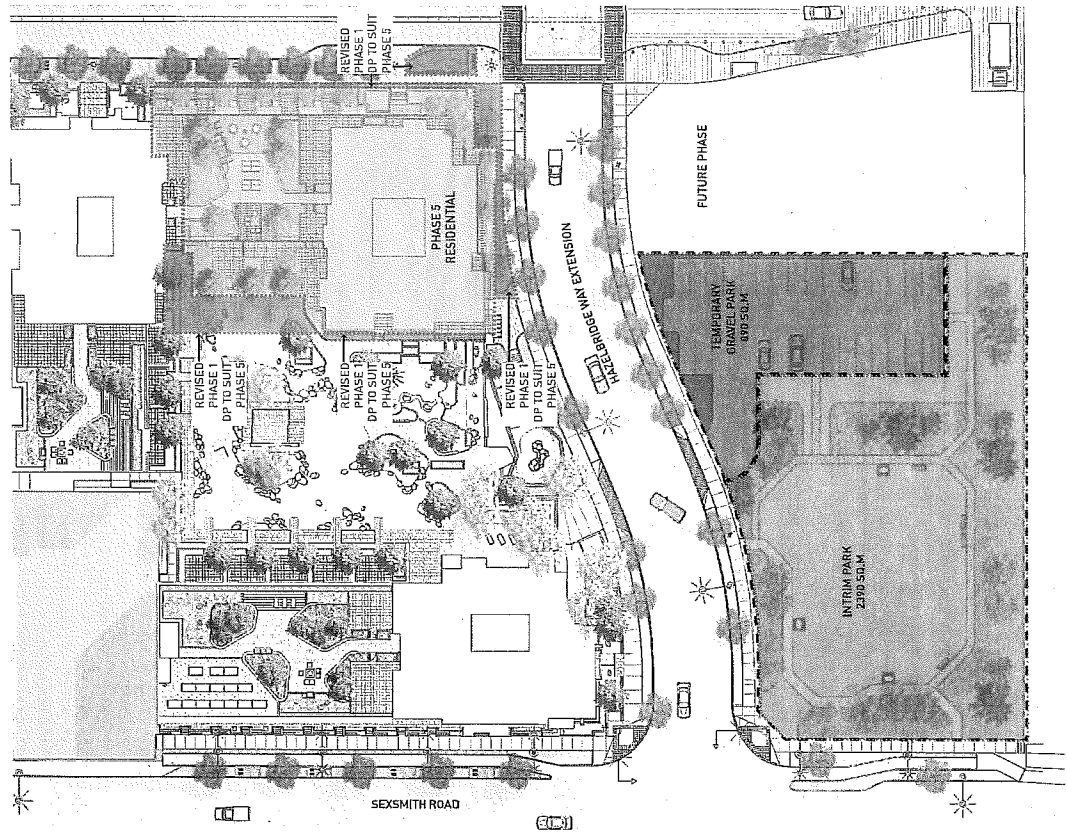
Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk



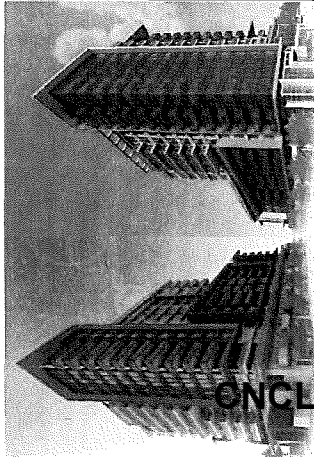
SITE PLAN

SITE PLAN



PHASE 5 DESIGN CONCEPT

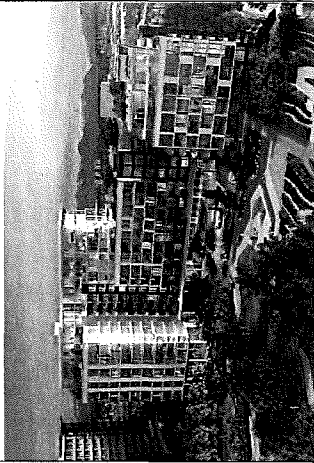
PHASE 1



FRAMED TOWER / PODIUM

Phase 1 (currently under construction) is characterized by large overhanging framing elements to articulate the towers and podiums. Amenity spaces and service areas are located on the podium and tower. Clearly delineate a base, middle, and top to the form.

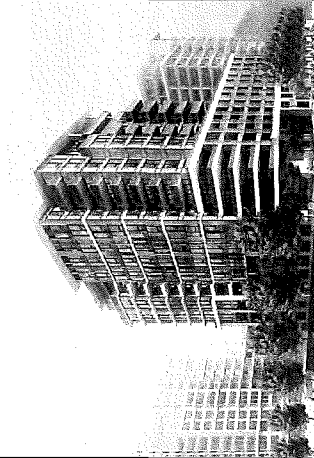
PHASE 2



STEPPED MID-RISE

Phase 2 (currently in pre-construction) departs from the tower / podium typology for a more linear, stepping mid-rise form of development. The large amenity spaces are located on the podium and tower. The podium is pressed with brick and glass while the tower's overall massing is broken down through a staggered pattern of iridescent metal panels.

PHASE 5

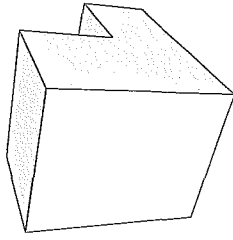
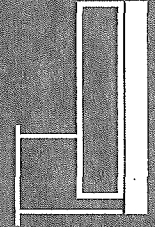
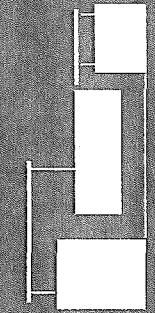
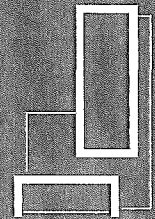


BASE - MIDDLE - TOWER

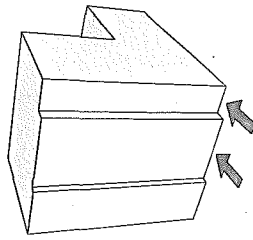
Phase 5 takes cues from both Phase 1 and 2 while establishing its own unique identity. The tower / podium typology utilized in Phase 1 is repeated here with stone used at the townhouse and lobby base.

The podium mid-section is clearly articulated through horizontal concrete upstands and vertical sunshades along the east and south. Along the west - facing the courtyard - a framing element is used around the podium to reflect the Phase 1 elements also lining the courtyard.

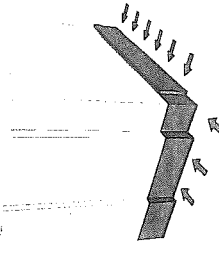
The tower volume positioned at the primary corner is further expressed through a staggered pattern of iridescent metal panel similar to the facade treatment in Phase 2. Slab extensions are used as a scaling device to further emphasize the overall composition as an interplay of a base, middle, and tower.



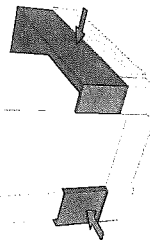
01 - ZONING FORM



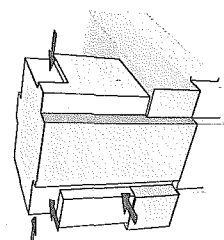
02 - SETBACKS



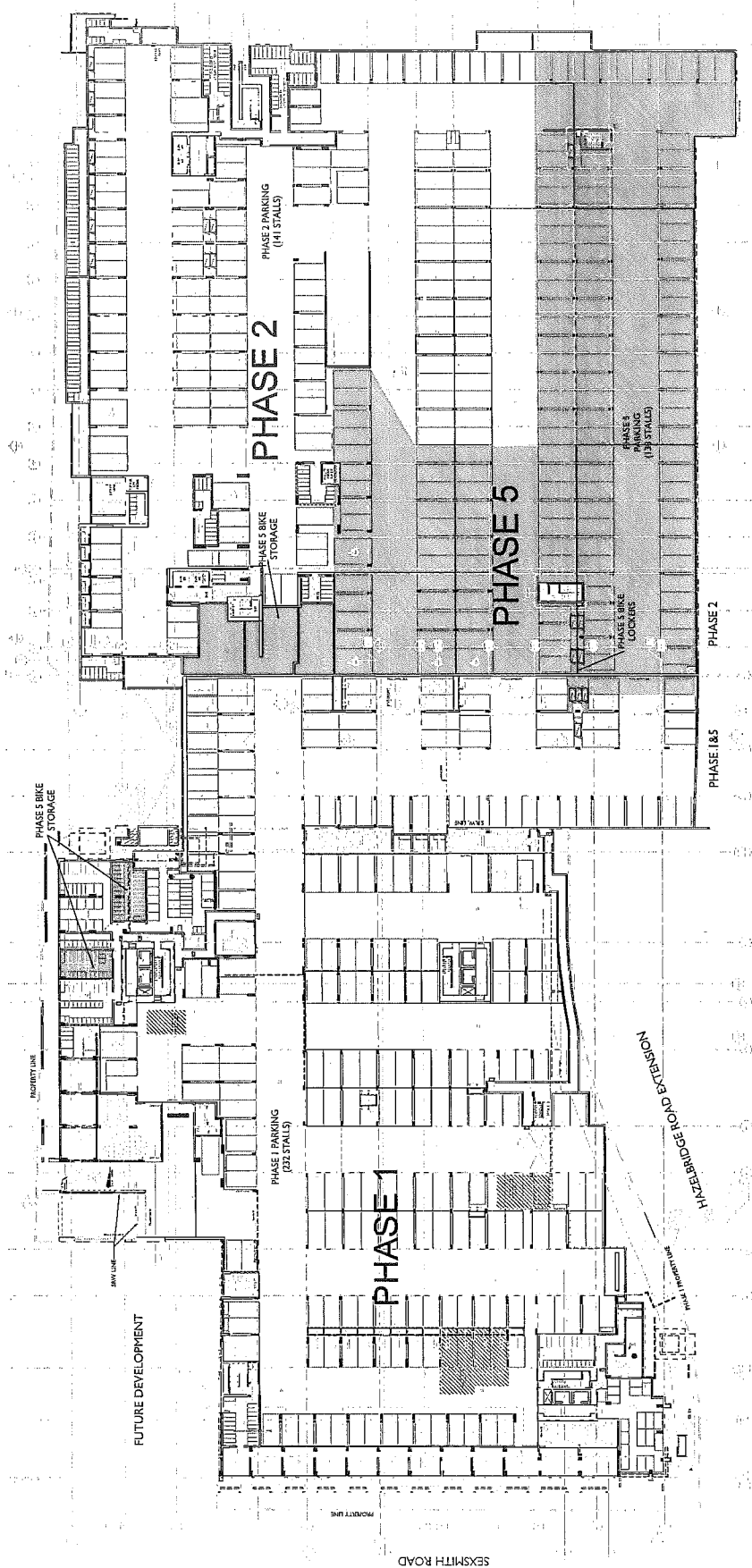
03 - BASE



04 - MIDDLE



05 - TOWER



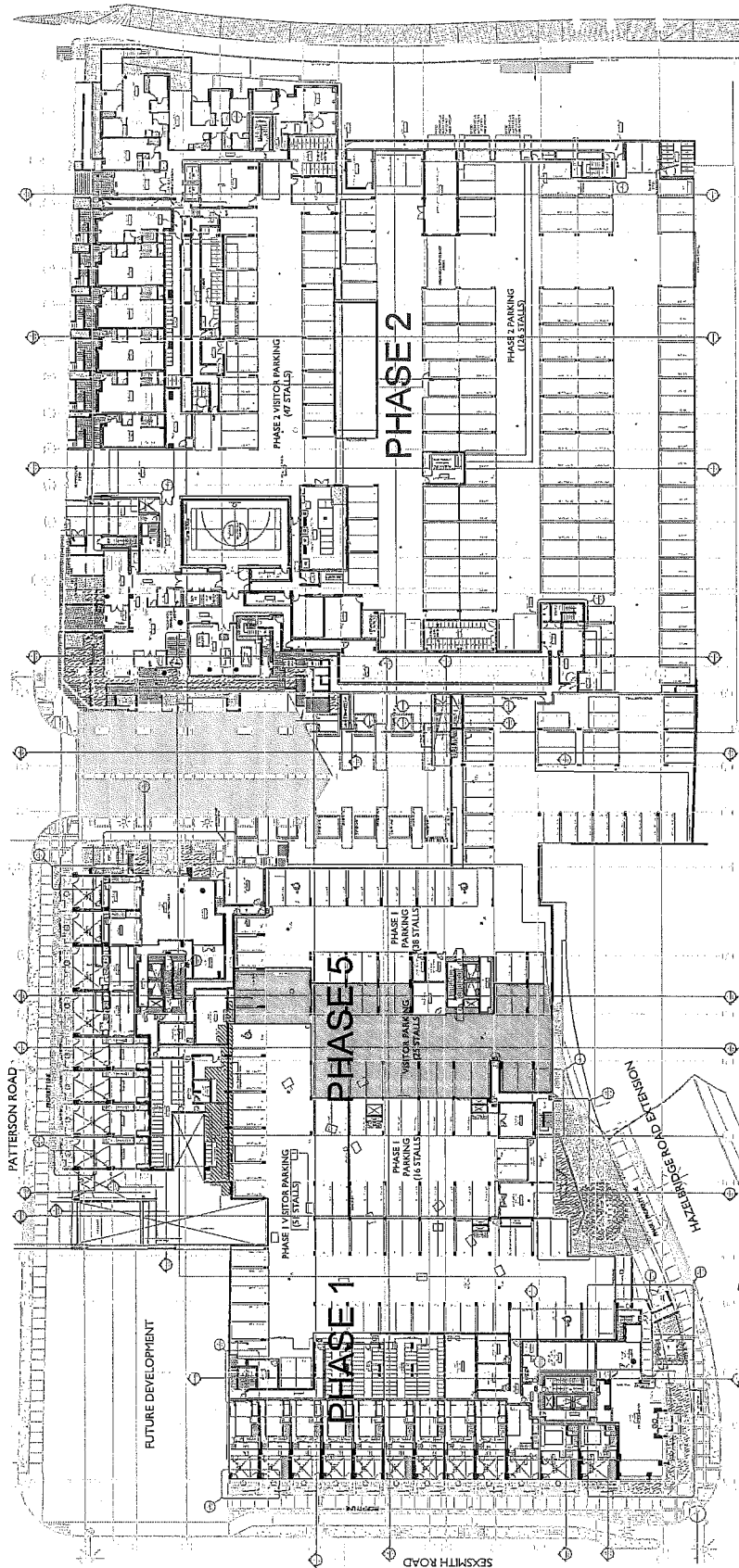
ULTIMATE PARKING

LOT 1 PERMANENT PARKING	
PHASE 1	
RESIDENTIAL	286
VISITOR	51
SUBTOTAL	337
PHASE 2	
RESIDENTIAL	267
VISITOR	47
SUBTOTAL	314
PHASE 5	
RESIDENTIAL	198
VISITOR	25
SUBTOTAL	223
TOTAL	874

INTERIM PARKING

LOT 1 ONSITE PARKING	
PHASE 1	
RESIDENTIAL	252
VISITOR	51
TRANSITIONAL	34
SUBTOTAL	337
PHASE 2	
RESIDENTIAL	239
VISITOR	47
TRANSITIONAL	34
SUBTOTAL	314
PHASE 5	
RESIDENTIAL	122
VISITOR	25
TRANSITIONAL	16
SUBTOTAL	163
TOTAL	814

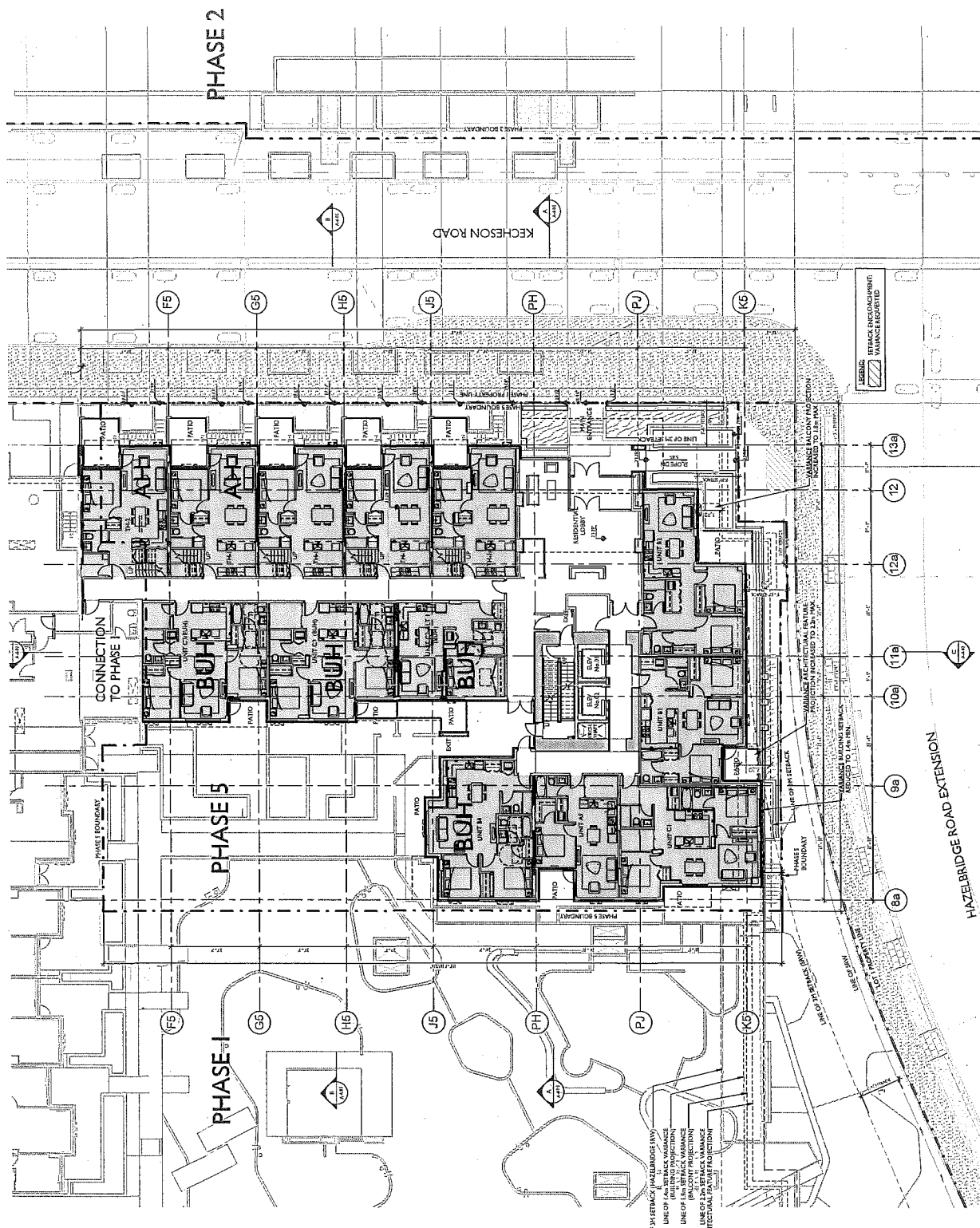
LOT 1 TOTAL PARKING	
PHASE 1	
ONSITE	337
OFFSITE	12
SUBTOTAL	349
PHASE 2	
ONSITE	314
OFFSITE	11
SUBTOTAL	325
PHASE 5	
ONSITE	163
OFFSITE	7
SUBTOTAL	170
TOTAL	844



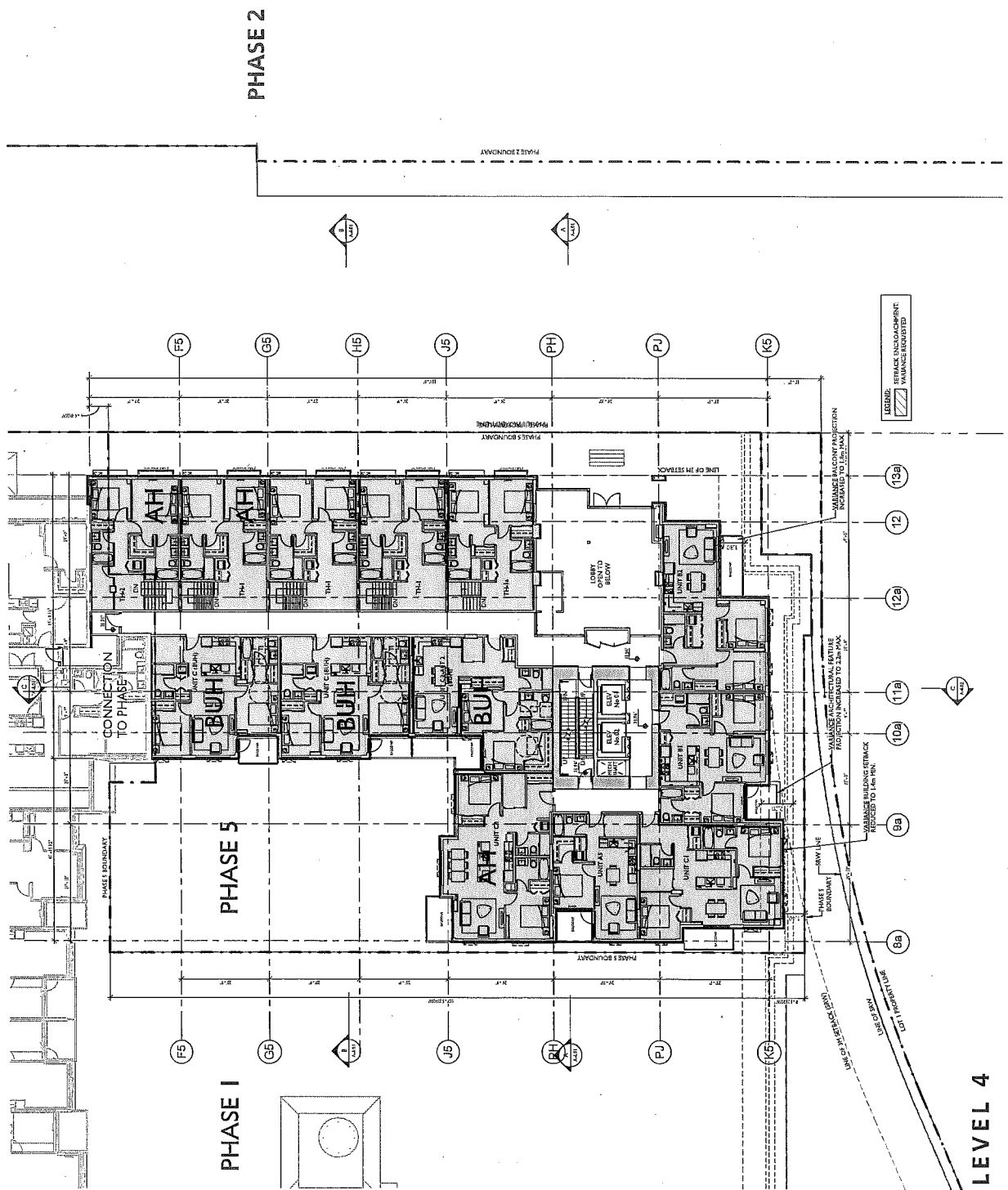
LOT 1 PERMANENT PARKING		
PHASE 1		
RESIDENTIAL	186	
VISITOR	31	
SUBTOTAL	317	
PHASE 2		
RESIDENTIAL	267	
VISITOR	47	
SUBTOTAL	314	
PHASE 5		
RESIDENTIAL	138	
VISITOR	25	
SUBTOTAL	163	
TOTAL	834	

LOT 1 TOTAL PARKING		
PHASE 1		
ON-SITE	337	
OFF-SITE	22	
SUBTOTAL	359	
PHASE 2		
ON-SITE	314	
OFF-SITE	11	
SUBTOTAL	325	
PHASE 5		
ON-SITE	163	
OFF-SITE	7	
SUBTOTAL	170	
TOTAL	854	

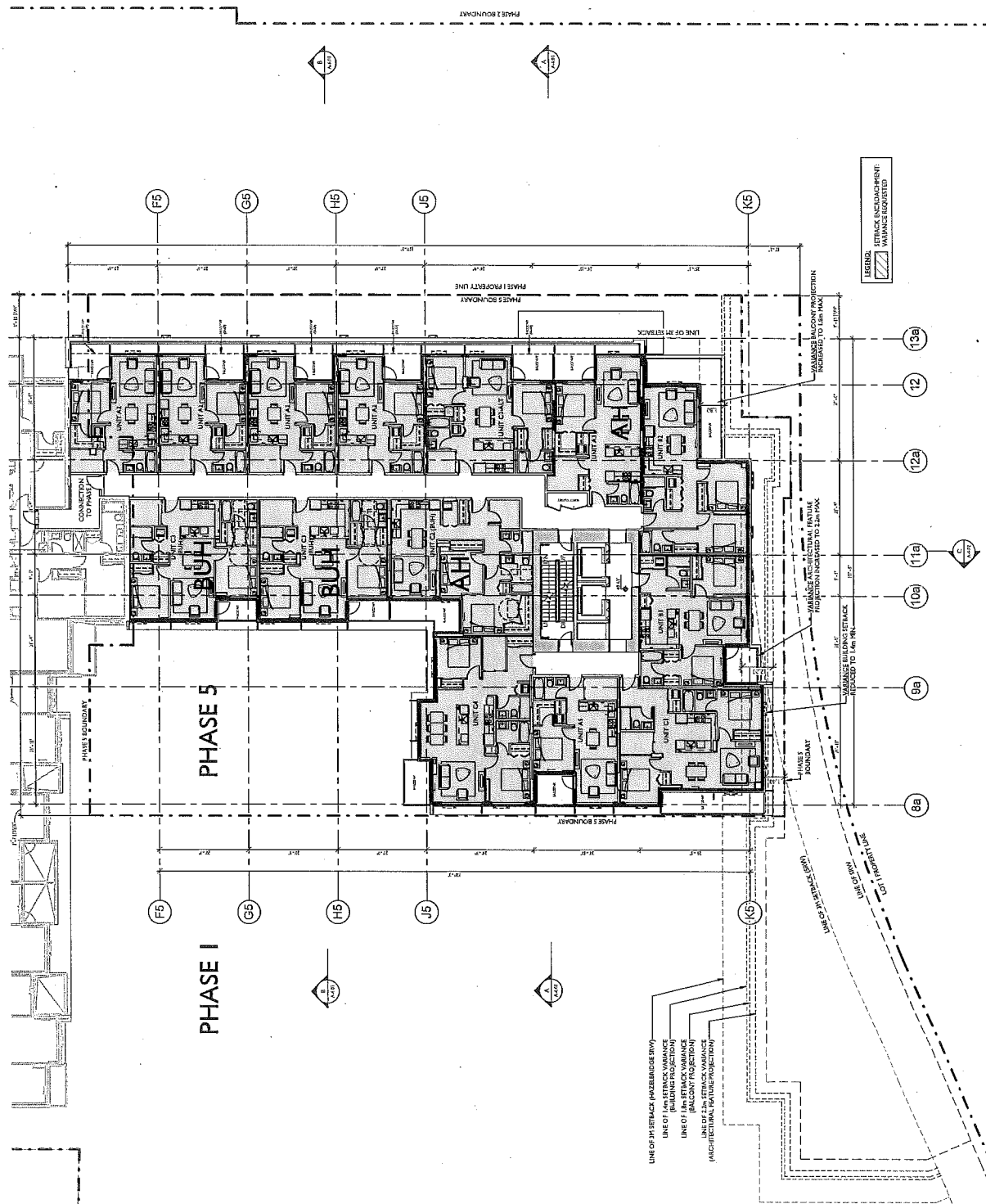
LOT 1 ON-SITE PARKING		
PHASE 1		
RESIDENTIAL	252	
VISITOR	51	
TRANSITIONAL	34	
SUBTOTAL	337	
PHASE 2		
RESIDENTIAL	283	
VISITOR	47	
TRANSITIONAL	34	
SUBTOTAL	364	
PHASE 5		
RESIDENTIAL	122	
VISITOR	26	
TRANSITIONAL	15	
SUBTOTAL	163	
TOTAL	864	



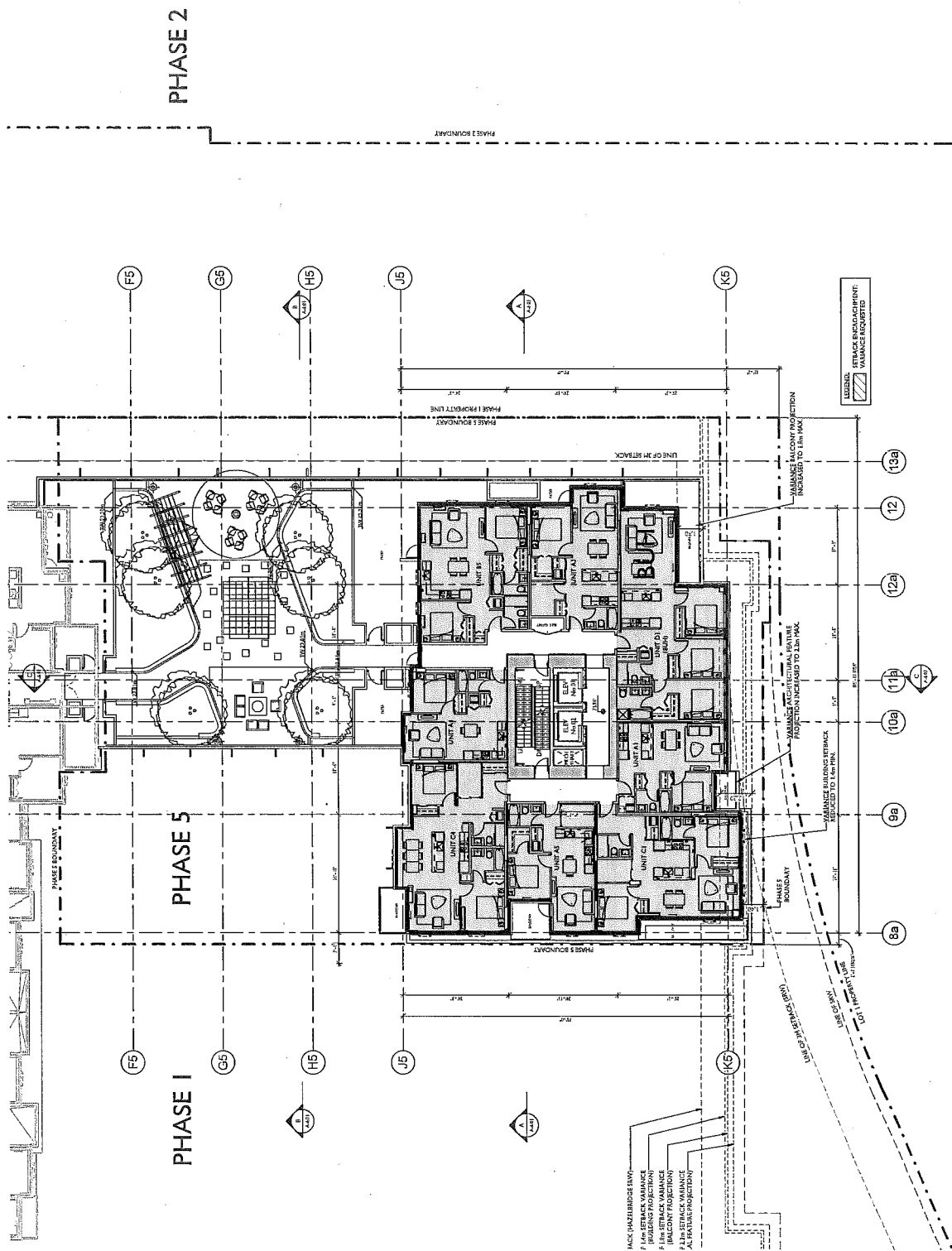
LEVEL 3



PHASE 2



LEVELS 5-8

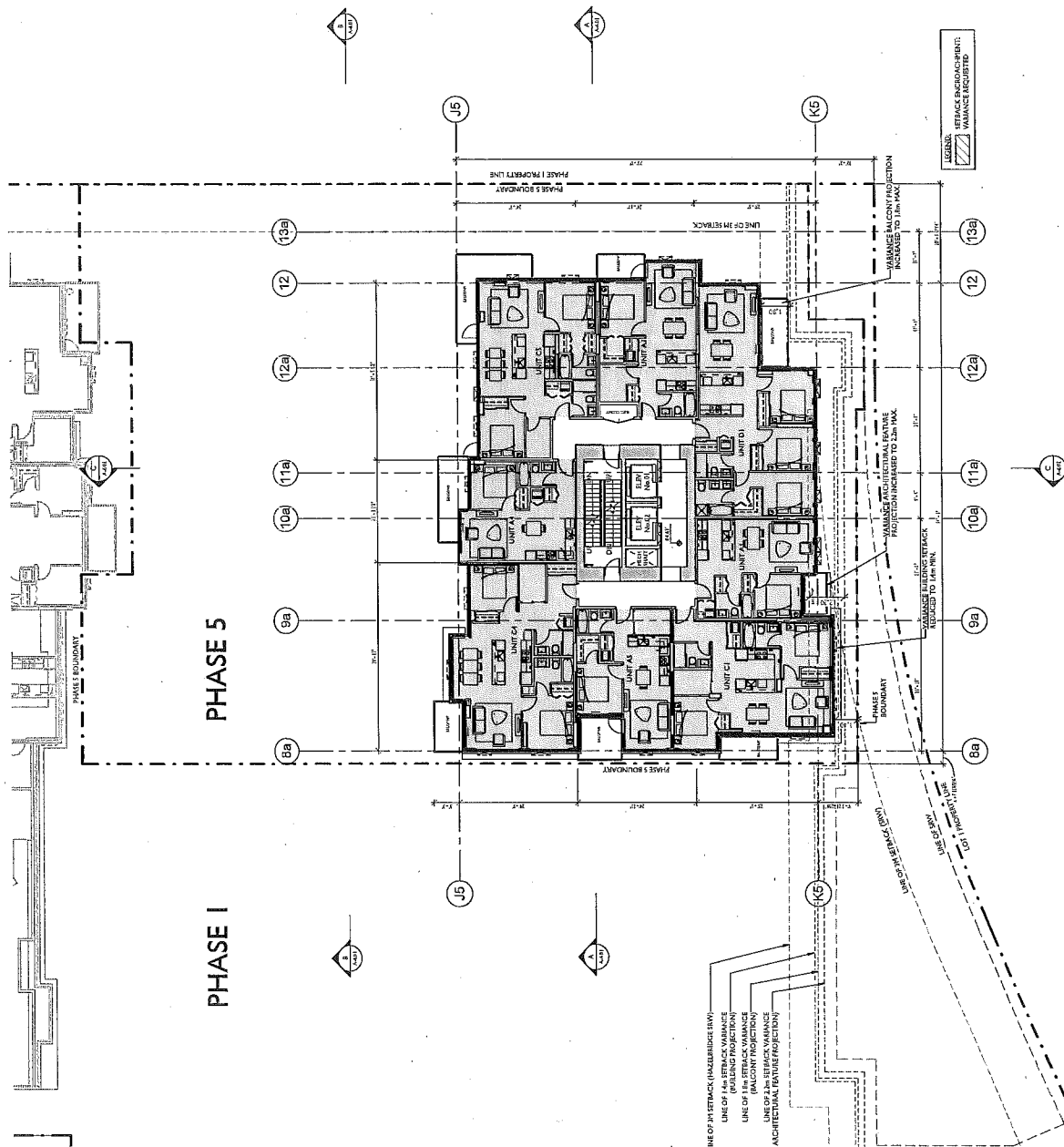


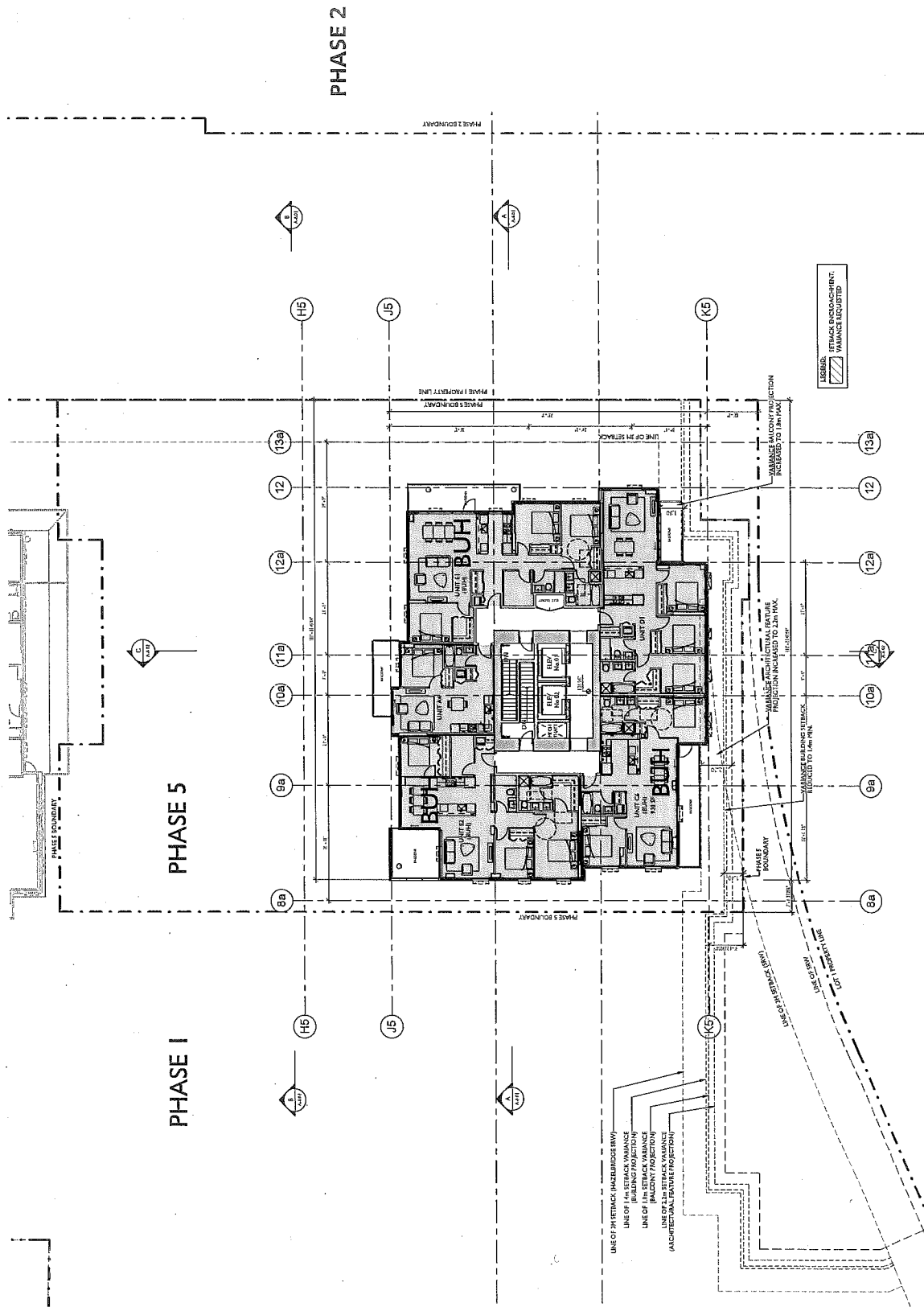
PHASE 2

PHASE 5

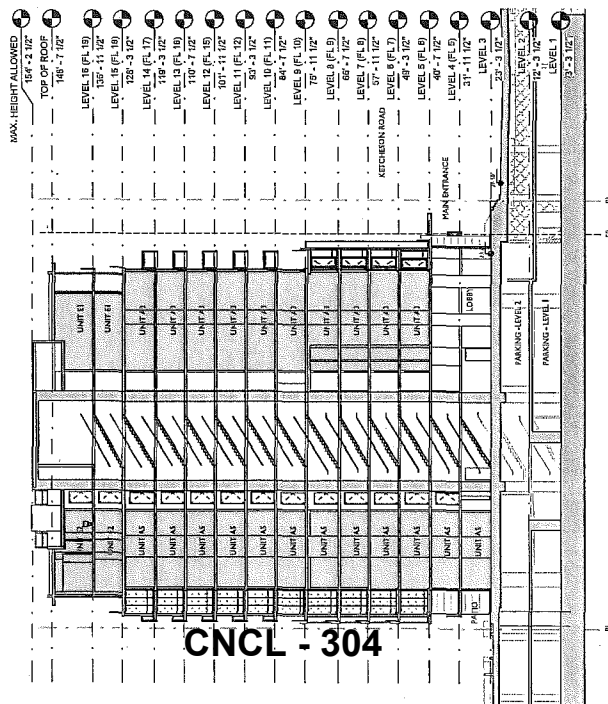
PHASE I

LEVELS 10-14

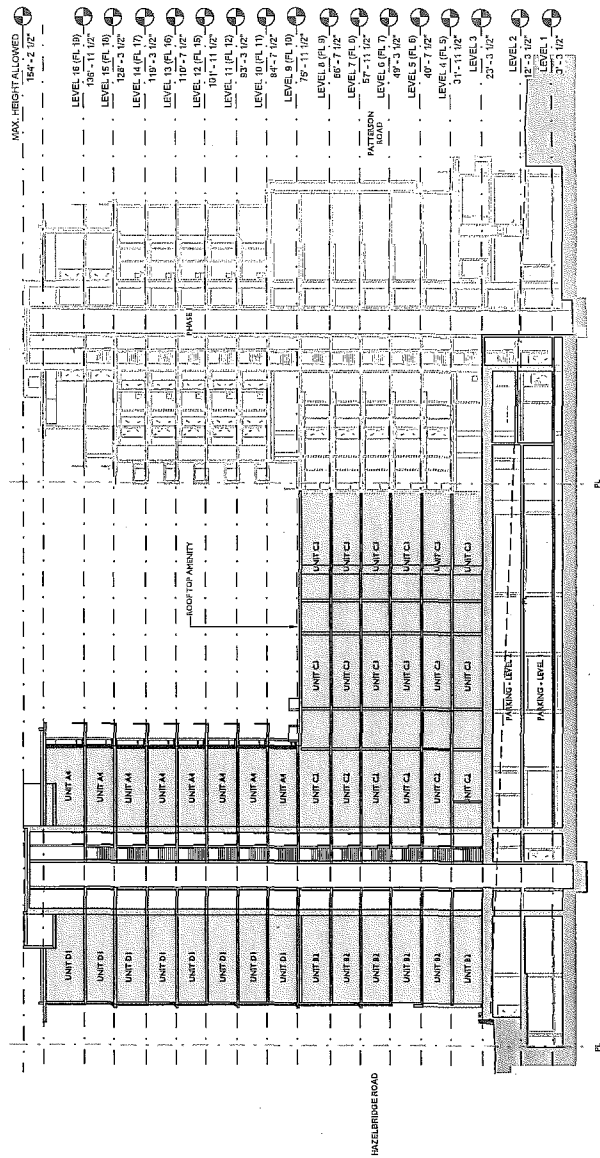




SECTIONS



SECTION A



SECTION C

ELEVATIONS

Max. Height Allowed
154'-2 1/2"

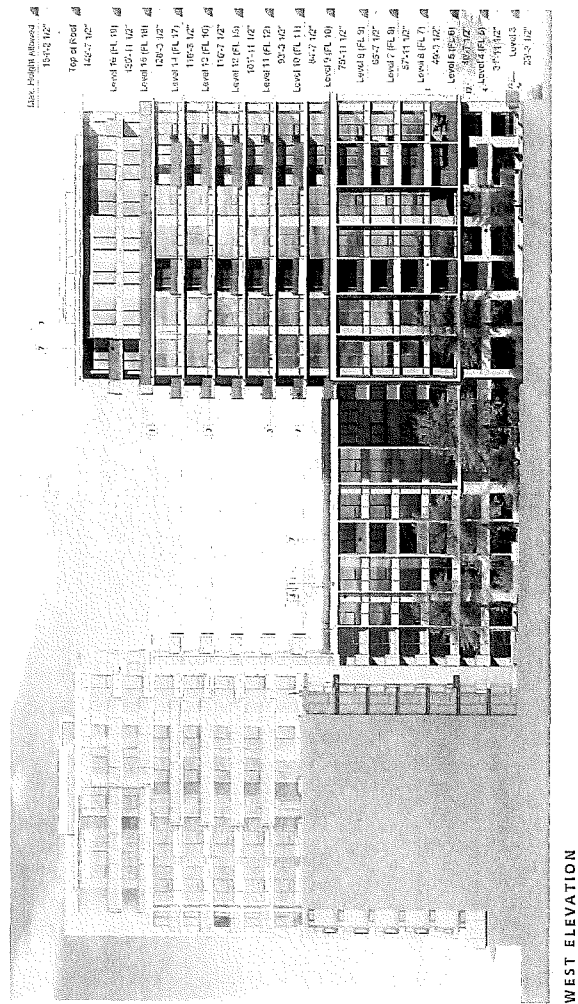
- Level 19 (PL 19)
- 150'-11 1/2"
- Level 18 (PL 18)
- 139'-3 1/2"
- Level 14 (PL 17)
- 119'-3 1/2"
- Level 13 (PL 16)
- 110'-7 1/2"
- Level 12 (PL 15)
- 101'-11 1/2"
- Level 11 (PL 12)
- 93'-3 1/2"
- Level 10 (PL 11)
- 84'-7 1/2"
- Level 9 (PL 10)
- 75'-11 1/2"
- Level 8 (PL 9)
- 66'-7 1/2"
- Level 7 (PL 8)
- 57'-11 1/2"
- Level 6 (PL 7)
- 48'-3 1/2"
- Level 5 (PL 6)
- 39'-7 1/2"
- Level 4 (PL 5)
- 30'-11 1/2"
- Level 3
- 22'-3 1/2"

EAST ELEVATION

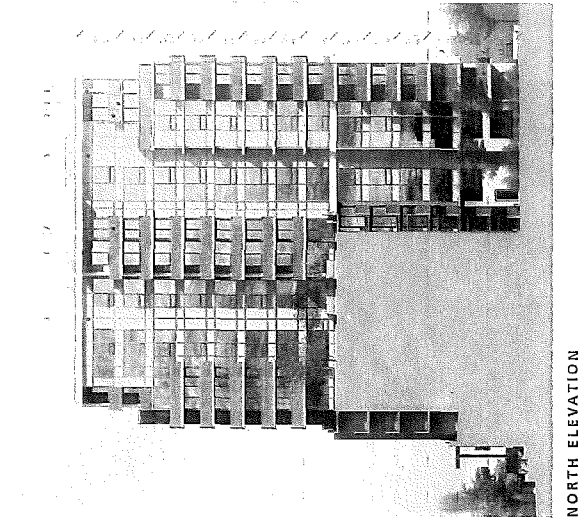
- Top of Roof
- Level 19 (PL 19)
- 150'-11 1/2"
- Level 18 (PL 18)
- 139'-3 1/2"
- Level 14 (PL 17)
- 119'-3 1/2"
- Level 13 (PL 16)
- 110'-7 1/2"
- Level 12 (PL 15)
- 101'-11 1/2"
- Level 11 (PL 12)
- 93'-3 1/2"
- Level 10 (PL 11)
- 84'-7 1/2"
- Level 9 (PL 10)
- 75'-11 1/2"
- Level 8 (PL 9)
- 66'-7 1/2"
- Level 7 (PL 8)
- 57'-11 1/2"
- Level 6 (PL 7)
- 48'-3 1/2"
- Level 5 (PL 6)
- 39'-7 1/2"
- Level 4 (PL 5)
- 30'-11 1/2"
- Level 3
- 22'-3 1/2"

SOUTH ELEVATION

ELEVATIONS

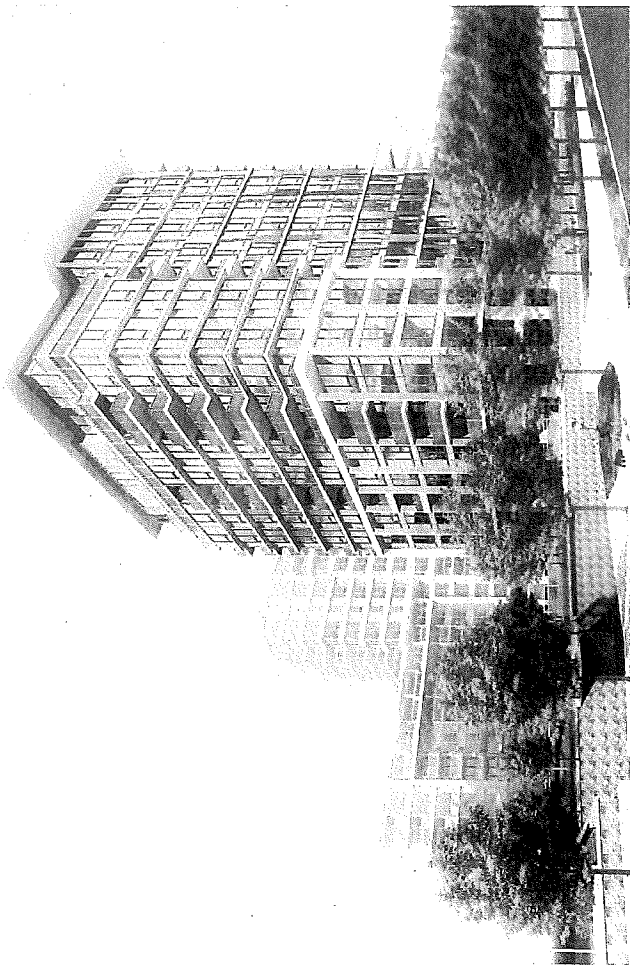


WEST ELEVATION

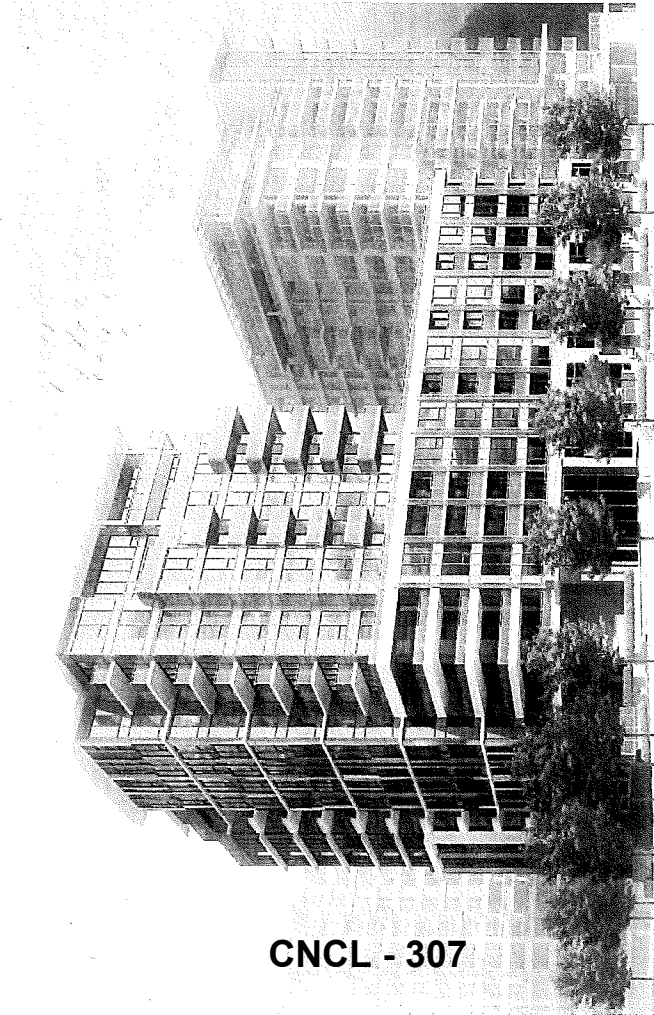


NORTH ELEVATION

RENDERINGS



VIEW FROM SOUTHWEST

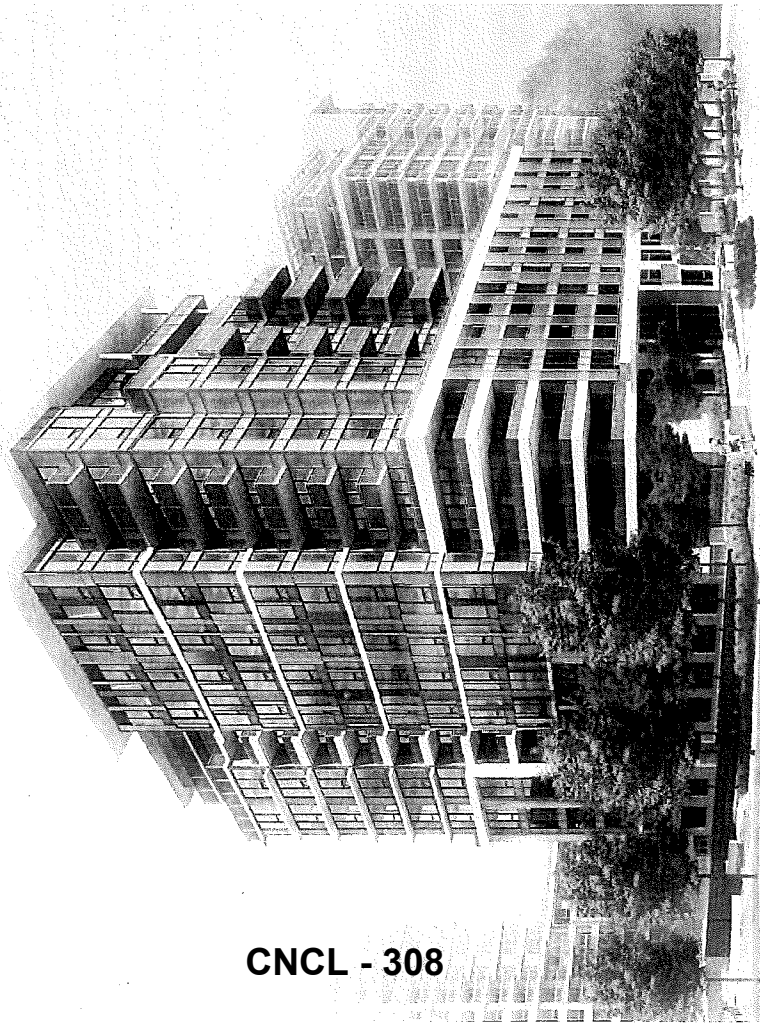


VIEW FROM EAST





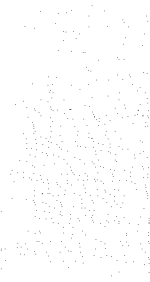


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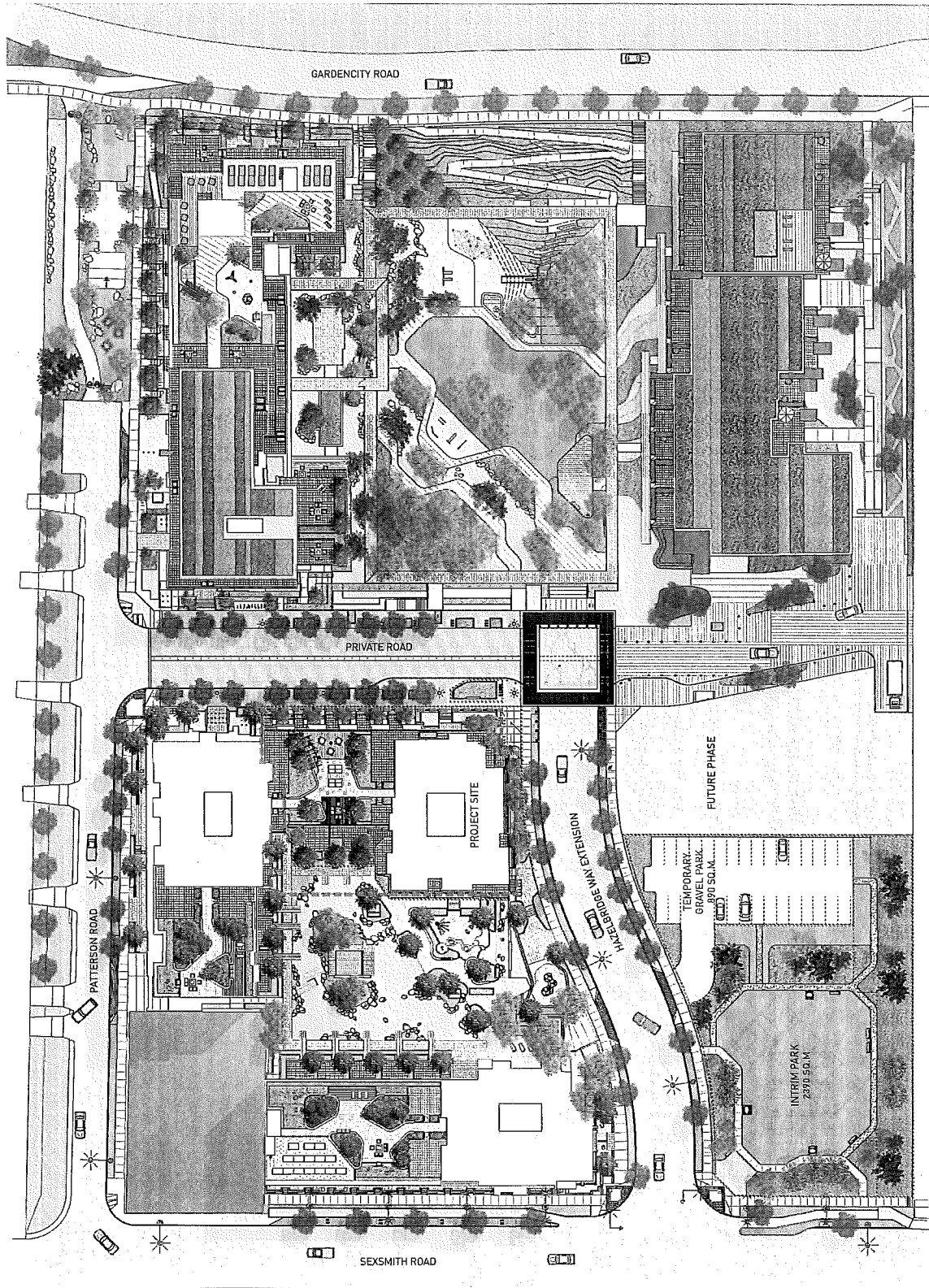
MATERIALS

CNCL - 308



VIEW FROM SOUTHEAST

TOWER	SPECTRA METAL PANEL		AMAZON
	SPECTRA METAL PANEL		SAKURA
	MULLIONS		SILVER
	SPANDREL		GP CHARLESTON CL3172W
MIDDLE	VERTICAL SUNSHADES		SILVER
	PAINTED CONCRETE		BM CC-30 OXFORD WHITE
BASE	STONE		ARRISCRAFT MONTECITO



CNCL - 309

CONCORD
PACIFIC

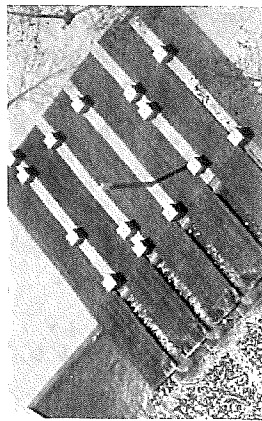
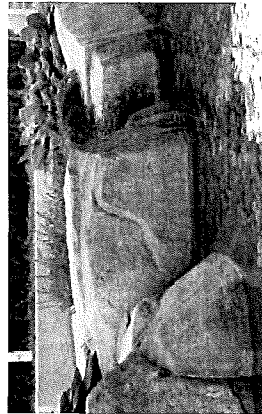
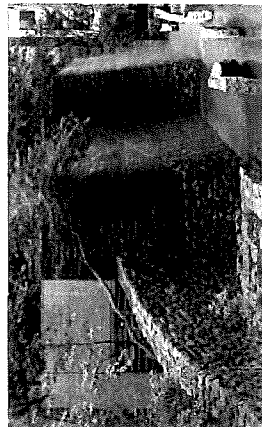
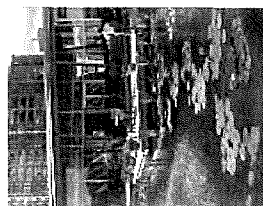
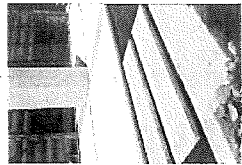
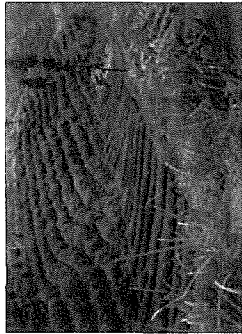
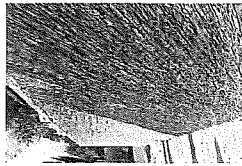
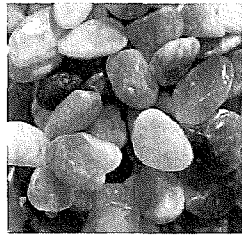
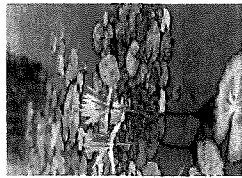
GBL ARCHITECTS

PWL Partnership

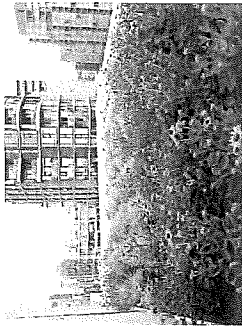
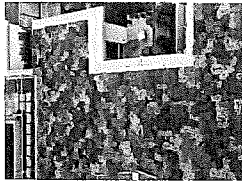
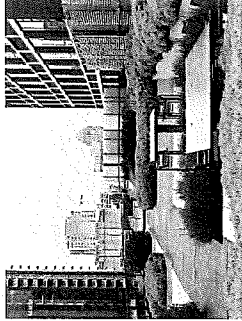
Site Plan
April 2016

Concord Garden Phase V
Richmond, BC

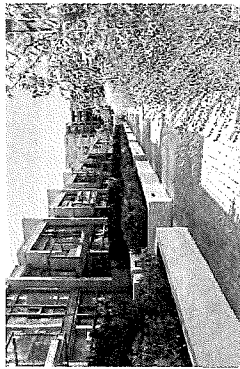
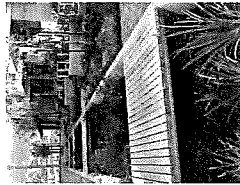
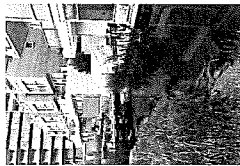
inspiration



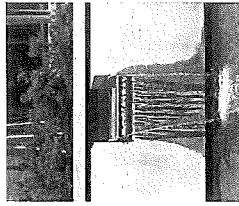
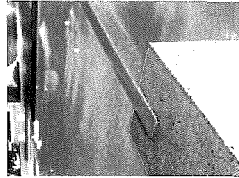
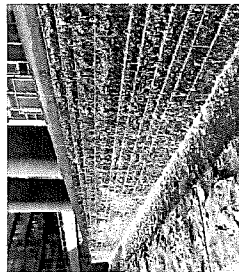
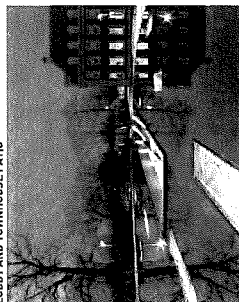
ROOFTOP GARDEN



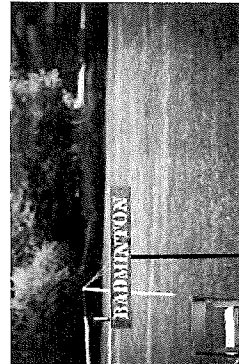
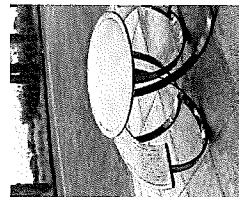
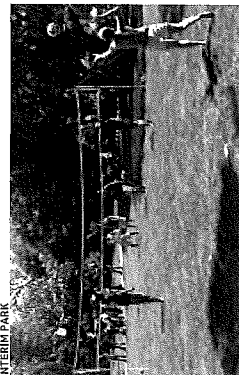
COURTYARD WATER FEATURE AND TOWNHOUSE PATIO



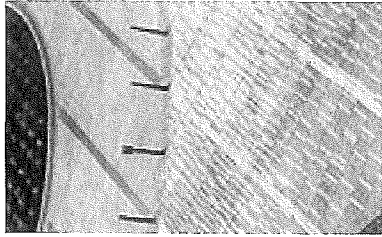
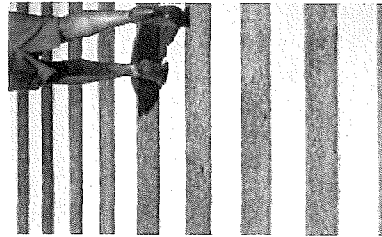
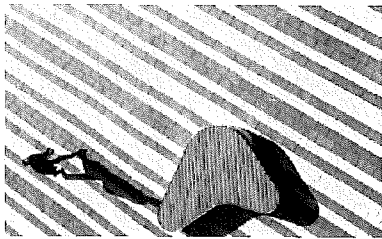
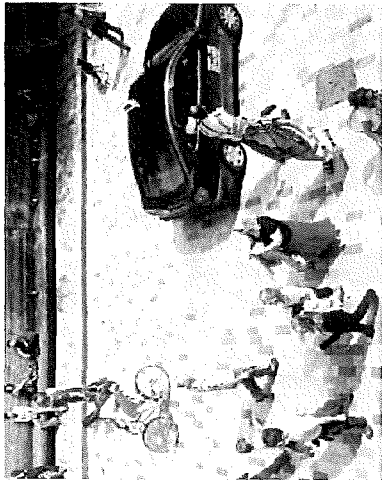
LOBBY AND TOWNHOUSE PATIO



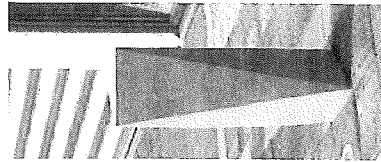
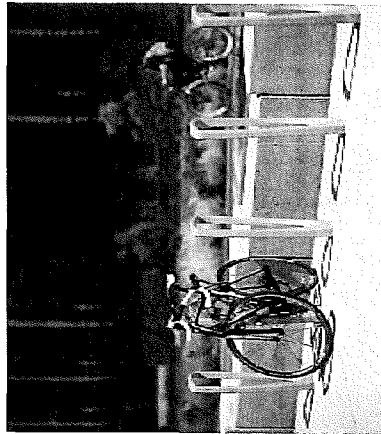
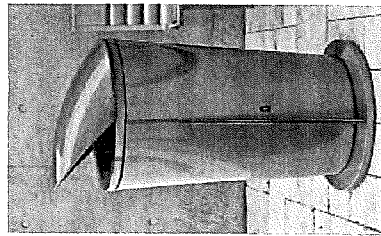
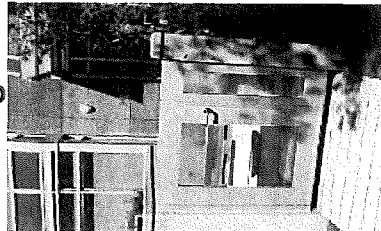
INTERIM PARK



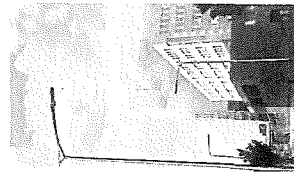
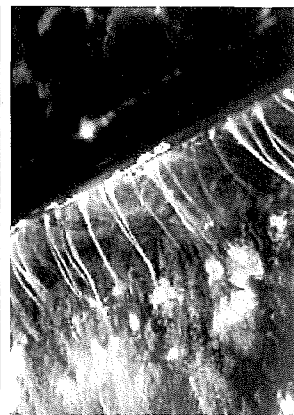
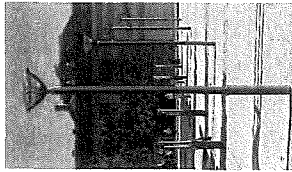
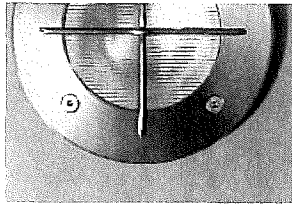
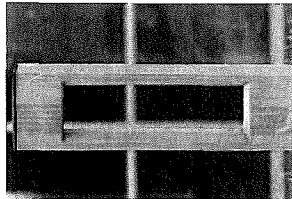
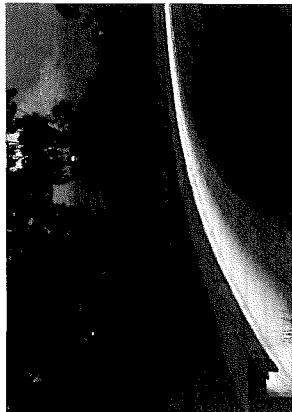
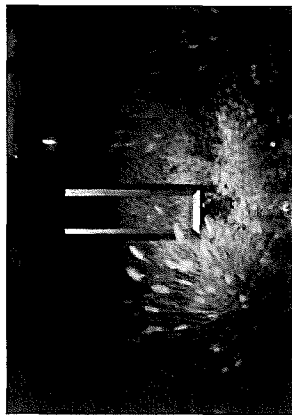
paving



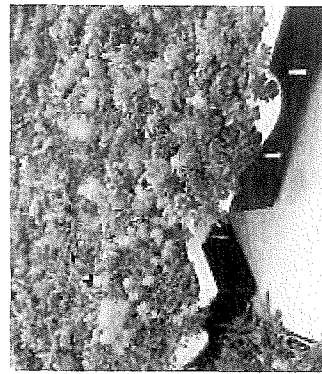
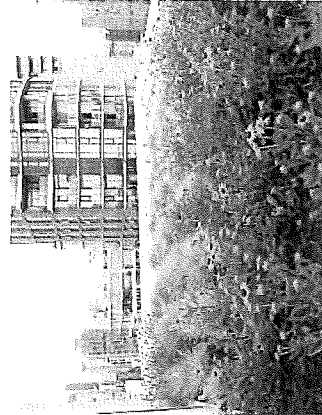
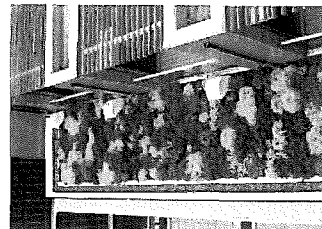
furnishings

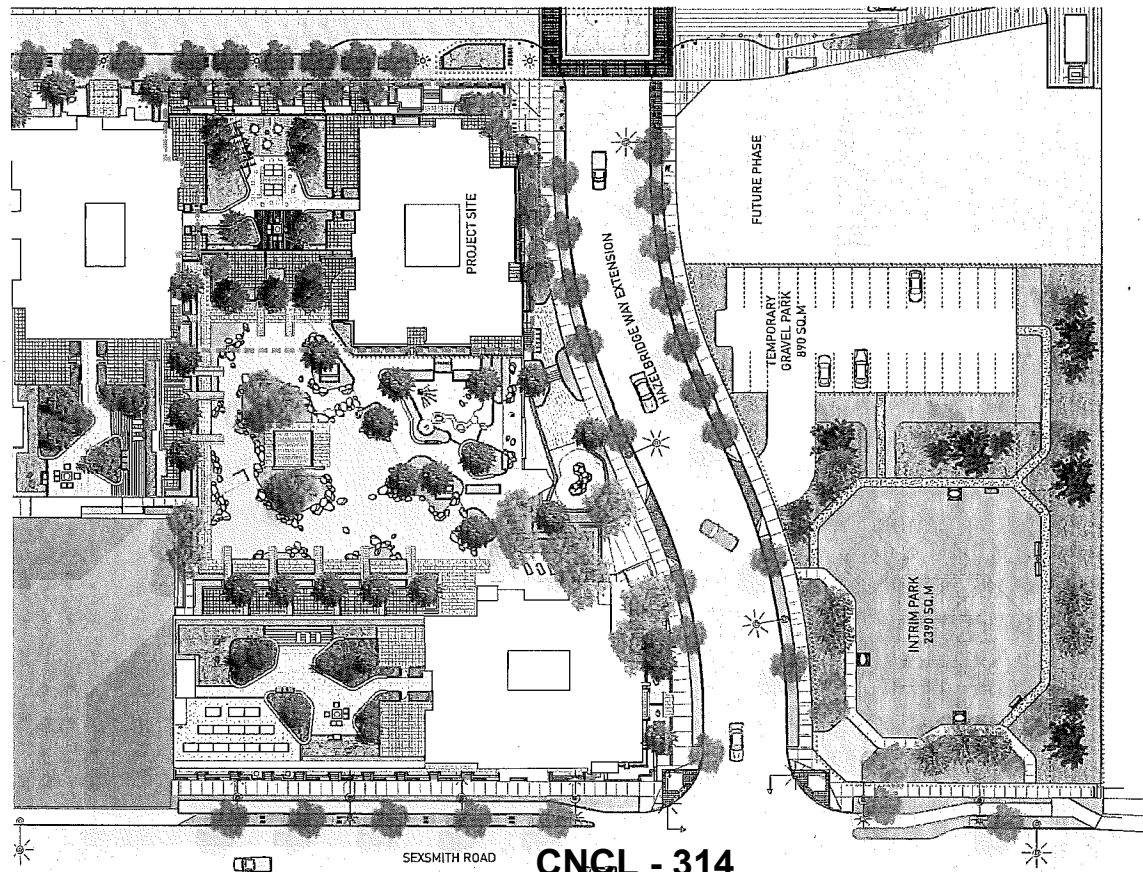
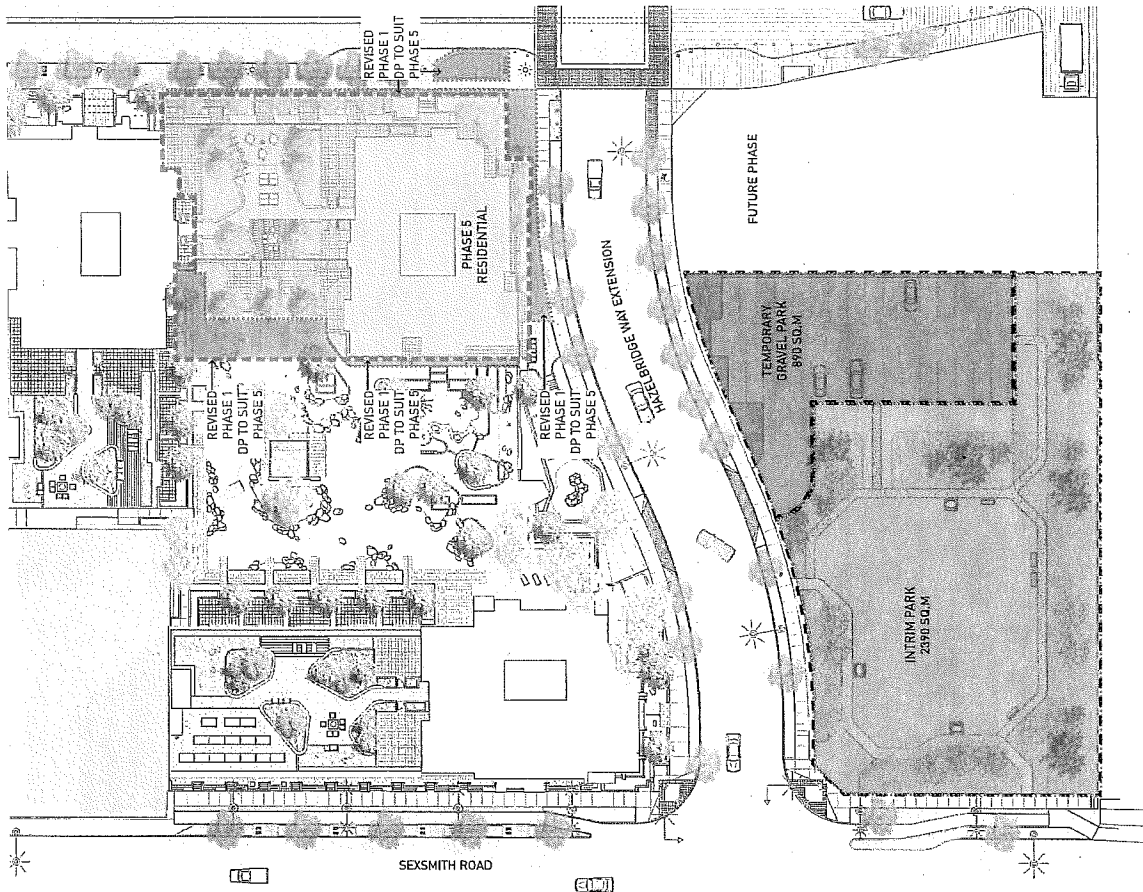


lighting



green roofs





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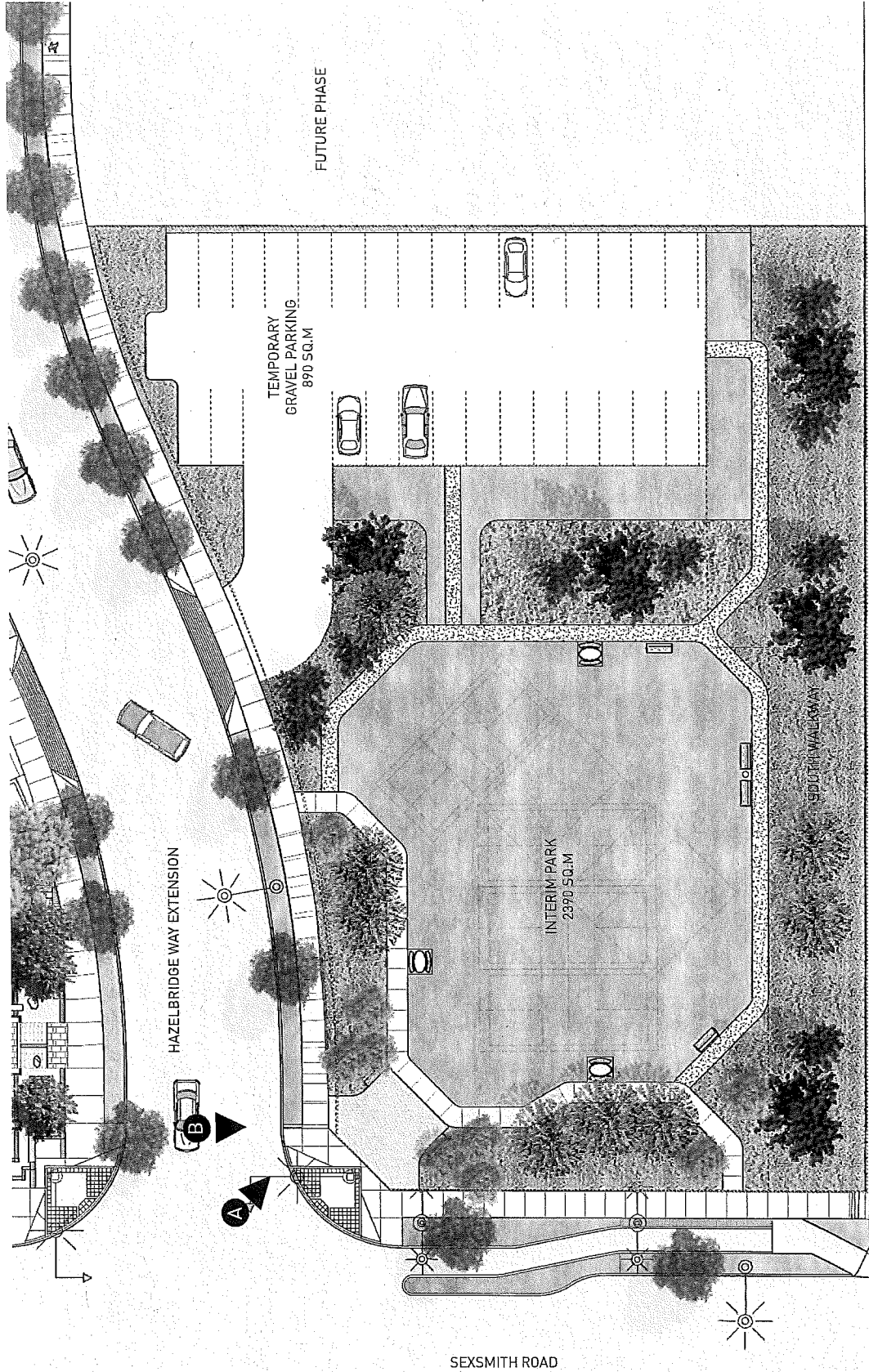
CONCORD
PACIFIC

GBL ARCHITECTS

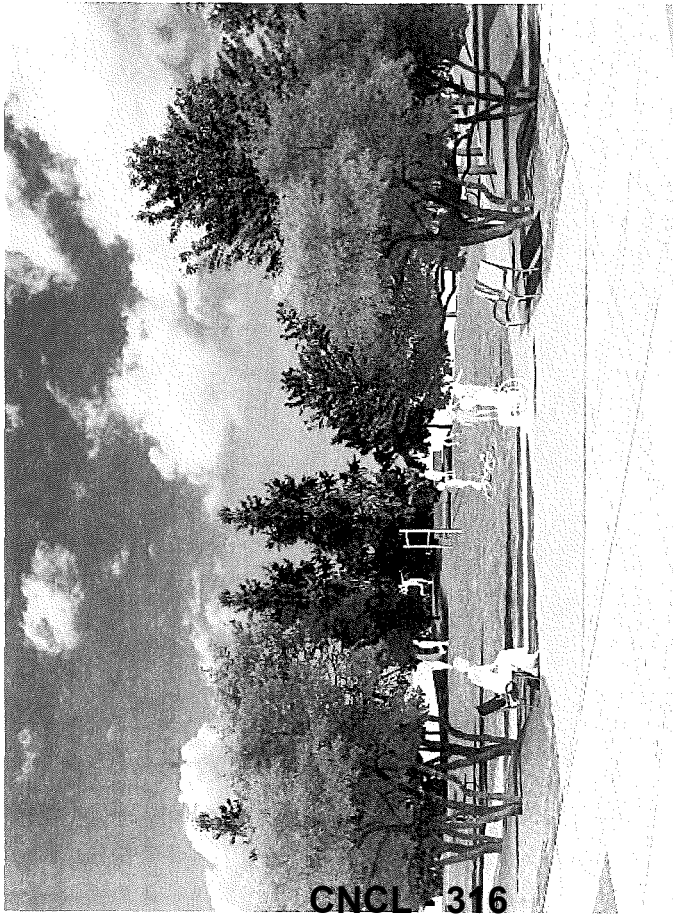
PWL partnership

Site Plan
601-2315

Concord Garden Phase V
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



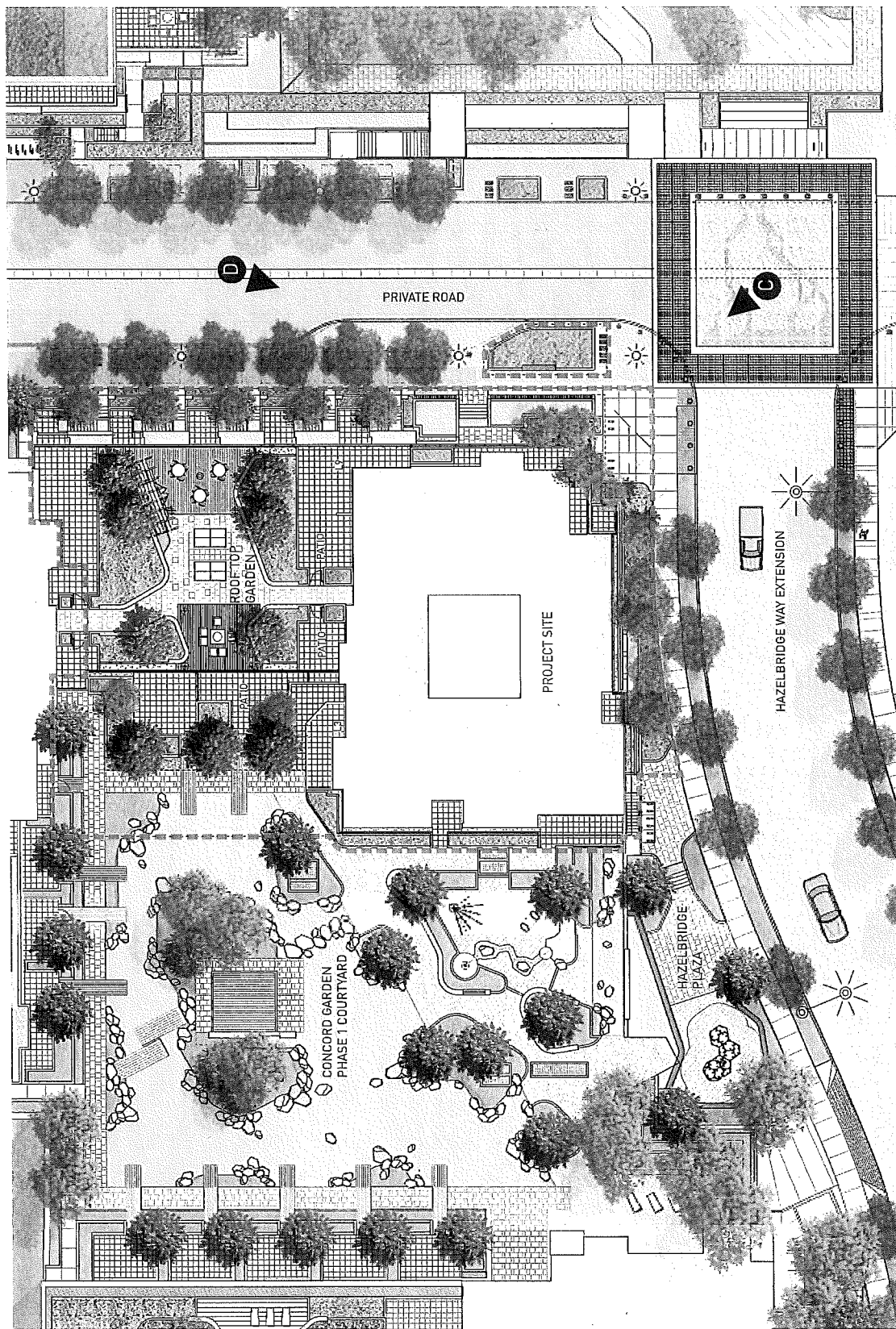
CNCL - 315



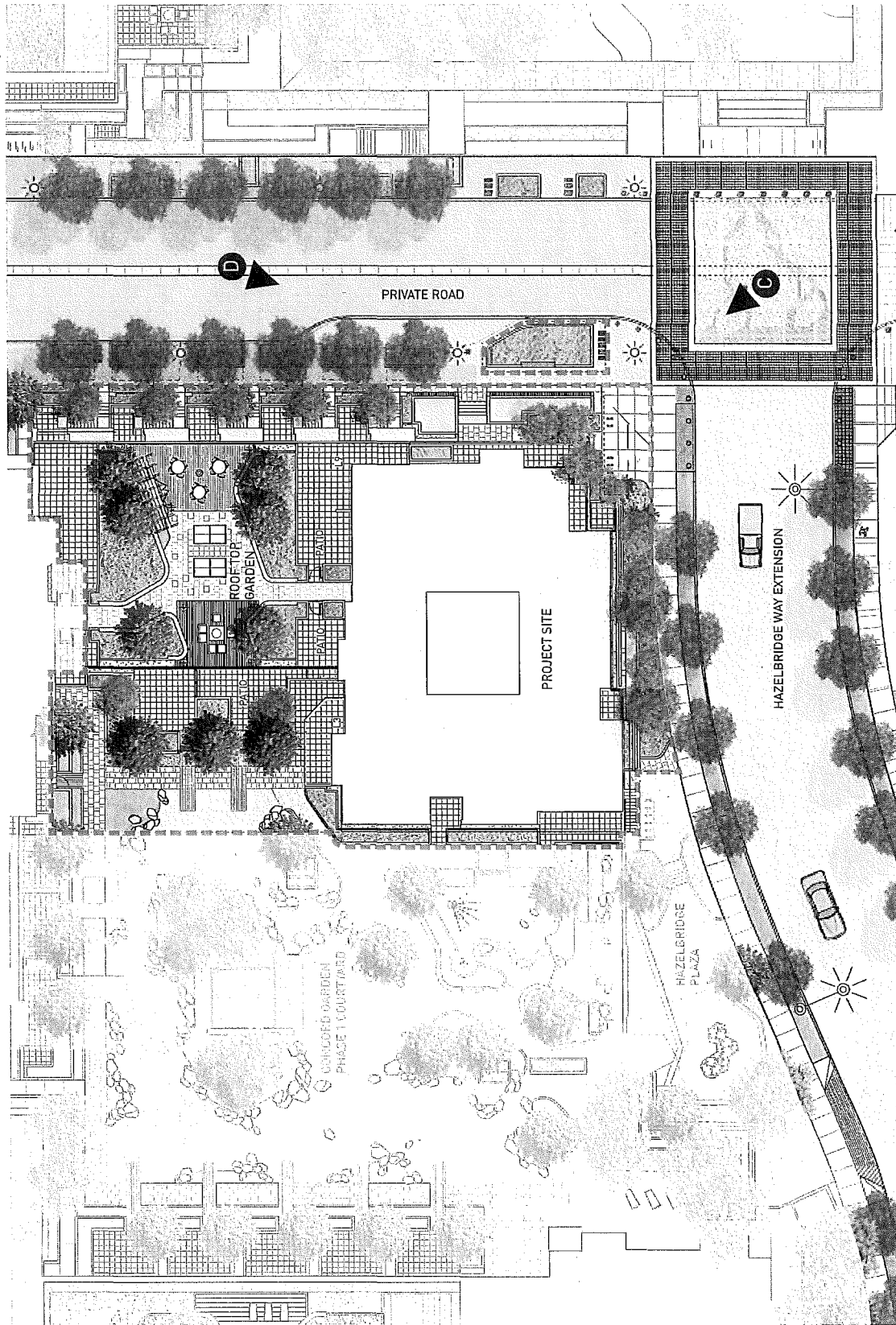
PERSPECTIVE A: INTERIM PARK ENTRY



PERSPECTIVE B: BIRD'S EYE VIEW OF INTERIM PARK FROM PHASE 1 BUILDING



CNCL - 317



CNCL - 318

CONCORD
PACIFIC

GBL ARCHITECTS

PWL partnership

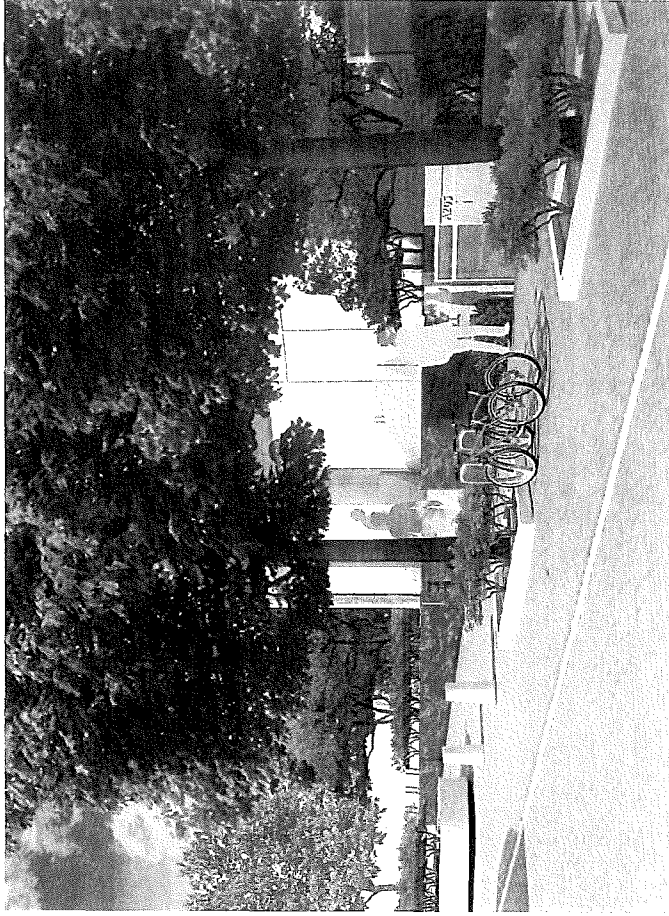
NTS

Phase 5 Landscape Plan
April, 2015

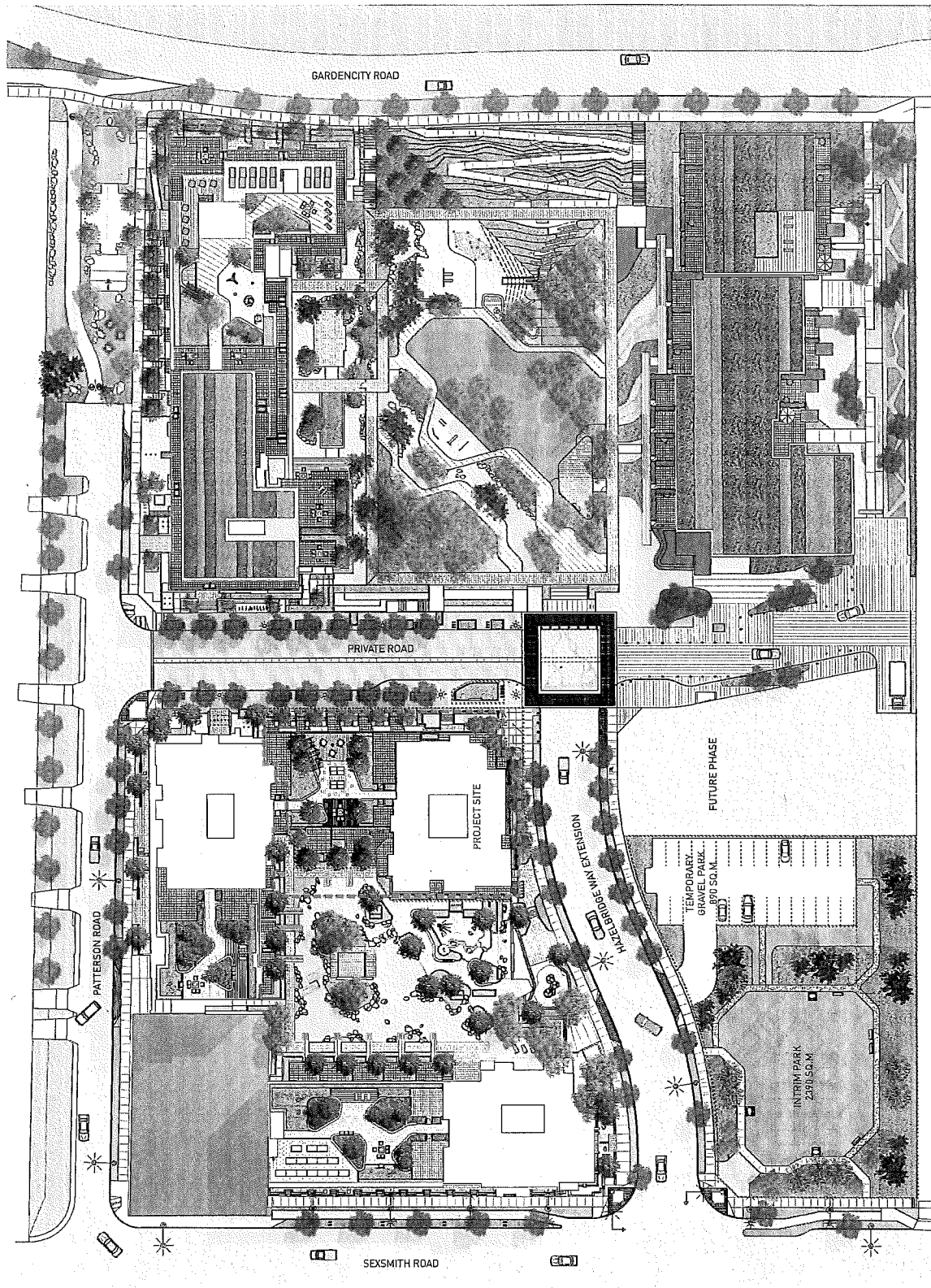
Concord Garden Phase V
Richmond, BC



PERSPECTIVE C: PRIVATE ROAD INTERSECTION AND LOBBY



PERSPECTIVE D: PRIVATE ROAD AND LOBBY



CNCL - 320

CONCORD
PACIFIC

GBL ARCHITECTS

PWL partnership

Concord Garden Phase V Site Plan
April 2015
Northwest, BC



City of Richmond

Report to Council

To: Richmond City Council

Date: May 6, 2015

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting held on April 15, 2015

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a. a Development Permit (DP 14-677729) for the property at 13600 Smallwood Place;
- be endorsed, and the Permit so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 15, 2015.

DP 14-677729 – BUTTJES ARCHITECTURE – 13600 SMALLWOOD PLACE
(April 15, 2015)

The Panel considered a Development Permit application to permit the construction of a 546.9 m² (5,887 ft²) building addition on a site zoned “Vehicle Sales (CV).” No variances are included in the proposal.

Brian Gee, Buttjes Architecture Inc., briefed the Panel on the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) site access, and (iv) circulation of vehicles being serviced on-site.

Staff supported the Development Permit application.

In response to Panel queries, Mr. Gee noted that the proposal would enclose the service centre and car wash to allow for all weather operation and that the architecture is integrated with the existing building.

In response to Panel queries, staff noted that the proposed designs were reviewed by staff and that the Richmond Auto Mall Association supports the proposed application.

No correspondence was submitted to the Development Permit Panel meeting regarding the Development Permit application.

The Panel recommends that the Permit be issued.