



City Council

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

**Monday, May 13, 2013
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Monday, April 22, 2013 (distributed previously);and*

CNCL-8 (2) *the minutes of the Special Council Meeting held on Monday, May 6, 2013; and*

CNCL-10 *to receive for information the Metro Vancouver 'Board in Brief' dated April 26, 2013.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Representatives of the Richmond Sockeyes to receive recognition for their recent outstanding achievements.

Pg. # ITEM

COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 14.)

4. *Motion to rise and report.*

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- 2012 Consolidated Financial Statements
- Request of Support from City of Port Alberni for Development of a Container Trans-shipment and Short Sea Shipping Terminal by the Port Alberni Port Authority
- Admiralty Point Federal Lands
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, June 17, 2013):
 - 10640/10660 Bird Road – Rezone from (RD1) to (RS2/B) (Ajeet Johl & Parkash K. Johl – applicant)
 - 9591 Patterson Road – Rezone from (RS1/E) to (RS2/B) (Narinder Patara – applicant)

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ITEM

- 10291 Bird Road – Rezone from (RS1/E) to (RS2/B) (Harvinder Mattu & Ganda Singh – applicant)
- Multiple Dwellings on Single-Family Lots and Agricultural Lands Referral

5. *Motion to adopt Items 6 through 13 by general consent.*

Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-16 (1) *the Finance Committee meeting held on Monday, May 6, 2013;*
- CNCL-20 (2) *the General Purposes Committee meeting held on Monday, May 6, 2013; and*
- CNCL-24 (3) *the Planning Committee meeting held on Tuesday, May 7, 2013, be received for information.*

Consent
Agenda
Item

7. **2012 CONSOLIDATED FINANCIAL STATEMENTS**
(File Ref. No. 03-0905-01) (REDMS No. 3838377 v.2)

CNCL-28

See Page CNCL-28 for full report

FINANCE COMMITTEE RECOMMENDATION

That the City's audited consolidated financial statements for the year ended December 31, 2012 be approved.

Pg. # ITEM

Consent
Agenda
Item

8. **REQUEST OF SUPPORT FROM CITY OF PORT ALBERNI FOR DEVELOPMENT OF A CONTAINER TRANS-SHIPMENT AND SHORT SEA SHIPPING TERMINAL BY THE PORT ALBERNI PORT AUTHORITY**

(File Ref. No. 01-0155-20-01) (REDMS No. 3820060 v.2)

CNCL-124

See Page CNCL-124 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the City of Port Alberni be advised that:

- (1) *there is insufficient information available at this time for Council to make an informed decision regarding support for the proposed development of a container trans-shipment and short sea shipping terminal by the Port Alberni Port Authority; and*
- (2) *the request can be reconsidered upon completion of the Port Alberni Port Authority's feasibility study of the proposal, which should include the comparative analysis of alternative options to increase short sea shipping in the Lower Mainland.*



Consent
Agenda
Item

9. **ADMIRALTY POINT FEDERAL LANDS**

(File Ref. No. 01-0157-20-EPAR1) (REDMS No. 3837483)

CNCL-130

See Page CNCL-130 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That a letter be sent to the Federal Government in support of the request to transfer the Admiralty Point Federal Lands in fee simple to Metro Vancouver, or lease the lands in perpetuity, to ensure the preservation of these lands for park-use by future generations of Metro Vancouver's citizens.



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Consent
Agenda
Item

10. **APPLICATION BY AJEET JOHL AND PARKASH K. JOHL FOR REZONING AT 10640/10660 BIRD ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-9019; RZ 12-617804) (REDMS No. 3826149)

CNCL-134

See Page CNCL-134 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw 9019, for the rezoning of 10640/10660 Bird Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Consent
Agenda
Item

11. **APPLICATION BY NARINDER PATARA FOR REZONING AT 9591 PATTERSON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-9025; RZ 11-591331) (REDMS No. 3835343)

CNCL-150

See Page CNCL-150 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw 9025, for the rezoning of 9591 Patterson Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Consent
Agenda
Item

12. **APPLICATION BY HARVINDER MATTU AND GANDA SINGH FOR REZONING AT 10291 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-9026; RZ 12-598660) (REDMS No. 3835658)

CNCL-167

See Page CNCL-167 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw 9026, for the rezoning of 10291 Bird Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



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Consent
Agenda
Item

13. **MULTIPLE DWELLINGS ON SINGLE-FAMILY LOTS AND AGRICULTURAL LANDS REFERRAL**

(File Ref. No. 08-4430-03-07; 12-8060-20-9023) (REDMS No. 3817141)

CNCL-181

See Page **CNCL-181** for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023, to add Other Regulations to the Agriculture (AG) zone to regulate multiple dwellings on single-family lots and agricultural lands, be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

Pg. # ITEM

BYLAWS FOR ADOPTION

CNCL-188 Annual Property Tax Rates **Bylaw No. 9007**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-192 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8768**
(9731 and 9751 Cambie Road, RZ 08-422838)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – Cllr. E. Halsey-Brandt

CNCL-194 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8886**
(7091 and 7111 Bridge Street, RZ 12-596719)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

14. RECOMMENDATION

See DPP Plan Package (distributed separately) for full plans

CNCL-196 (1) *That the minutes of the Development Permit Panel meeting held on*
Wednesday, April 24, 2013, and the Chair’s reports for the
CNCL-201 *Development Permit Panel meetings held on February 27, 2013, and*
April 11, 2012, be received for information; and
(2) *That the recommendations of the Panel to authorize the issuance of:*
(a) *a Development Permit (DP 12-616074) for the property at 6020*
Blundell Road and 8120 No. 2 Road; and
(b) *a Development Permit (DP 11-586344) for the property at 9731*
and 9751 Cambie Road,
be endorsed, and the Permits so issued.

ADJOURNMENT



**Special Council Meeting
Monday, May 6, 2013**

- Time: 4:00 p.m.
- Place: Anderson Room
Richmond City Hall
- Present: Councillor Linda Barnes, Acting Mayor
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
- Corporate Officer – David Weber
- Absent: Mayor Malcolm D. Brodie
Councillor Chak Au
- Call to Order: Councillor Barnes (Acting Mayor) called the meeting to order at 4:00 p.m.

RES NO. ITEM

The meeting was recessed at 4:01 p.m.

The meeting reconvened at 4:15 p.m., following the Open General Purposes Committee meeting with all members of Council present except for Mayor Brodie and Councillor Au.



Special Council Meeting
Monday, May 6, 2013

RES NO. ITEM

- 1. **LADNER STEVESTON LOCAL CHANNEL DREDGING CONTRIBUTION AGREEMENT 2013**
(File Ref. No. 06-2345-00) (REDMS No. 3837484 v.2)

SP13/2-1

It was moved and seconded

- (1) *That the Ladner Steveston Local Channel Dredging Contribution Agreement as attached to the staff report titled Ladner Steveston Local Channel Dredging Contribution Agreement 2013 from the Senior Manager, Parks and Director, Engineering dated April 16, 2013 be approved;*
- (2) *That the Chief Administrative Officer and the General Managers of Community Services and Engineering and Public Works be authorized to sign the Ladner Steveston Local Channel Dredging Contribution Agreement; and*
- (3) *That staff bring forward the finalized dredging budget and scope for consideration prior to any expenditure commitment.*

CARRIED

ADJOURNMENT

SP13/2-2

It was moved and seconded

That the meeting adjourn (4:16 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special Meeting of the Council of the City of Richmond held on Monday, May 6, 2013.

Acting Mayor (Councillor Linda Barnes)

Corporate Officer (David Weber)

For Metro Vancouver meetings on Friday, April 26, 2013

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

For more information, please contact:

Bill Morrell, 604-451-6107, Bill.Morrell@metrovancover.org or

Glenn Bohn, 604-451-6697, Glenn.Bohn@metrovancover.org

Greater Vancouver Regional District - Parks

Belcarra Regional Park - Admiralty Point Lands Statement of Significance

APPROVED

Belcarra Regional Park is the “Stanley Park of Metro Vancouver’s Northeast Sector,” comprising 1,104 hectares of land located within the municipalities of Belcarra, Anmore and Port Moody. The 76-hectare Admiralty Point lands, which are owned by the federal government, are a key component of this park.

A 99-year lease for the Admiralty Point lands expired in May, 2011. The Government of Canada has found these lands to be surplus to Parks Canada’s needs. The Admiralty Point lease had no renewal provision.

The Board affirmed the importance of Admiralty Point as part of Belcarra Regional Park, as well as the Regional Parks system.

Regional Parks Service Review

APPROVED

A report proposes an outline and process for a service review of Regional Parks.

Metro Vancouver’s Regional Park system is composed of 22 regional parks, 5 greenways, 2 ecological conservancy areas and 4 regional reserves, totalling more than 14,500 hectares of parkland. Over 10 million people visited regional parks in 2012.

The Board approved a timeline and process for a Regional Parks Service Review between April, 2013 and October or November, 2013. A draft report about the review will be referred to member municipalities for input.

Greater Vancouver Regional District

Request by the City of Port Moody for Three Additional Regional Growth Strategy Special Study Areas

APPROVED

The City of Port Moody has requested that the Regional Growth Strategy (RGS) be amended to add three new RGS Special Study Areas: the Petro Canada refinery lands, the Mill and Timber site, and the Imperial Oil lands.

The three proposed special study areas cover a total of 496 hectares, most of which is designated RGS industrial. A special study area is an overlay in the RGS and does not impact the underlying RGS land use designation, only the process for amending a RGS land use designation.

The Board approved a resolution to:

- a) Initiate the process for a Type 3 amendment to the Regional Growth Strategy in accordance with section 857 of the Local Government Act for the amendment requested by the City of Port Moody to create three additional RGS Special Study Areas; and
- b) Direct staff to provide written notice of the proposed Type 3 amendment to all affected local governments and appropriate agencies.

Regional Growth Strategy Implementation Guidelines for Identifying Frequent Transit Development Areas

APPROVED

Identifying areas for growth that are well served by public transit is a key objective of the Regional Growth Strategy. Metro Vancouver worked with TransLink and municipal staff to develop guidelines.

Frequent Transit Development Areas are intended to coordinate complementary land use planning for higher density development and improved transit service through cooperation between municipalities and TransLink.

The Board adopted Regional Growth Strategy Implementation Guideline #4 – Identifying Frequent Transit Development Areas.

Opportunities for the Intensive Use of Industrial Lands – Summary Report

APPROVED

Key elements of Metro Vancouver's Regional Growth Strategy are the protection of the region's established industrial land base and the intensification of industrial use capacity on those lands.

A discussion paper and summary report identifies opportunities and best practices for increasing the potential for intensive use of industrial lands. The Board endorsed the report as a means to promote RGS objectives for industrial land protection and intensification.

Office Development in Metro Vancouver's Urban Centres Discussion Paper**APPROVED**

A discussion paper explores the factors which influence regional-scale office development and occupancy decisions, and identifies challenges and opportunities for office potential in Urban Centres.

The Board received the discussion paper for information, as context for local and regional planning. It directed staff to circulate the discussion paper to member municipalities and the development industry and to report back with an action plan based on opportunities identified in the Areas for Further Exploration section of the discussion paper.

Results from the ALR Landowner Survey**APPROVED**

In November 2012, Metro Vancouver hired Ipsos Reid to conduct qualitative telephone interviews with Agricultural Land Reserve (ALR) landowners to help determine what can be done to encourage landowners to farm or lease their land. The survey results suggest that the current situation of unfarmed land in the ALR will not change without some significant intervention.

The Board received the results from the ALR Landowner Survey for information. It also directed staff to proceed with working with the Ministry of Agriculture and the Agricultural Land Commission on next steps described in the report.

2013 Caring for the Air Report**RECEIVED**

Caring for the Air 2013 is a plain-language report that provides information about air quality and climate change activities carried out by Metro Vancouver and partners in the Lower Fraser Valley airshed in 2012.

On-Road Heavy-Duty Diesel Vehicle Program – Update and 2013 Work Plan**APPROVED**

In 2012, Metro Vancouver in collaboration with the BC Ministry of Environment, the BC Ministry of Transportation and Infrastructure, the Fraser Valley Regional District, AirCare and Port Metro Vancouver, conducted a study of the diesel pollution from thousands of heavy-duty vehicles across the region.

During a 55 day period from July to October 2012, emissions from over 11,700 semi-trailer trucks, dump trucks, buses and other heavy-duty vehicles were tested as they drove past specialized testing equipment.

The results of the study confirmed that national emissions standards have been successful in reducing air emissions from heavy-duty vehicles, with newer vehicles producing significantly lower emissions than older models.

The Board directed staff to forward the report dated March 8, 2013, titled "On-Road Heavy-Duty Diesel

Vehicle Program – Update and 2013 Work Plan” to the Provincial Minister of Environment with the request that the Province work with Metro Vancouver and other agencies in the development and evaluation of policy and program options to address air emissions from on-road heavy-duty diesel vehicles.

Update on Communications with the Federal Government Regarding the Additions to Reserve Policy

APPROVED

A report updates the Intergovernmental and Administration Committee on Metro Vancouver’s previous efforts to convey its position paper on Federal Additions-to-Reserve Process (ATR) and correspondence with the federal Minister and Aboriginal Affairs and Northern Development Canada (AANDC) staff on this topic.

The Board will await further deliberations of the Aboriginal Relations Committee of the Senate report, in relation to Metro Vancouver’s position paper, before considering whether to resubmit the position paper to the Standing Senate Committee on Aboriginal Peoples and the federal Minister of Aboriginal Affairs and Northern Development.

Update on Communications with the Federal Government Regarding Legislative and Jurisdictional Barriers to Utility Servicing Agreements with Non-Treaty First Nations

APPROVED

A staff report provides an update on communications between Metro Vancouver and the federal government on legislative and jurisdictional barriers to utility servicing agreements with non-treaty First Nations.

The Board received the report for information and approved Metro Vancouver continuing discussions with the Department of Aboriginal Affairs and Northern Development Canada to ensure that Board’s concerns are considered with respect to the negotiation of utility servicing agreements with non-treaty First Nations.

Proposed Transportation Forum

APPROVED

At the March 6, 2013 meeting of the Transportation Committee, staff was directed to explore options for a Transportation Forum.

Staff recommended that the Transportation Committee organize a forum on the topic of goods movement for the Fall of 2013 involving key stakeholders. The objective of the forum would be explore how to resolve some of the regional and local challenges associated with the growth in the goods movement sector.

The Board directed staff to organize a Transportation Forum in the Fall of 2013 and report back on a more detailed program and agenda.

Delegation Executive Summaries Presented at Committee – April 2013 **RECEIVED**

The Board received a summary from Kevin Washbrook, Director, Voters Taking Action on Climate Change

Draft Audited 2012 Financial Statements **APPROVED**

The Board approved the Audited 2012 Consolidated Financial Statements for the Greater Vancouver Regional District. It also received, for information, the Metro Vancouver Housing Corporation Audited 2012 Financial Statements.

2012 Financial Results Year-End **RECEIVED**

Board policy requires that the Finance Committee be provided, three times per year, an update on the actual financial performance of the Metro Vancouver Districts and Metro Vancouver Housing Corporation with the report on the year-end results also sent to the Board.

Status of Reserves **APPROVED**

The 2013 Greater Vancouver Districts' Final Budget approved in October contained estimates of reserves and their proposed uses. Some of these proposed uses were based on forecasts of year end results.

Greater Vancouver Sewerage and Drainage District

MicroSludge and Green Biomethane Project Update **APPROVED**

On June 24, 2011, the GVS&DD Board of Directors authorized the expenditure of up to \$13.1 million of capital funds for the MicroSludge and Green Biomethane Project. A staff report provides an update on the status of the MicroSludge and Green Biomethane Project, and alternatives for proceeding.

The Board directed staff to continue participating in the British Columbia Utility Commission's broader inquiry into regulatory exemption for providers of biomethane and biogas to public utilities, and to file a GVS&DD-specific exemption application.

Delegation Executive Summaries Presented at Committee – April 2013 **RECEIVED**

The Board received for information the report dated April 16, 2013 titled Delegation Executive Summaries Presented at Committee – April 2013 containing a summary received from the following delegate:

Paradigm Environmental Technologies Inc. Jeff Plato, Paradigm Environmental Technologies, Inc.

Draft Audited 2012 Financial Statements **APPROVED**

The Board approved the Audited 2012 Consolidated Financial Statements for the Greater Vancouver Regional District. It also received, for information, the Metro Vancouver Housing Corporation Audited 2012 Financial Statements

2012 Financial Results Year-End**RECEIVED**

Board policy requires that the Finance Committee and Board be provided, three times per year, an update on the actual financial performance of the Metro Vancouver Districts and Metro Vancouver Housing Corporation.

Status of Reserves**APPROVED**

The 2013 Greater Vancouver Districts' Final Budget approved in October contained estimates of reserves and their proposed uses. Some of these proposed uses were based on forecasts of year end results.

Status of Utilities Capital Expenditures to Dec. 31, 2012**RECEIVED**

Capital projects are typically multi-year in nature. A staff report provides a comparison between the total project budgets and total projected expenditures to project completion.

Greater Vancouver Water District**Draft Audited 2012 Financial Statements****APPROVED**

The Board approved the Audited 2012 Consolidated Financial Statements for the Greater Vancouver Regional District. It also received, for information, the Metro Vancouver Housing Corporation Audited 2012 Financial Statements

2012 Financial Results Year-End**RECEIVED**

Board policy requires that the Finance Committee and Board be provided, three times per year, an update on the actual financial performance of the Metro Vancouver Districts and Metro Vancouver Housing Corporation.

Status of Reserves**APPROVED**

The 2013 Greater Vancouver Districts' Final Budget approved in October contained estimates of reserves and their proposed uses. Some of these proposed uses were based on forecasts of year end results.

Status of Utilities Capital Expenditures to Dec. 31, 2012**RECEIVED**

Capital projects are typically multi-year in nature. A staff report provides a comparison between the total project budgets and total projected expenditures to project completion.



Finance Committee

Date: Monday, May 6, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Acting Chair
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Mayor Malcolm D. Brodie
Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:17 p.m.

MINUTES

It was moved and seconded
*That the minutes of the meeting of the Finance Committee held on Monday,
March 4, 2013, be adopted as circulated.*

CARRIED

DELEGATION

1. C.J. James, Partner, accompanied by Archie Johnston, Partner, KPMG, were available to answer questions related to the 2012 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 6, 2013

It was moved and seconded

That the 2012 Auditor's report on the City's financial statements be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

2. 2012 FINANCIAL STATEMENTS FOR THE RICHMOND OLYMPIC OVAL CORPORATION

(File Ref. No.) (REDMS No. 3833427)

Andrew Nazareth, General Manager, Finance and Corporate Services introduced Rick Dusanj, Controller, Richmond Olympic Oval Corporation, and then provided highlights of the 2012 Financial Statements for the Richmond Olympic Oval Corporation.

A discussion then ensued about:

- the vacancy rate for of commercial leasing space at the Richmond Olympic Oval. It was noted that due to the demand for programming space at the Oval, the preference has been to hold back on leasing out the approximate 5000 square feet of remaining leasing space;
- the increase in the full-time staff complement at the Oval as a result of increased programming which includes the batting cages, the climbing wall and the high performance space, all of which generate revenue and cover the cost of the additional staff;
- salaries, benefits and expenses that were charged to the City in 2012 relating to the costs of the Oval Corporation's staff time and services performed for the City; and
- the financial support received by the Oval Corporation from the City of Richmond as well as the Games Operating Trust Fund.

That the report on the 2012 Financial Statements and Independent Auditor's report for the Richmond Olympic Oval Corporation from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

3. **2012 CONSOLIDATED FINANCIAL STATEMENTS**

(File Ref. No. 03-0905-01) (REDMS No. 3838377 v.2)

Andrew Nazareth, General Manager, Finance and Corporate Services accompanied by Jerry Chong, Director, Finance, provided highlights of the 2012 Consolidated Financial Statements.

A brief discussion then ensued about:

- the management of the City's financial contribution to the Richmond Olympic Oval Corporation and how it is represented in the Financial Statements; and
- the City's Long Term Financial Plan, in particular, how the City can reduce its reliance on revenues received via property taxes and increase other revenue streams. Staff were requested to track the trends relating to other revenue streams to see whether any progress has been made in this regard.

During the discussion, it was noted that RCMP calls for service was trending downwards. Staff were requested to provide information at the next Community Safety Committee meeting on whether the RCMP staff complement is determined based on population or on calls for service.

It was moved and seconded

That the City's audited consolidated financial statements for the year ended December 31, 2012 be approved.

CARRIED

4. **FINANCIAL INFORMATION – 1ST QUARTER MARCH 31, 2013**

(File Ref. No.) (REDMS No. 38333554)

It was moved and seconded

That the staff report titled Financial Information – 1st Quarter March 31, 2013 dated April 12, 2013 from the Director, Finance be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:52 p.m.).

CARRIED

Finance Committee
Monday, May 6, 2013

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 6, 2013.

Councillor Linda Barnes
Acting Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office



General Purposes Committee

Date: Monday, May 6, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Acting Chair
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Mayor Malcolm D. Brodie
Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on Monday, April 15, 2013, be adopted as circulated.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

1. **REQUEST OF SUPPORT FROM CITY OF PORT ALBERNI FOR DEVELOPMENT OF A CONTAINER TRANS-SHIPMENT AND SHORT SEA SHIPPING TERMINAL BY THE PORT ALBERNI PORT AUTHORITY**

(File Ref. No. 01-0155-20-01) (REDMS No. 3820060 v.2)

General Purposes Committee
Monday, May 6, 2013

It was moved and seconded

That the City of Port Alberni be advised that:

- (1) *there is insufficient information available at this time for Council to make an informed decision regarding support for the proposed development of a container trans-shipment and short sea shipping terminal by the Port Alberni Port Authority; and*
- (2) *the request can be reconsidered upon completion of the Port Alberni Port Authority's feasibility study of the proposal, which should include the comparative analysis of alternative options to increase short sea shipping in the Lower Mainland.*

CARRIED

COMMUNITY SERVICES DEPARTMENT

2. **ADMIRALTY POINT FEDERAL LANDS**

(File Ref. No. 01-0157-20-EPAR1) (REDMS No. 3837483)

Serena Lusk, Manager, Parks Programs noted that a resolution relating to the matter was passed by the Metro Vancouver Board on April 26, 2013.

It was moved and seconded

That a letter be sent to the Federal Government in support of the request to transfer the Admiralty Point Federal Lands in fee simple to Metro Vancouver, or lease the lands in perpetuity, to ensure the preservation of these lands for park-use by future generations of Metro Vancouver's citizens.

CARRIED

ENGINEERING & PUBLIC WORKS DEPARTMENT

3. **WASTE FLOW MANAGEMENT IN METRO VANCOUVER**

(File Ref. No. 10-6405-04-02) (REDMS No. 3823131 v.3)

Suzanne Bycraft, Manager, Fleet & Environmental Programs, advised the Committee of a recent meeting that took place at Metro Vancouver at which private sector representatives presented various waste flow management options.

General Purposes Committee
Monday, May 6, 2013

A brief discussion then took place about:

- options for disposal of yard trimmings and 'green' waste for condominium residents;
- the Metro Vancouver consultation process related to waste flow management, and the options presented by private industry representatives; and
- the financial impact of incinerators, the need to produce enough waste in the region to justify and operate an incinerator, and the increase that would result in green house gas emissions as a result of an incinerator operation.

It was moved and seconded

That the staff report dated April 22, 2013 titled Waste Flow Management in Metro Vancouver, from the Director, Public Works Operations, be received for information.

CARRIED

4. **LADNER STEVESTON LOCAL CHANNEL DREDGING CONTRIBUTION AGREEMENT 2013**

(File Ref. No. 06-2345-00) (REDMS No. 3837484 v.2)

John Irving, Director, Engineering, accompanied by Mike Redpath, Senior Manager, Parks, advised the Committee that approval of the staff recommendation will allow staff to move forward and through the planning phase, however, staff will provide more information for Council consideration regarding the finalized budget and scope related to the dredging in due course.

It was moved and seconded

- (1) *That the Ladner Steveston Local Channel Dredging Contribution Agreement as attached to the staff report titled Ladner Steveston Local Channel Dredging Contribution Agreement 2013 from the Senior Manager, Parks and Director, Engineering dated April 16, 2013 be approved;*
- (2) *That the Chief Administrative Officer and the General Managers of Community Services and Engineering and Public Works be authorized to sign the Ladner Steveston Local Channel Dredging Contribution Agreement; and*
- (3) *That staff bring forward the finalized dredging budget and scope for consideration prior to any expenditure commitment.*

CARRIED

General Purposes Committee
Monday, May 6, 2013

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:15 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, May 6, 2013.

Councillor Linda Barnes
Acting Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office



Planning Committee

Date: Tuesday, May 7, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt (entered at 4:03 p.m.)
Councillor Linda Barnes
Councillor Harold Steves

Absent: Councillor Chak Au

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, April 16, 2013, be adopted as circulated.

CARRIED

1. **APPLICATION BY AJEET JOHL AND PARKASH K. JOHL FOR REZONING AT 10640/10660 BIRD ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-9019; RZ 12-617804) (REDMS No. 3826149)

In response to a query Wayne Craig, Director of Development, noted that the proposed rezoning complies with the single-family lot size policy for the area.

It was moved and seconded

That Bylaw 9019, for the rezoning of 10640/10660 Bird Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, May 7, 2013

2. **APPLICATION BY NARINDER PATARA FOR REZONING AT 9591 PATTERSON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-9025; RZ 11-591331) (REDMS No. 3835343)

It was moved and seconded

That Bylaw 9025, for the rezoning of 9591 Patterson Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

3. **APPLICATION BY HARVINDER MATTU AND GANDA SINGH FOR REZONING AT 10291 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-9026; RZ 12-598660) (REDMS No. 3835658)

It was moved and seconded

That Bylaw 9026, for the rezoning of 10291 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

Councillor Evelina Halsey-Brandt entered the meeting at 4:03 p.m.

4. **MULTIPLE DWELLINGS ON SINGLE-FAMILY LOTS AND AGRICULTURAL LANDS REFERRAL**

(File Ref. No. 08-4430-03-07; 12-8060-20-9023) (REDMS No. 3817141)

Holger Burke, Development Coordinator, provided background information and noted the proposed amendment addresses interpretation concerns with the current Zoning Bylaw particularly with regards to preventing breezeways to justify a residential addition which is in reality a second residence. Secondary suites are permitted within the agricultural zone and are exempt from the proposed amendment. Additionally, Mr. Burke indicated he would provide an update whether additional dwelling units on properties over 8 ha in area requires approval from the Provincial Agricultural Land Commission.

It was further noted that the proposed amendment dictates design and not a reduction in Floor Area Ratio (FAR). The intent of the proposed bylaw is to clarify interpretation of Richmond Zoning Bylaw 8500.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023, to add Other Regulations to the Agriculture (AG) zone to regulate multiple dwellings on single-family lots and agricultural lands, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, May 7, 2013

4A. **BOULEVARD BEAUTIFICATION**

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

Discussion ensued regarding residents utilizing the boulevards for beautification purposes (i.e. planting of trees, shrubs, or placing of rocks). It was noted that boulevard improvements are regulated by the City's Engineering division. Bylaw enforcement comes into play when the improvements become a safety issue. A request was made for Engineering staff to provide a memorandum to Council advising how approval for and complaints concerning boulevard improvements are processed.

4B. **STEVESTON BOARDWALK CLOSED**

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

Discussion ensued and it was noted that the Steveston Boardwalk scheduled to re-open by the end of April had been delayed due to the weather. The Boardwalk should be fully accessible in the near future.

4C. **AIRPORT TAXIS**

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

Transportation staff was directed to follow-up with the Vancouver Airport Authority regarding their assurances that taxis receiving a short ride fare within Richmond would be advanced to the front of the queue upon return to the airport.

5. **MANAGER'S REPORT**

(a) Steveston Village Conservation Strategy – 2013 Update

Terry Crowe, Manager, Policy Planning, provided an update on the stakeholders meeting and the Open House with respect to the "Steveston Village Conservation Strategy – 2013 Update" and the "Long-Term Streetscape Visions for Bayview Street and Chatham Street" (copy on file, City Clerk's Office). There was a general consensus among the stakeholders, public and merchants that sufficient parking is available in Steveston Village provided employees park in their designated parking areas.

(b) Vancouver Port Authority Land Use Plan

Staff are participating in the consultation phases for the Vancouver Port Authority Land Use Plan and have provided a comprehensive technical letter to the Port Authority addressing the City's concerns.

Planning Committee
Tuesday, May 7, 2013

(c) *SmartCentres Update*

Joe Erceg, General Manager – Planning and Development, advised that the City’s Real Estate division is monitoring SmartCentres efforts to acquire the five properties necessary to develop the road for the proposed development.

Discussion ensued and Committee requested that the Transportation and Engineering divisions investigate costing for a pedestrian overpass from the subject site to the Garden City lands.

(d) *ONNI Development*

Mr. Erceg advised that a rezoning application has been received by staff requesting the conversion of the marine associated uses to commercial uses. Staff has identified a number of proposed uses of concern to the City, particularly noting those uses that would be in competition to current community facilities. ONNI is currently reviewing those concerns. Also, ONNI has received the traffic study terms of reference and are in the process of completing the study prior to the public consultation anticipated to take place in the first part of June.

(e) *Duck Island Sites*

Mr. Craig noted that the application is moving ahead but is contingent on securing the water lots which requires support from both the Port Authority and the Province. A formal application has been submitted to the Port Authority for the land use and the use of the water lots. The Port Authority and the Province are in the process of negotiating a new head lease but the lease has not been secured to date.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:00 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, May 7, 2013.

Councillor Bill McNulty
Chair

Heather Howey
Acting Committee Clerk

To Finance Committee - May 6
2013



City of Richmond

Report to Committee

To: Finance Committee

Date: April 18, 2013

From: Jerry Chong
Director, Finance

File: 03-0905-01/2013-Vol
01




Re: 2012 Consolidated Financial Statements

Staff Recommendation

That the City's audited consolidated financial statements for the year ended December 31, 2012 be approved.



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

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY DIRECTORS	INITIALS: 
REVIEWED BY CAO	INITIALS: 

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 2012 have been prepared by management 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.

Analysis

Financial statements provide information about the financial position, performance and changes in the financial position of the City. The financial statements demonstrate accountability by providing 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 Management Discussion and Analysis (MD&A) highlights the information presented in these financial statements. The MD&A communicates the financial results and analyzes the trends experienced by the City. This analysis is intended to be read in conjunction with the 2012 audited consolidated financial statements.

For fiscal year 2012, the City's consolidated financial position (includes the operations of the City, Richmond Olympic Oval and Richmond Public Library) remained strong with:

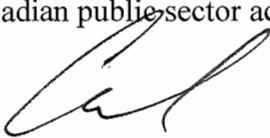
- \$2.3 billion – Accumulated surplus (net worth)
- \$1.8 billion – Net book value of tangible capital assets
- \$295.0 million – Reserve balance
- \$469.2 million – Net financial assets
- \$82.9 million – Annual surplus (the increase in net worth which includes the increase in capital equity, reserves, appropriated surplus and surplus)
- \$3.5 million – Net debt

Financial Impact

None.

Conclusion

KPMG conducted the City's 2012 audit and as noted in the Auditor's Report, their opinion is that these consolidated financial statements present fairly the consolidated financial position as of December 31, 2012, 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)

CNCL - 29



2012 Financial Results

Management Discussion and Analysis

Executive Summary

The City of Richmond is required by *sections 98 and 167* of the *Community Charter* to prepare annual financial statements in accordance with Canadian public sector accounting standards. The City's auditors have issued an unqualified audit opinion for the 2012 consolidated financial statements that they fairly present the consolidated financial position of the City of Richmond as at December 31, 2012.

2012 Financial Statements

These statements, in conjunction with the Management Discussion and Analysis contained in this report illustrate the current state of the City's finances, the financial viability in the short and long term, the nature and extent of economic activities and the stewardship of Council who embody the public welfare of the citizens by balancing vision with the concerns expressed by the people and organizations affected by the decisions made.

Council establishes the term goals and objectives that direct the Chief Administrative Officer (CAO) to lead, develop and implement the City's programs and services, with support from the senior management team (SMT) to ensure the effective and efficient delivery of the operational work plans within the Council approved budgets. Council provides effective oversight throughout the year by the Finance Committee which is made up of all members of Council and is chaired by the Mayor.

Development and economic projections suggest continued moderate growth that should result in continued business activity and investment in Richmond. The population forecasts also predict continued growth, placing increased demands on City services.

Richmond was able to maintain a moderate tax increase of 2.98% in 2012, approximating the average for the lower mainland. Future rates over the next five years are projected to approximate 3% based on the current Council approved Five Year Financial Plan.

For fiscal year 2012, the City's financial position remained strong with:

- \$2.3 billion – Accumulated surplus (net worth)
- \$1.8 billion – Net book value of tangible capital assets
- \$295.0 million – Reserve balance
- \$469.2 million – Net financial assets
- \$82.9 million – Annual surplus
- \$3.5 million – Net debt

Our Vision:

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





Management Discussion and Analysis

Introduction

The objective of the report is to present to Council the consolidated financial statements of the City of Richmond for the fiscal year 2012 as required by sections 98 and 167 of the Community Charter. The following report provides discussion and analysis that interpret the financial position, financial performance and cash flows. The financial statements are prepared in the accordance with Canadian public sector accounting standards, prescribed by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants, and are the responsibility of the Management of the City of Richmond (the City).

Objectives

The 2012 budget was prepared utilizing the Council approved 2011-2014 Term Goals. These goals direct the development and implementation of the City's work plans and programs.

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,

Our Commitment to Service Excellence in Richmond Means Being:

- *Respectful,*
- *Responsive,*
- *Safety*
- *Conscious, and*
- *Professional.*



Ensure Richmond remains a safe and desirable community to live, work and play in...



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.

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.



Develop and implement effective and innovative financial policies and strategies...



Analysis

Economic Growth

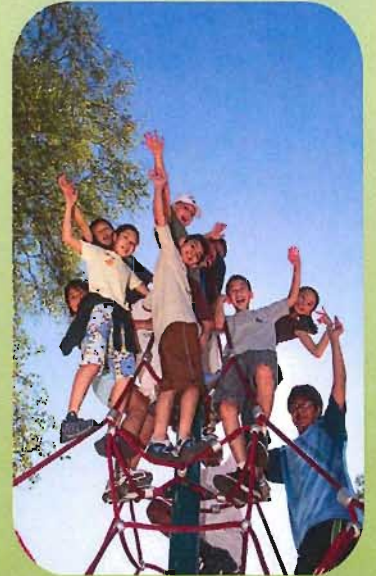
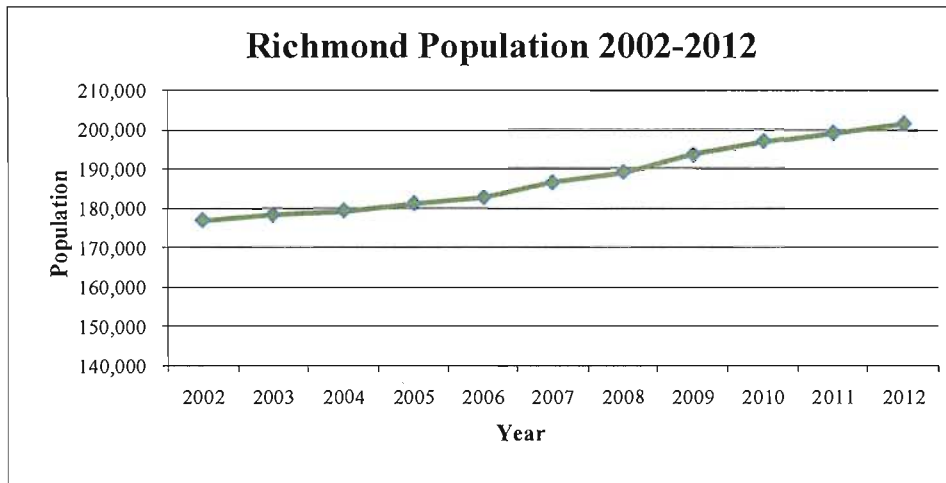
The Canadian economic momentum over the second half of 2012 stalled with the slowing of manufacturing and mining. While the energy industry managed to recover in the final quarter of the year, weakness was evident in other sectors of the economy. Although the slowing of the economy has implications to the City, historically the main factors that revolve around the real estate market such as housing starts, median selling prices, building permits and development applications play a more important role in determining the City’s economic viability.

Population Growth

Despite the global economic challenges over the last two years, Richmond had an average population growth rate of about 1.5% per year from 2006 to 2012. Richmond is the fourth most populous municipality in the Greater Vancouver region representing 8.2% of the regional total. It is projected that Richmond will grow to 280,000 by 2041. *Figure 1* below illustrates Richmond’s population growth between 2002 and 2012:

Figure 1 – Population of Richmond

Source: BC Stats



*Richmond
Population in
2012 was
201,471*



Key Drivers of City Services

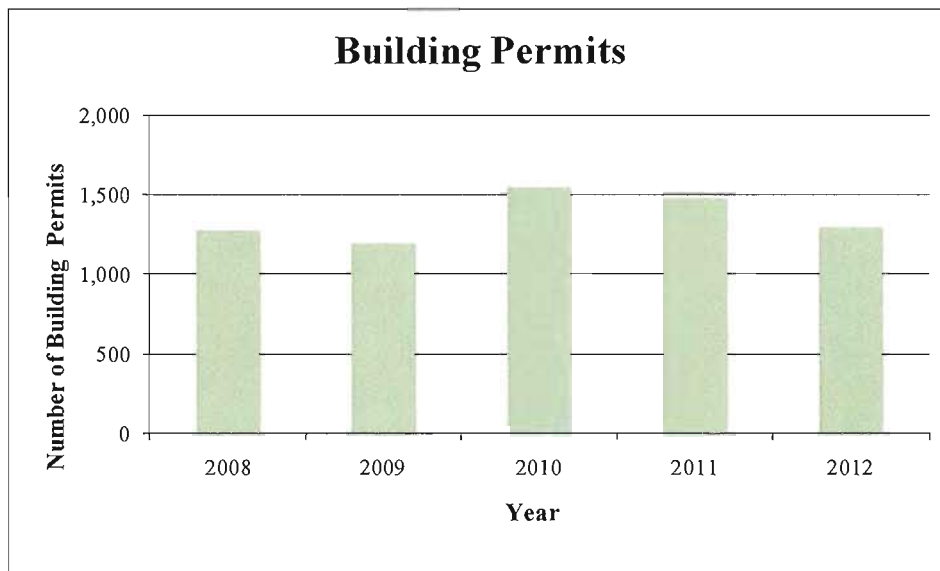
Key drivers of the City’s services relate to growth and development of housing and construction as well as business. These can be measured through development applications, building permits and business licences.

Housing Activities and Business Licences

Richmond house prices remained steady, with a 2012 detached median house price of \$987,000 (0.8% year-over-year decrease). The number of sales decreased year-over-year by 34.1% to 2,809.

In 2012, the total number of building permits issued was 1,291 permits which was a 12.8% decrease from 2011. Overall, the building permit revenue increased by 5.1% reflecting the greater proportion of higher value mixed-use residential and commercial building construction in 2012. The actual permit revenue for 2012 was \$5.5 million.

Figure 2 – Number of Building Permits



The number of development applications received in 2012 was also consistent with the levels in 2011. Total revenues collected in 2012 decreased by 1.2% compared to 2011.

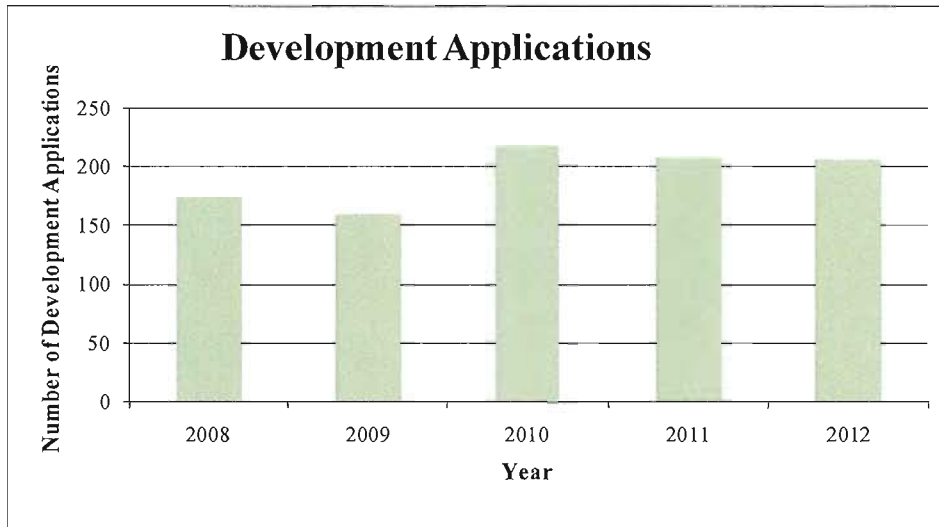
206 Development applications were received in 2012 generating \$646,491 in revenues for the City



1,291 Building permits were issued in 2012 with a construction value of \$457.2 million



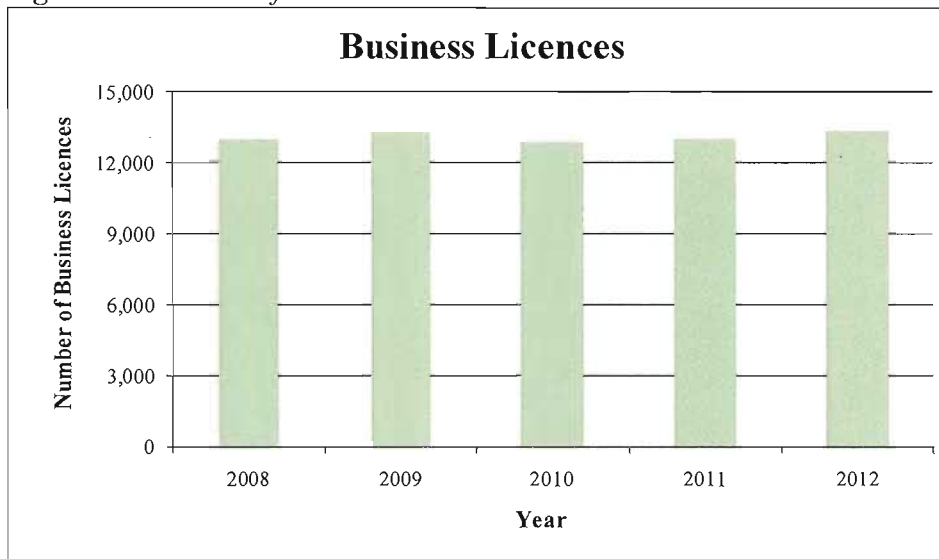
Figure 3 – Number of Development Application



Business Licences

The number of new business licences issued in Richmond increased from 2011 by 10.9% or 1,898 while the total number of business licences issued in 2012 edged up 2.7%, with 13,336 and 12,988 licences issued in 2012 and 2011 respectively. The 2012 revenue from licences was \$3.4 million.

Figure 4 – Number of Business Licences



*1,898 new
Business Licences
issued in 2012*

*\$3.4 million in
Business Licence
revenue*



*\$15.6 million in
Gaming revenue*

*\$19.8 million in
development cost
charge
contributions*

Service Demand

With the increase in population, the demand for City services continues to grow specifically with respect to community safety, social and recreational services which in turn also impacts administrative services. The City budgeted over \$80.6 million in capital construction to ensure that the infrastructure and facilities are safe and accessible. Below are some examples of the demand for City Services:

Figure 5 – Demand for services

	2010	2011	2012
Population Growth (per annum)	1.70%	1.10%	1.20%
Capital construction costs (\$mil) ¹	\$152.95	\$75.16	\$80.58
City Grants	\$518,000	\$541,507	\$707,664
Registration in Recreation Programs ²	128,622	122,784	129,526
RCMP Calls for Services	84,658	72,423	70,861
Fire Rescue Responses	9,048	9,141	9,596
Public Works Calls for Services	13,664	13,332	12,346

¹This figure represents the amended capital budget excluding internal transfers and debt repayment.

²Year over year decrease due to a change in recording facility rental uses with the conversion to new software.



129,526 recreation program registrations

12,346 public works calls for service

\$707,664 in City grants





Management Discussion and Analysis

2012 Financial Statements

The City's financial statements serve the interests of a variety of users interested in the state of the City's finances, the financial viability both in the short and long term, the revenues and financing sources, the allocation and use of economic resources, the nature and extent of economic activities and the quality of financial management.

During 2012, the City's financial position remained solid, as supported by the following results:

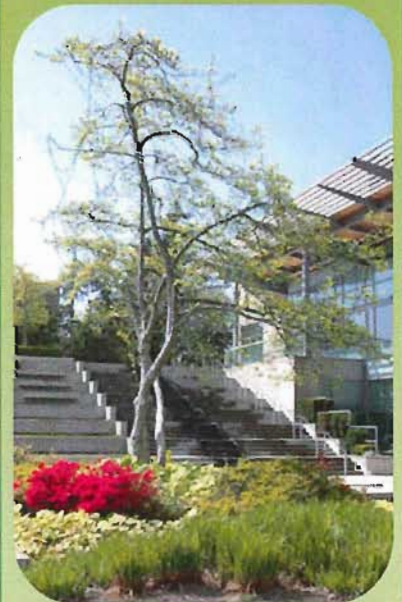
- The annual surplus amounted to \$82.9 million, which was a decrease of 25.2% in comparison with 2011, while the total accumulated surplus (net worth) increased by 3.7% to \$2.3 billion as at December 31.
- Increased net book value of tangible capital assets in the amount of \$29.0 million and added an additional \$27.8 million to the investment portfolio.
- The financial position of the City remained solid with \$469.2 million of net financial assets (the excess of financial assets over liabilities) which indicates strong short term stability.
- Long-term debt is at minimal levels with the net debt amounting to \$3.5 million indicating capacity and flexibility in financing future undertakings. The City will be debt free by 2014. The outstanding net debt per capita is \$17.
- The reserve balance increased to \$295.0 million, an increase of 7.1%. The reserves are used to finance capital construction activities.

Detailed analysis of the consolidated financial statements is located in the Appendices 1 through 4. Ratio analysis is provided in Appendix 5.

Key Finance Facts:



- *\$469.2 million net financial assets*
- *\$3.5 million net debt*
- *\$295.0 million reserve balance*
- *\$640.6 million 2012 value of cash and investments*





Management Discussion and Analysis

Consolidation

The consolidated financial statements consist of the City of Richmond, Richmond Public Library Board and Richmond Olympic Oval Corporation.

City of Richmond

The City of Richmond is comprised of multiple funds: General Revenue, General Capital and Loan, Waterworks Fund, Sewerage Funds and Reserve Funds.

Richmond Public Library

The libraries provide access to informational, educational, cultural and recreational library materials and services in a variety of formats and technologies. The 2012 operating expenditures were \$9.2 million and the net book value of assets was \$4.2 million. Analysis of the Library figures is provided in Appendix 6.

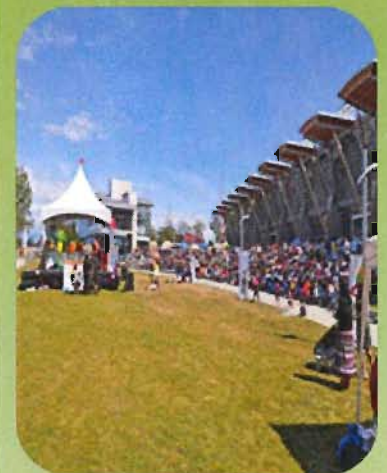
Richmond Olympic Oval

The Richmond Olympic Oval is a premier facility that provides an inspiring community environment, high performance sport development and wellness. The 2012 operating expenditures were \$9.8 million. Analysis of the Oval figures is provided in Appendix 6.



Library Stats:

- *119,208 registered library card users*
- *4,068,098 circulation*
- *1,778,356 people who visited the library*



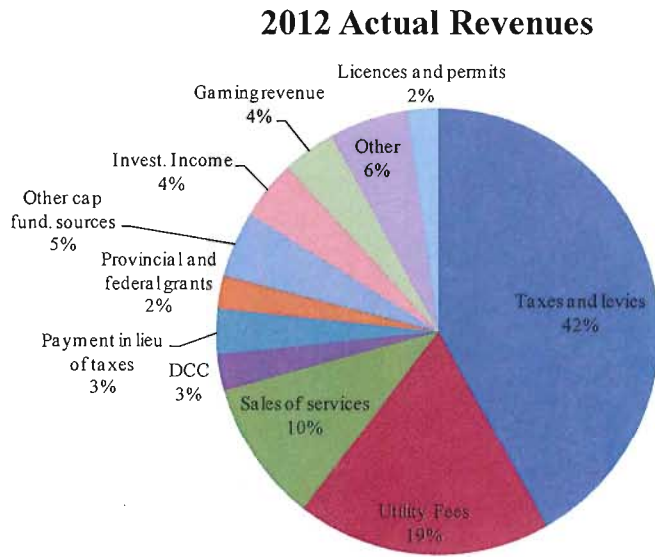
Oval Stats:

- *5,000 members*
- *Over 120 sports and activities*
- *512,000 sq. ft.*

2012 Revenue Sources

Figure 6 shows the actual 2012 revenue distribution. 42% of the revenue is for property tax and levies. 19% of the revenue is the utility fees which include the charges for water supply, sewer collection, and drainage and garbage collection.

Figure 6 - 2012 Revenue Distribution



The above figure represents the consolidated total of all revenues including revenues from: operations, capital sources, utilities and the Oval. The distribution of revenues can fluctuate mainly due to the inclusion of capital related revenues that occur on a more variable nature.

Analysis shows that the taxes comprise 58% of the general operating revenues (excluding utilities, capital and the oval). This distribution is consistent over previous years.

*\$167.5 million
taxes and levies
collected in 2012*

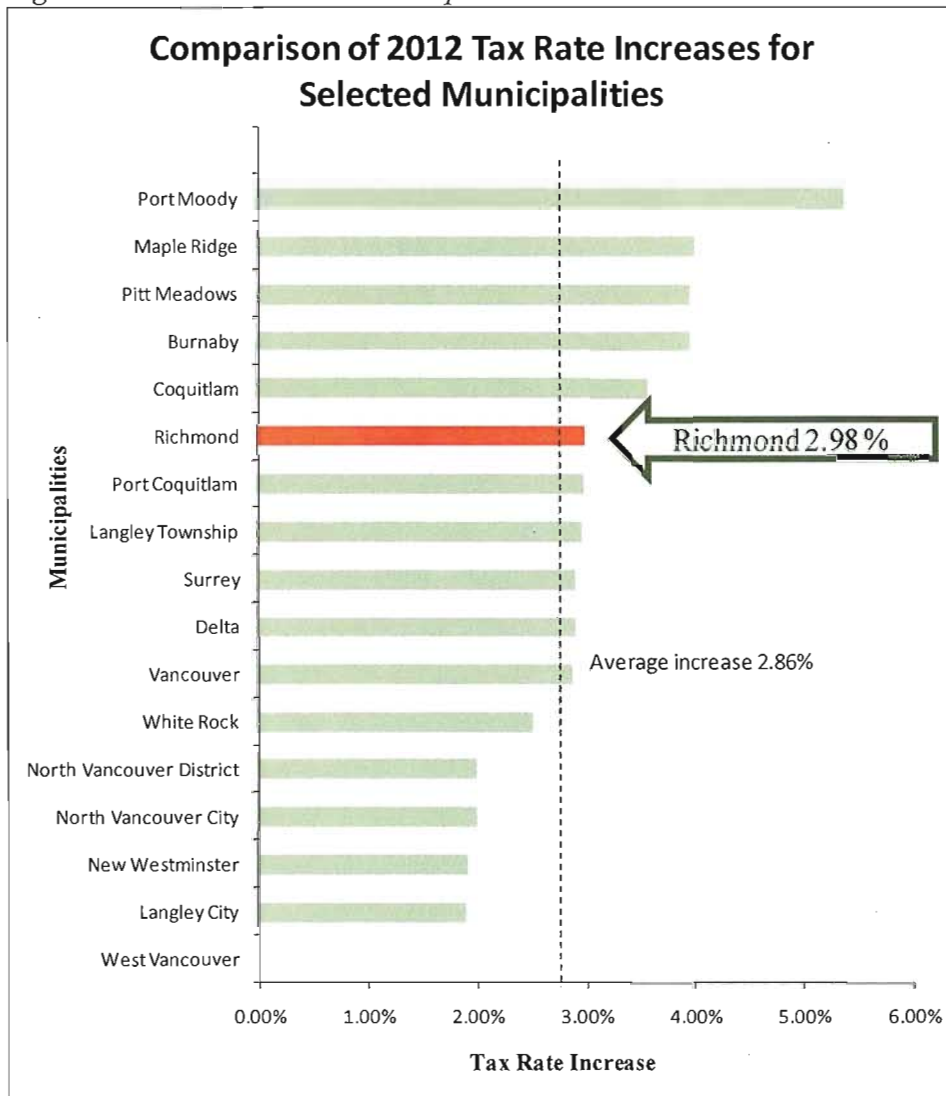
*Taxes comprise
42% of overall
revenues*



The City aims to achieve a value proposition by maintaining a relatively low tax rate while providing a high level of services and programs. *Figure 7* below shows that the City's tax rate increase is in line with the Metro Vancouver average.

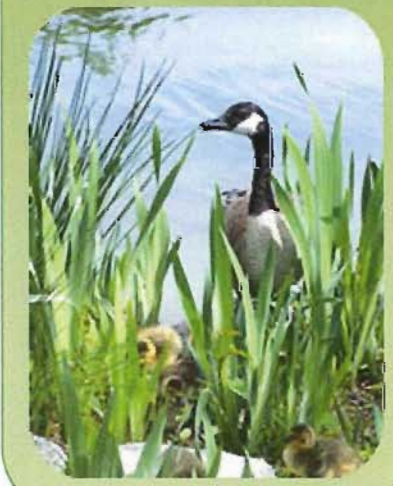
Richmond's 2012 tax rate increase of 2.98% includes an additional 1% for future infrastructure replacement. The tax rate for the same level of service plus the impact of new capital items and additional City Grant Program is 1.98%. The Metro Vancouver average is 2.86%.

Figure 7 – Tax Rate Increase Comparison



Richmond's 2012 tax rate increase 2.98%

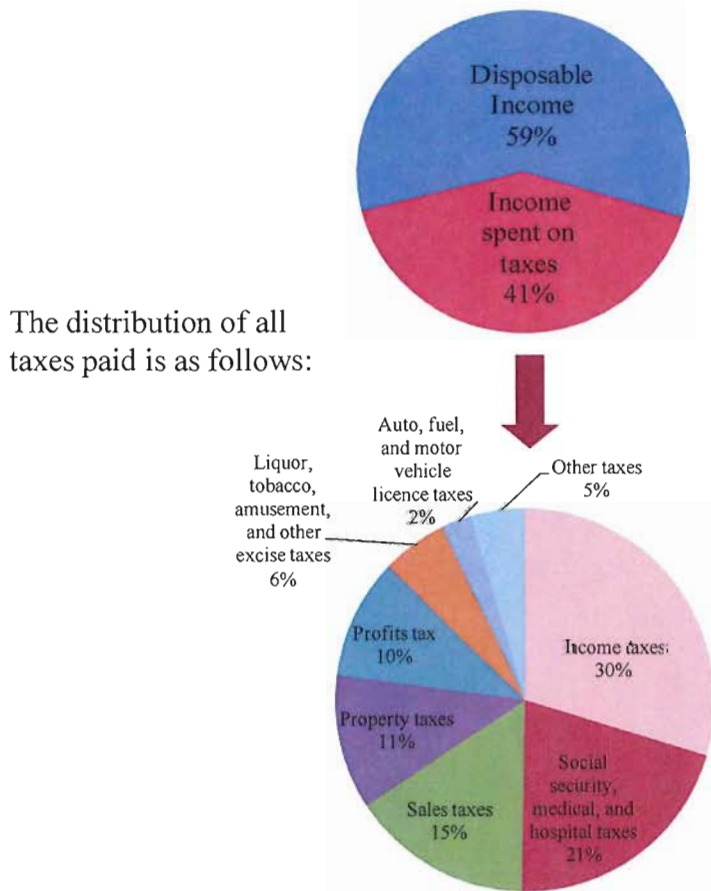
Average 2012 tax rate increase of selected municipalities 2.86%



The tax burden that is faced by the average Canadian household is significant. Based on the information obtained from Fraser Institute in their “2012 Canadian Consumer Tax Index” published in April 2012, the average household incurs 41.5% of their average income on taxes. However, it should be noted that only 4.73% of income relates to property tax, of which approximately half is for taxes collected on behalf of the School Board and TransLink. *Figure 8* illustrates the average household’s tax distribution and the taxes as a proportion of average income:

Figure 8 – 2011 Average Household’s Tax Distribution

2011 Average Household Tax and Distribution

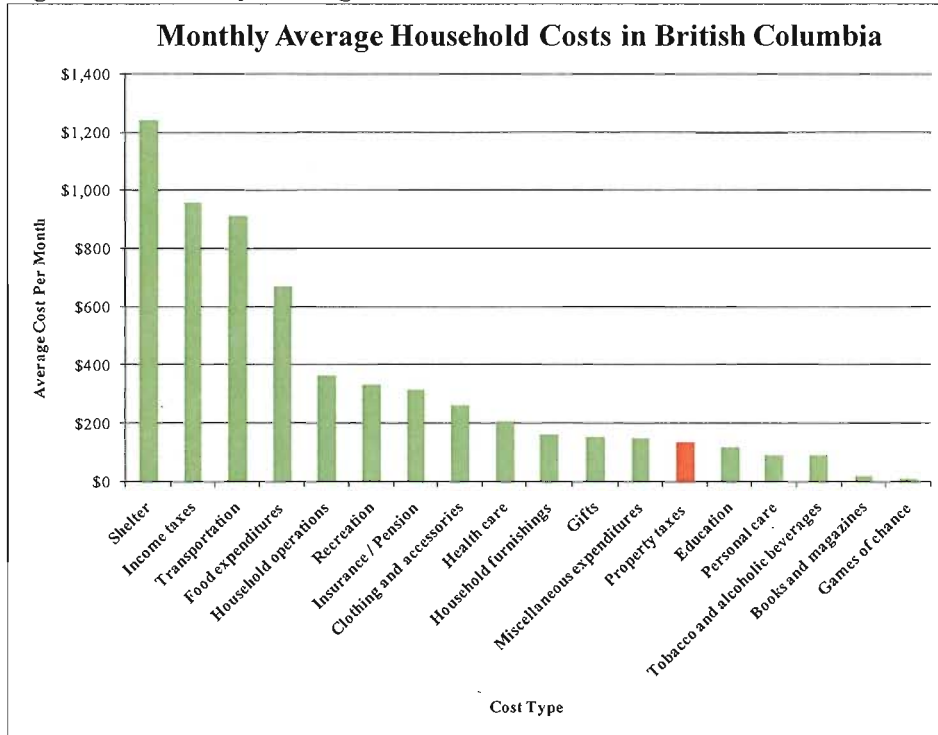


Only 4.73% of income relates to property tax, of which approximately half is collected on behalf of the School Board and TransLink



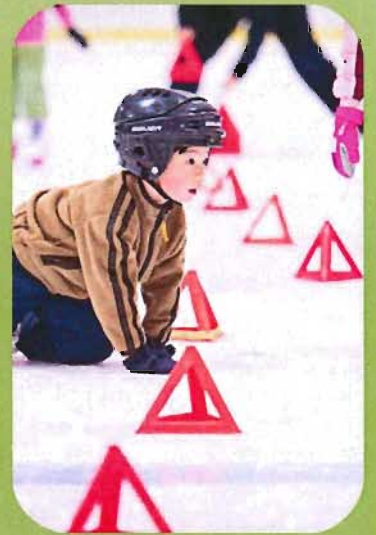
For under \$3.84 per day in property taxes (Municipal portion), the average Richmond household supports a range of services such as policing, fire rescue, road and parks maintenance and recreation programming.

Figure 9 – Monthly Average Household Costs in British Columbia



Source: Statistics Canada, Survey of Household Spending in 2011 (latest version)

The average Richmond property taxes are under \$3.84 per day



Key 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, 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 licensing and economic development initiatives.
- Administrating 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 2012 operating, capital and utility budgets.

Municipal services provided:

- *Fire rescue*
- *Policing*
- *Planning*
- *Infrastructure maintenance*
- *Parks programs and maintenance*
- *Arenas and aquatics*
- *Community centres*
- *Transportation*
- *Libraries*



- 129,526 registrations in recreation programs
- 12,346 public works calls for service

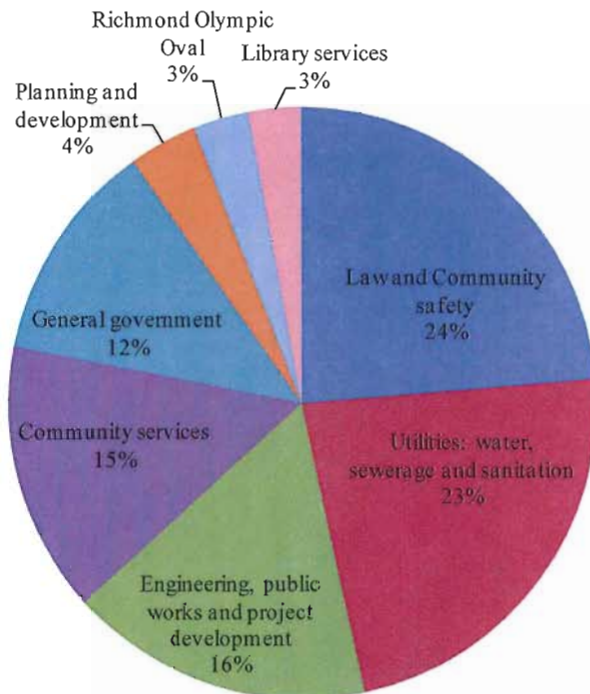
2012 Expenditure

The strategic and operational work plans and programs are aligned with Council’s goals and objectives for the City. These work plans and programs form the basis of Council approved budgets.

The following chart shows the distribution of the 2012 actual expenditures. In terms of cost distribution, Law and Community Safety which includes Police and Fire Rescue continue to be the largest cost centre. The City Utilities (Water supply, Sewerage and Sanitation and recycling) is 23% of the City’s total expenditure which is funded from the utility charges.

Figure 10 – Consolidated Expenditure Breakdown by City Function

2012 Actual Expenditures



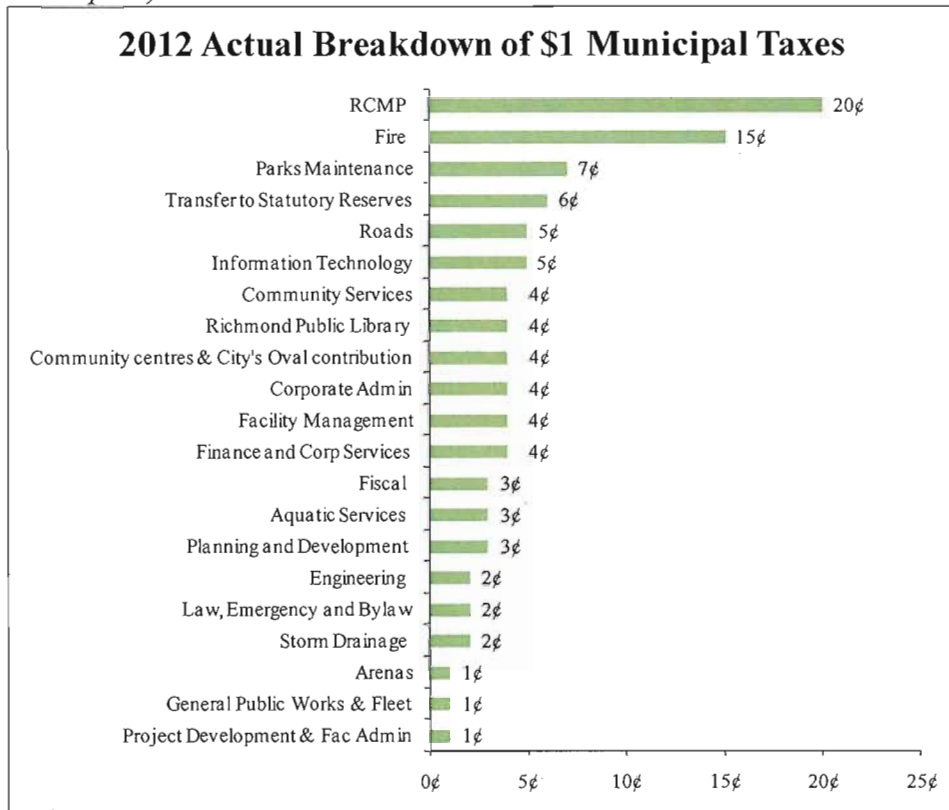
The above figure represents the consolidated total of all expenditures including expenditures from: operations, amortization, utilities and the Oval. Figure 11 presents the distribution of net costs for the City entity on an individual basis.



- 9,596 fire rescue responses
- 70,861 RCMP calls for service



Figure 11 – Breakdown of \$1 of Municipal Tax (excluding utilities, oval and capital)



The chart above is based on actual operating requirements assuming even application of taxation revenue.

Future Direction

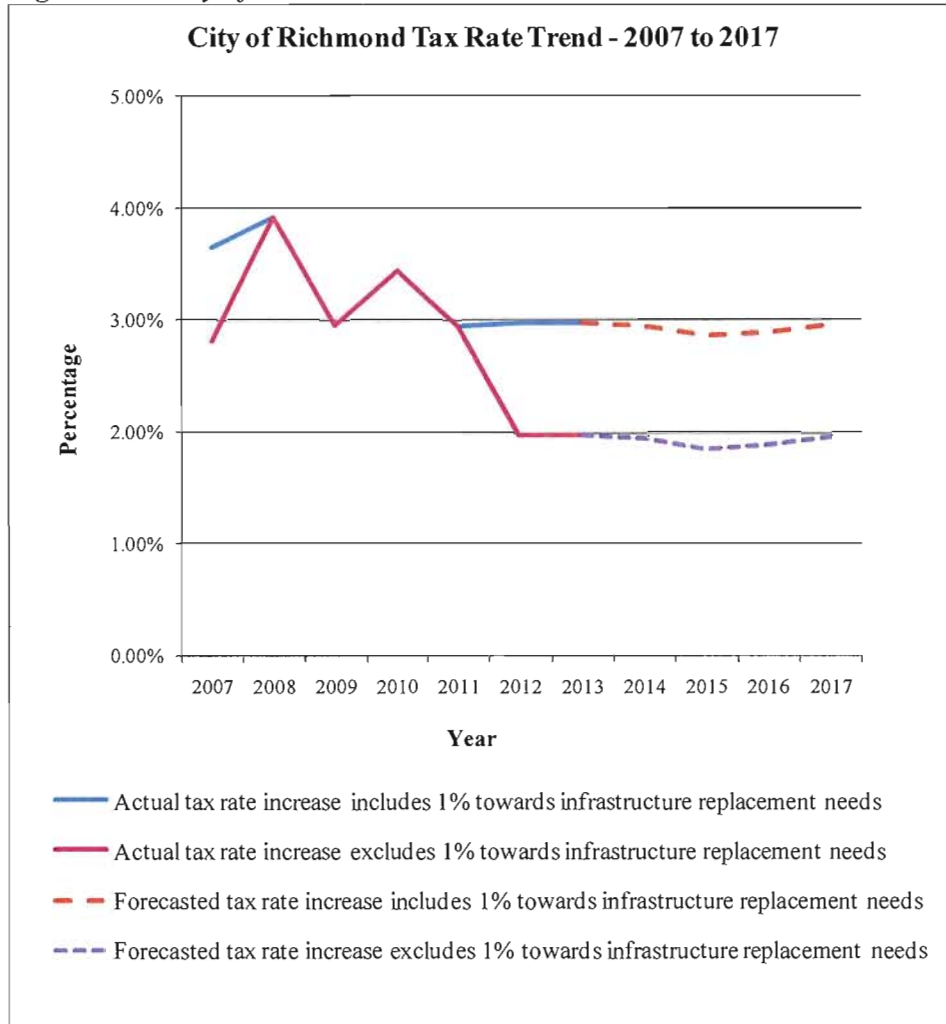
Similar to most communities, Richmond will experience an aging population which means increased demand for services to improve aging-in-place and healthy community. The City is facing cost increases that surpass the CPI. These include additional fund transfers to reserves for future infrastructure replacement, RCMP contract cost, water purchase from Metro Vancouver and operating cost of the facilities. Despite the slow economic recovery and challenges, Richmond is able to maintain a competitive tax rate. The following illustrates the actual tax rate from 2007 to 2013 and the projection of 2014 to 2017.



The City provides many core services to residents at consistent costs despite cost increases that surpass the CPI.



Figure 12 – City of Richmond Tax Rate Trend



The capital replacement of several City facilities is forthcoming and analysis and discussion of the financing alternatives is required.

Conclusion

The City, under Council’s stewardship, the CAO’s leadership and staff performance, has continued to retain a solid financial position in 2012, enabling the City to maintain the necessary flexibility and sustainability well into the future.

Our Mission:

To protect and enhance the City's livability and economic well-being for current and future generations through:

- *Visionary leadership and responsible decision making*
- *Accountable and sustainable fiscal practice*
- *The development of a unique and beautiful city*
- *Product and service excellence and efficiency*
- *Community consultation*

Appendices

Appendix 1 – Statement of Financial Position Analysis

Appendix 2 – Tangible Capital Assets and Reserve Analysis

Appendix 3 – Annual Surplus Analysis

Appendix 4 – Cash Flow Statement Analysis

Appendix 5 – Indicators of Financial Condition

Appendix 6 – Richmond Olympic Oval Corporation and Richmond Public Library



Summary of Financial Statement Position

The statement of financial position presents the City’s financial assets, liabilities, non-financial assets and accumulated surplus as at December 31, 2012.

In 2012, the following changes occurred:

- financial assets have increased by \$64.9 million, while liabilities have increased by \$11.5 million, which led to a combined increase of net financial assets of \$53.4 million.
- investment in non-financial assets increased by \$29.4 million, driven mainly by the net increase in tangible capital assets.

The resulting effect led to an increase of accumulated surplus of \$82.9 million.

Net Financial Assets

Net financial assets represent the difference between the total financial assets over the liabilities and is an indication of the City’s ability to pay for future services. The excess of financial assets of \$469.2 million is indicative of a solid financial position relative to the size of this City.

Summary of Financial Assets

The following table represents the breakdown of the financial assets at December 31, 2012 and 2011:

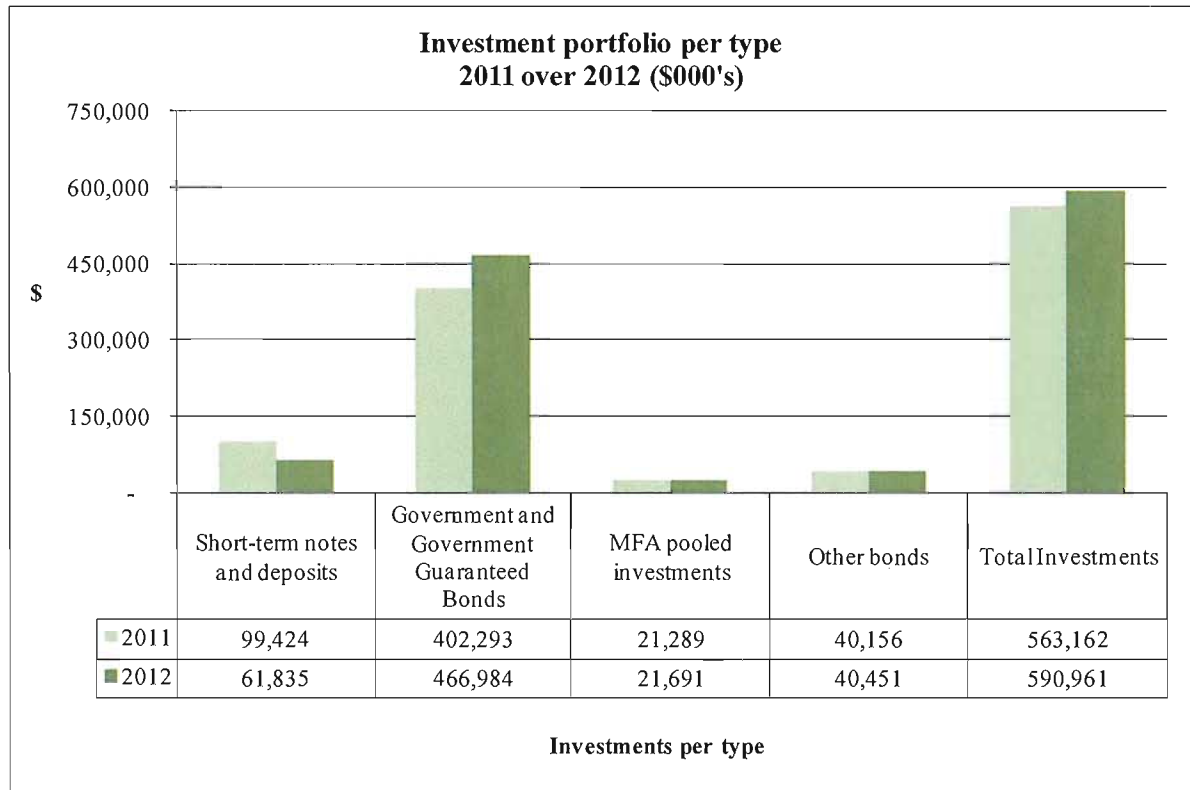
Financial Assets (\$000’s)	2012	2011	Change from 2011 to 2012	% Change 2011 to 2012
Cash and cash equivalents	49,632	11,766	37,866	321.8%
Investments	590,961	563,162	27,799	4.9%
Accrued interest receivable	3,122	2,710	412	15.2%
Accounts receivable	22,682	22,095	587	2.7%
Taxes receivable	8,895	6,716	2,179	32.4%
Development fees receivable	12,923	16,826	(3,903)	(23.2%)
Debt reserve fund - deposits	386	386	0	0.0%
Total Financial Assets	\$688,601	\$623,661	\$64,940	10.4%

As presented in the table, the financial assets have increased by \$64.9 million.

Statement of Financial Position Analysis

During the period major changes relating to the following items occurred:

- Increase in cash and equivalents by \$37.9 million.
- Investments increased by \$27.8 million. The following chart provides a breakdown of investments for fiscal years 2012 and 2011:



- Increase in taxes receivable by \$2.2 million due mainly to the year over year increase in the property tax and utility rates, along with a slight increase in the number of taxable properties outstanding.
- Decrease in development fees receivable of \$3.9 million, due to more payments being received than new receivables issued as a result of slowing development activity. Payments in the amount of \$13.0 million were received and new receivables issued of \$9.1 million.

Statement of Financial Position Analysis

Summary of Liabilities

The following table represents the breakdown of the liabilities at December 31, 2012 and 2011, respectively:

Liabilities (\$000's)	2012	2011	Change from 2011 to 2012	% Change 2011 to 2012
Accounts payable and accrued liabilities	75,325	77,698	(2,373)	(3.1%)
Deposits and holdbacks	40,669	36,753	3,916	10.7%
Deferred revenue	37,307	34,801	2,506	7.2%
Development cost charges	62,547	52,379	10,168	19.4%
Obligations under capital leases	106	499	(393)	(78.8%)
Debt, net of MFA sinking fund deposits	3,488	5,808	(2,320)	(39.9%)
Total	219,442	207,938	11,504	5.5%

The following items describe the major changes during the period:

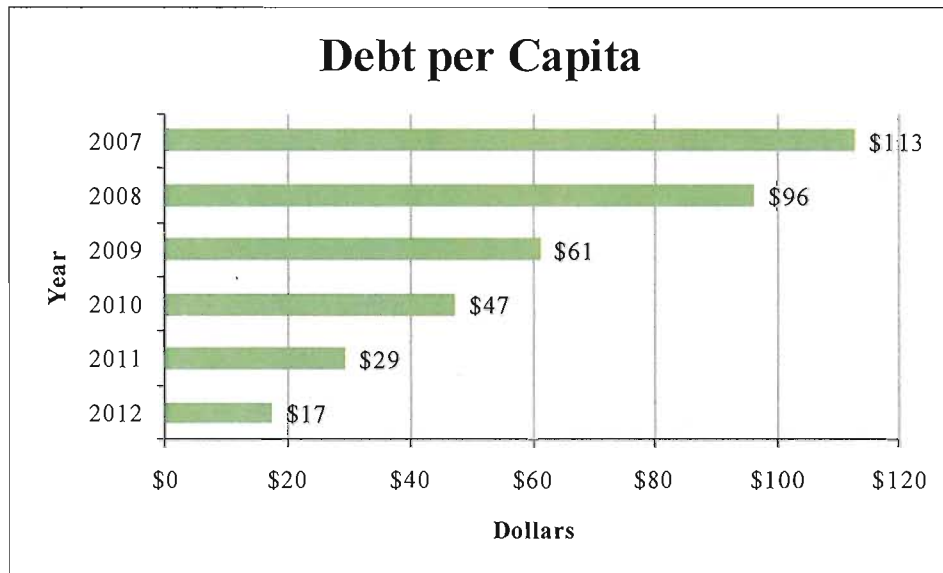
- Accounts payable decreased by \$2.4 million consisting of the decrease in the trade payables of \$3.9 million and an increase of \$1.5 million that relates to post-employment benefits for employees.
- Deposits and holdbacks increased by \$3.9 million mostly due to increased security deposits in the amount of \$2.4 million. The remaining amount is comprised of increased contract and maintenance holdbacks of \$0.5 million, developer contributions of \$0.5 million and other of \$0.5 million.
- Deferred revenues increased by \$2.5 million with the majority originating from prepaid taxes in the amount of \$2.7 million as a result of additional preauthorized payment customers and tax and utility rate increases. Other deferred revenues had an overall decrease of 0.2 million.
- Development cost charges (DCC) increased by \$10.2 million, which was the net result of new contributions in the amount of \$19.8 million (2011 \$23.5 million) and interest earned of \$0.9 million, with outflows of \$10.5 million (2011 \$14.3 million) relating to capital construction, parkland acquisition and repayments.
- Long term debt decreased to \$3.5 million and will be fully repaid in 2014.

Statement of Financial Position Analysis

The Debt-to-Revenue ratio (which represents the ratio of long-term debt to total revenues) is minimal at 1.0% and the liability servicing cost (cost of principal and interest charges) over total revenue is substantially below the threshold of 25%.

Net Debt (\$000's)	Net Debt	Revenues per fund	Ratio Debt to Revenue
General Fund	3,412	307,111	1.1%
Sewerworks Fund	76	29,919	0.3%
	\$3,488	\$337,030	1.0%

Current debt will be extinguished by 2014 and the 2012 outstanding net debt per capita is \$17.



Summary of Non-Financial Assets

The changes in the non-financial assets relate primarily to the change in tangible capital assets that have increased by a net \$29.0 million in 2012. The tangible capital asset balance represents the historical cost of the asset less the accumulated amortization. The increase over 2011 is the direct result of the capital expenditures made during the year.

The following table details the changes in tangible capital assets by asset category.

Tangible Capital Assets (\$000's)

Cost	2011	Additions	Disposals	2012
Land	608,511	25,522	453	633,580
Buildings and building improvements	340,172	7,695	-	347,867
Infrastructure	1,499,594	31,567	1,970	1,529,191
Vehicles, machinery and equipment	85,263	5,383	2,358	88,288
Library's collections, furniture and equipment	9,662	1,361	1,830	9,193
Assets under construction	25,857	7,633	-	33,490
Total Cost	\$2,569,059	\$79,161	\$6,611	\$2,641,609

Accumulated amortization	2011	Disposals	Amortization expense	2012
Buildings and building improvements	90,931	-	12,118	103,049
Infrastructure	619,060	1,846	30,383	647,597
Vehicles, machinery and equipment	52,266	2,329	5,306	55,243
Library's collections, furniture and equipment	5,172	1,830	1,759	5,101
Total Accumulated Amortization	\$767,429	\$6,005	\$49,566	\$810,990

Net book value	2011	2012
Land	608,511	633,580
Buildings and building improvements	249,241	244,818
Infrastructure	880,534	881,594
Vehicles, machinery and equipment	32,997	33,045
Library's collections, furniture and equipment	4,490	4,092
Assets under construction	25,857	33,490
Total Net Book Value	\$1,801,630	\$1,830,619



Statement of Financial Position Analysis

Accumulated Surplus

The accumulated surplus represents the accumulated results of operations and can be compared with the net worth of a private organization.

The accumulated surplus increased by \$82.9 million in 2012 which is calculated as the difference between revenues and expenses. The change in the accumulated surplus corresponds to the annual surplus on the Statement of Operations (**Appendix 3**).

The \$82.9 million increase to accumulated surplus is detailed below:

- Investments in tangible capital assets increased by \$31.7 million. This corresponds to the net increase in the non-financial asset category – tangible capital assets (\$29.0 million) plus the reduction of debt and net reduction of obligations for capital leases.
- Reserves increased by a net \$19.6 million bringing the total 2012 balance to \$295.0 million. Reserves are restricted for particular uses and must be approved for use through bylaw.
- The appropriated surplus balance of \$150.9 million represents internally reserved funds.
- The increase in surplus of \$4.2 million consists of the 2012 surplus from the general fund operating budget (\$3.7 million) plus the net impact of capital financing repayments and the 2011 one-time expenditure funding allocation.
- The obligation to be funded and other equity increased by \$0.4 million from 2011.

The following table represents the changes in the major categories in the period 2011 – 2012:

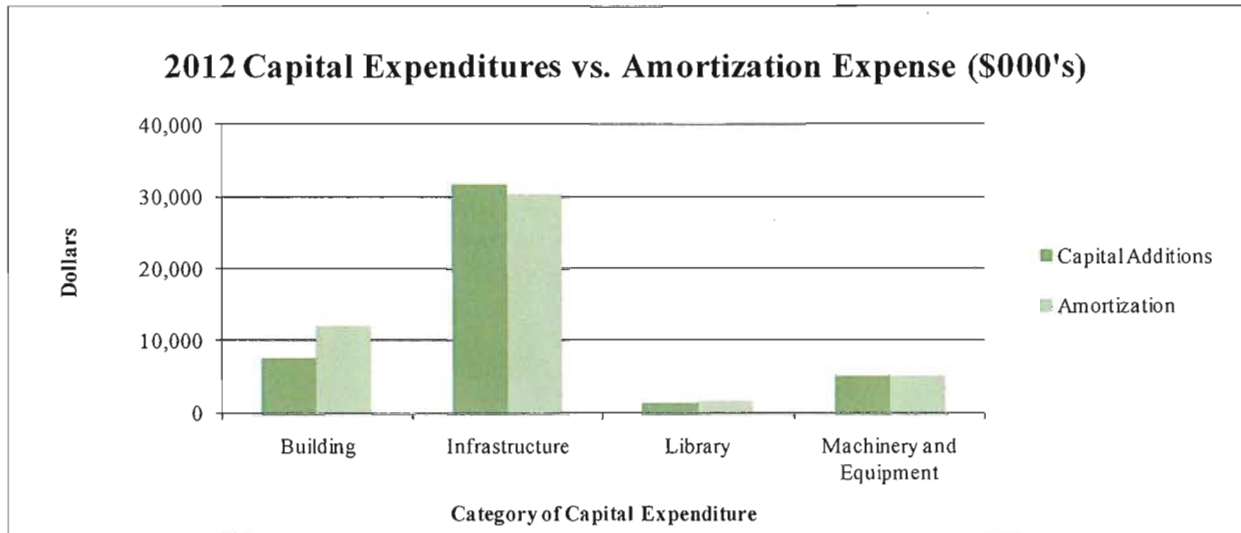
Accumulated Surplus (\$000's)	2012	2011	Change from 2011 to 2012	% Change 2011 to 2012
Investment in TCA	1,827,025	1,795,323	31,702	1.8%
Reserves	295,001	275,353	19,648	7.1%
Appropriated Surplus	150,895	123,943	26,952	21.7%
Obligation to be funded	(4)	(50)	46	(92.0%)
Surplus	28,839	24,631	4,208	17.1%
Other equity	2,252	1,934	318	16.4%
Total	\$2,304,008	\$2,221,134	\$82,874	3.7%

Tangible Capital Assets

The tangible capital assets represent a diverse mix of assets from underground infrastructure to library books. These assets enable the City to deliver a vast range of services and functions.

The net tangible capital asset balance of \$1,830.6 million represents the historical cost of the assets less accumulated amortization. The increase over 2011 is the direct result of the capital expenditures made during the year being in excess of the amortization expense. Adjusting for land, the net change in the depreciable asset categories was an increase of \$3.9 million.

The level of capital expenditure relative to the amortization expense can be used as a gauge to evaluate capital reinvestment. Overall the City is replacing assets at a similar rate to the amortization expense in most asset categories.



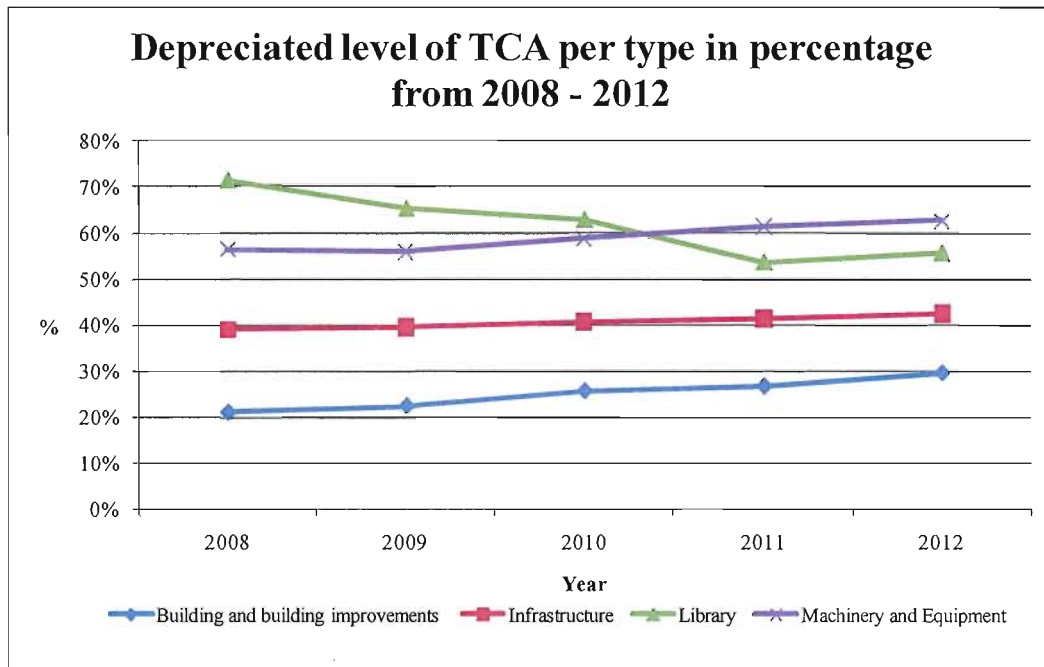
Tangible Capital Assets and Reserve Analysis

Asset useful lives range from 3 to 100 years based on the asset category.

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

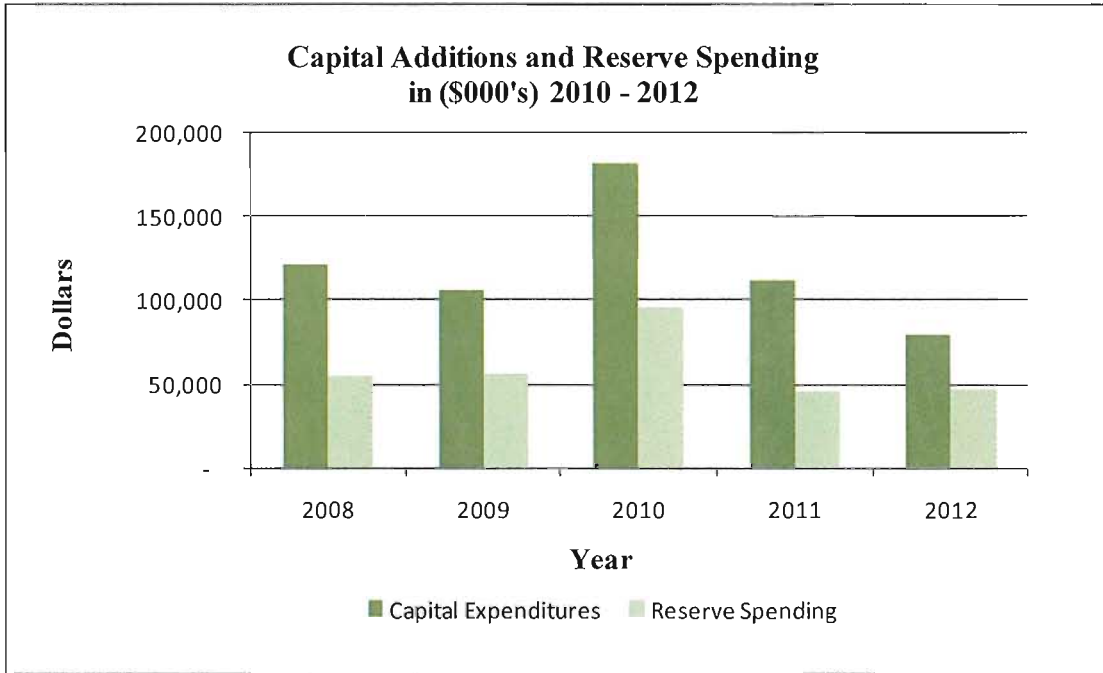
The asset useful life determines the annual amortization. Amortization is charged over the asset's useful life commencing when the asset is acquired. Total amortization in 2012 was \$49.6 million.

The depreciated level of TCA graph below portrays the trend of the net book value balance by asset category. Generally, the higher the depreciated level, the older the asset is and is closer to replacement.



Tangible Capital Assets and Reserve Analysis

Annual capital additions are comprised of many assets and are funded from various sources. These sources include: City reserves, DCC's, grants, developer contributed assets and other sources. The portion related to the City reserves represents planned replacement of new and existing infrastructure. As shown below, the reserves represent approximately 40-50% of the total annual funding of capital additions.

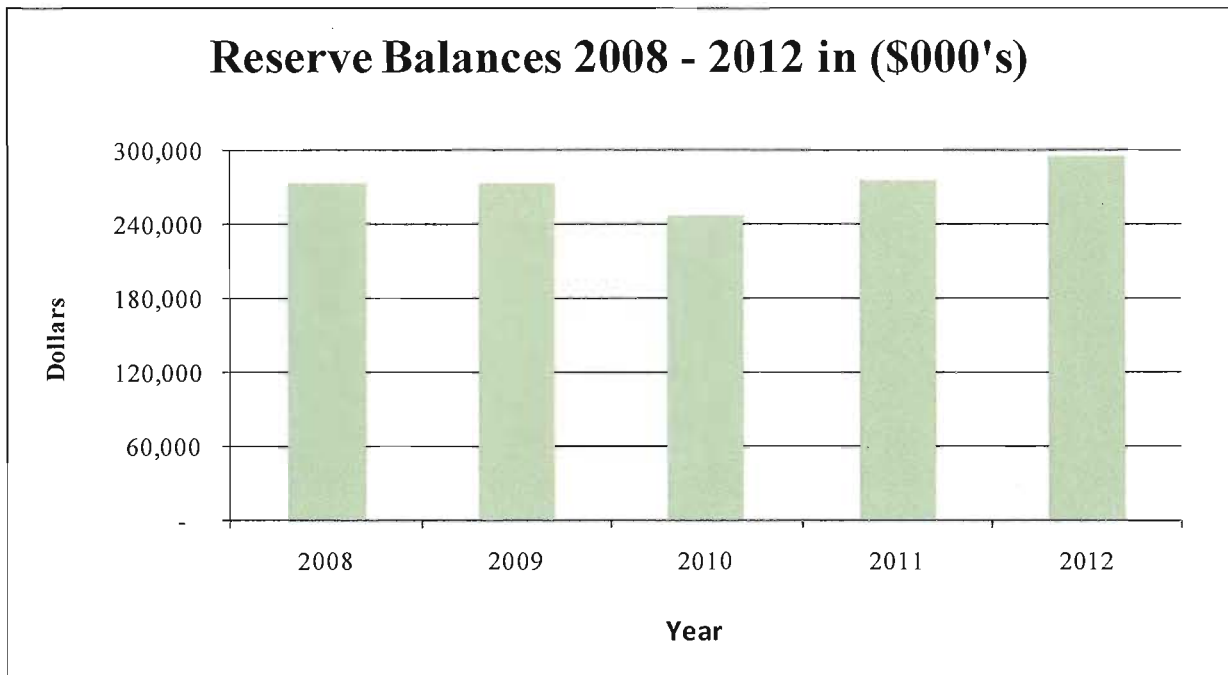




Tangible Capital Assets and Reserve Analysis

Reserves

The balance of the reserves has remained fairly consistent with a 2012 balance of \$295.0 million. This balance includes both the uncommitted balance of \$207.0 million (2011 \$183.9 million) and amounts that have been approved for expenditure but remain unspent as at December 31, 2012 of \$88.0 million (2011 \$91.5 million).



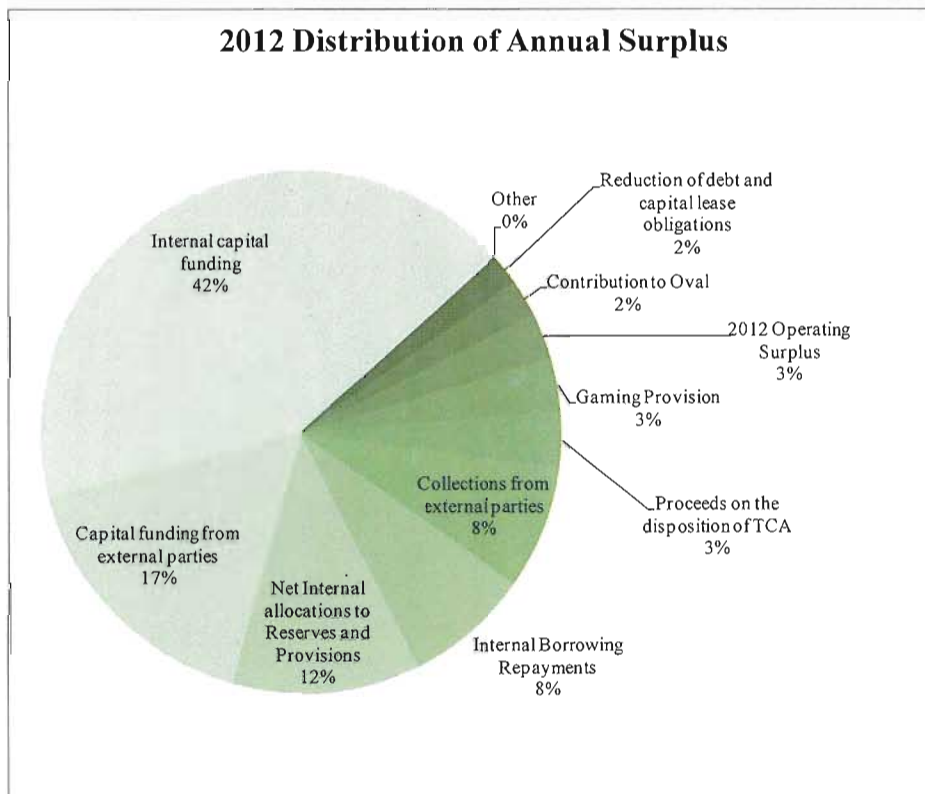
Annual Surplus Analysis

The 2012 annual surplus of \$82.9 million 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 under PSAB is different from the annual surplus as determined in the context of the annual general fund operating budget. The primary difference is that the annual surplus does not include contributions to and from reserves, principal payments on debt and capital contributions. Another important distinction is that the annual surplus as presented under PSAB represents the consolidated result of operations including utilities, capital and the oval.

The 2012 general operating surplus (\$3.7 million) represents the net excess of revenues over expenditures relating to budgeted transactions and is a component of the 2012 annual surplus of \$82.9 million. The remaining portion of the annual surplus relates to transactions that impact the capital equity and other accumulated surplus items as per PSAB.

The annual surplus of \$82.9 million is the net amount including amortization expense. The following chart details the distribution of the items that comprise the annual surplus excluding amortization. Note that the annual operating budget surplus of \$3.7 million is included in the



total distribution and comprises 3% of the adjusted annual surplus figure.

Internal and external capital funding comprises 59% of the total annual surplus.

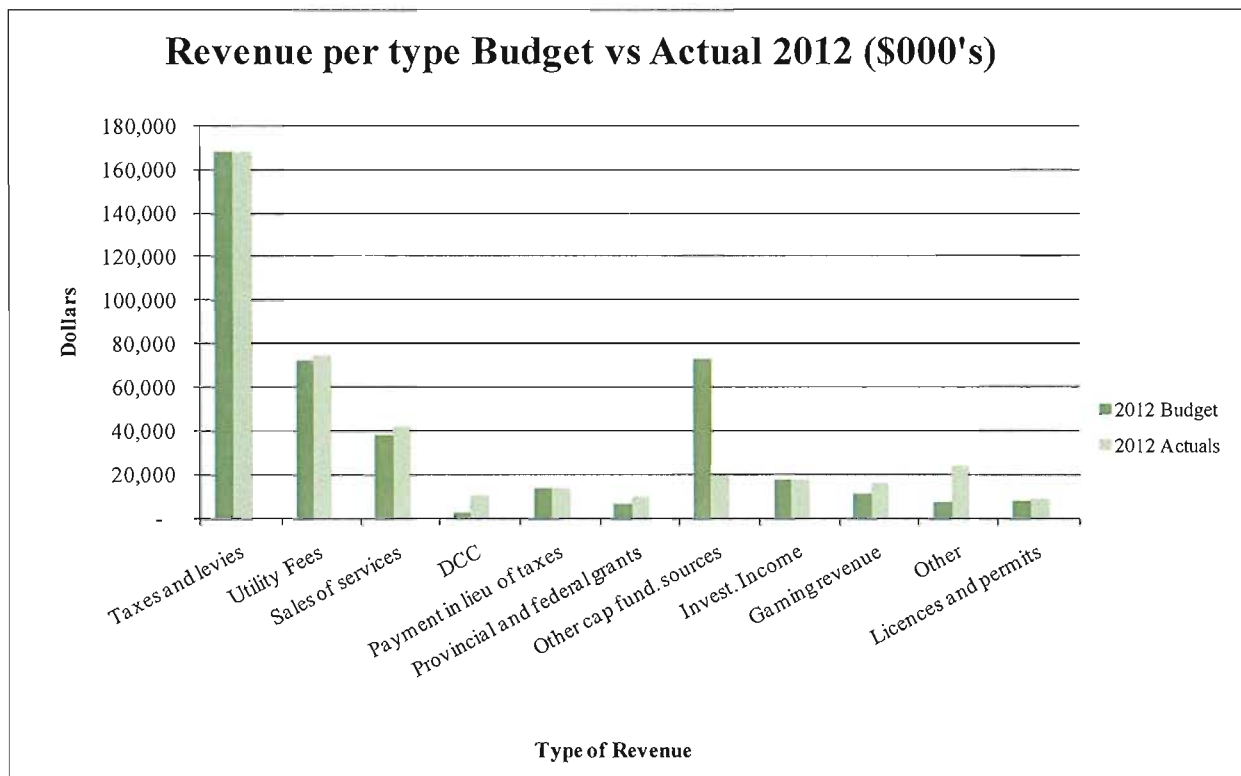
These amounts are reflected in the year over year change in each of the accumulated surplus categories included in Note 13 to the Financial Statements.

Results of Operations

The 2012 annual surplus of \$82.9 million was a decrease of \$27.9 million compared to 2011, due mainly to the decrease in other capital funding revenues of \$23.7 million. The majority of these revenues relate to external contributions of assets through development and are not cash related. The contributed value of tangible capital assets for 2012 was \$12.7 million as compared to \$35.7 million in 2011.

Revenues by Type

The following chart represents the comparison of the 2012 revenues to the budget.



The major source of revenues is the property taxes. These revenues increased by 3.5% in comparison with 2011. This includes the budgeted increase of 2.98% and increases relating to newly constructed properties added to the assessment roll. The sale of services budget variance is mainly a result of additional receivable revenues of \$1.9 million.

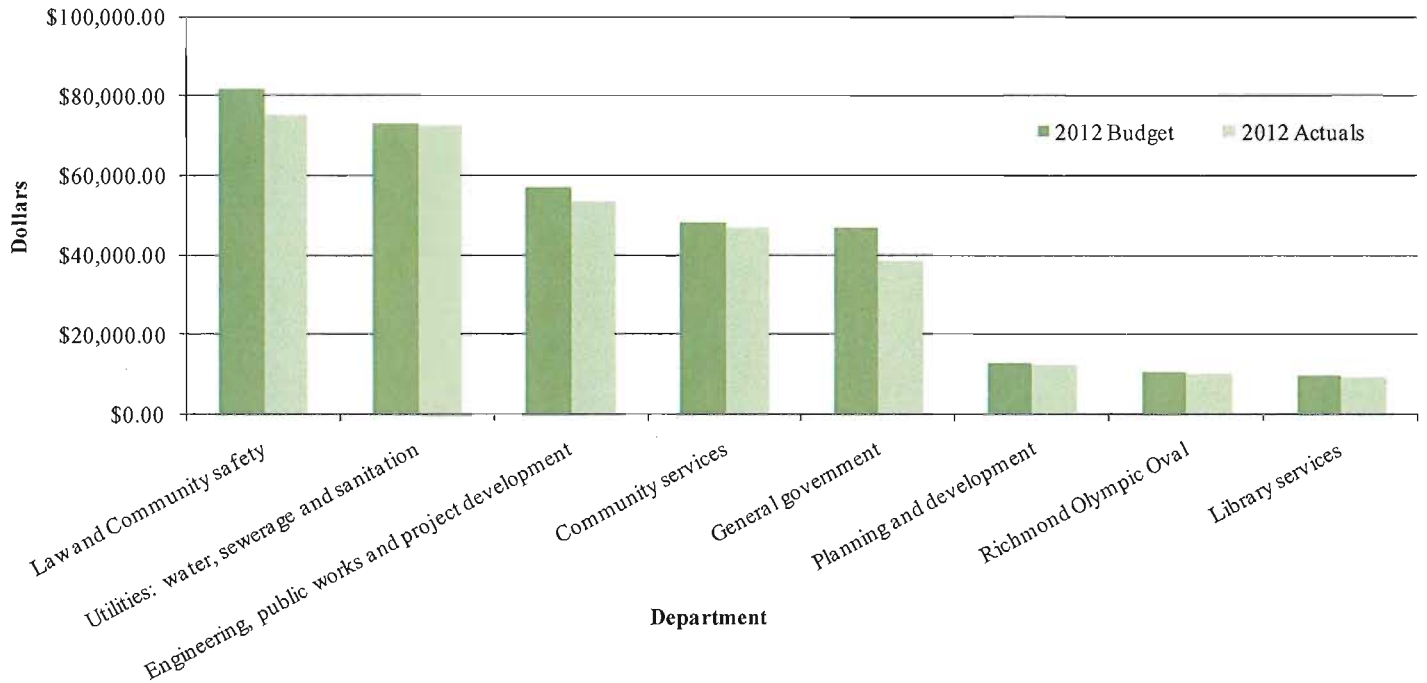
The decrease in Development Cost Charges was the result of capital expenditures and the timing of projects. The increase in the other revenue mainly relates to the \$8.5 million in developer contributions to reserves and \$5.4 million gain on disposal of tangible capital assets.

Annual Surplus Analysis

Expenditure Analysis

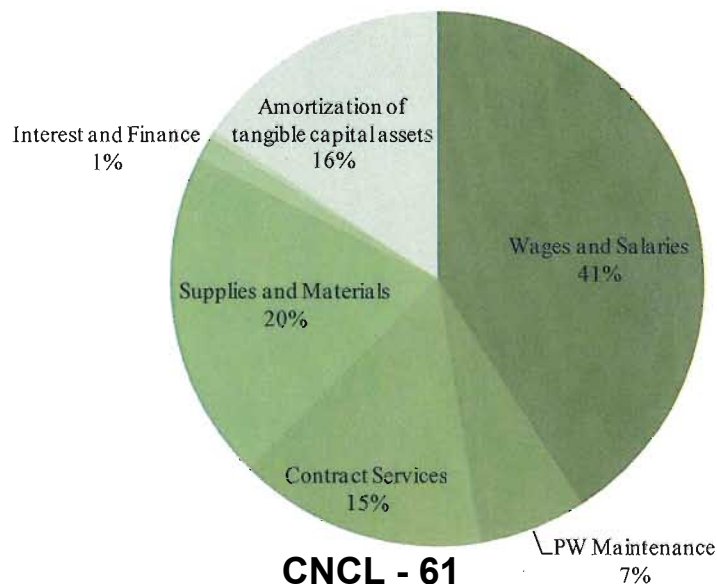
The following chart represents the operating expenditure structure per type of service. As shown below, all services were provided within the approved 2012 budgets.

2012 Expenditures per type (\$000's)



The following chart depicts the 2012 expenditures by type of expense.

2012 Expenditures by Object





Cash Flow Statement Analysis

Cash Flow Statement

The following chart represents the condensed cash flow statement for the year ended December 31, 2012 and 2011. This presents the major sources of cash and cash equivalents during the period as well as the use of cash. As can be seen, the major source of cash comes from the annual surplus, i.e. the results of operation achieved during the period of \$82.9 million.

Cash Flow Statement (\$000's)	2012	2011
Annual Surplus	\$ 82,874	\$ 110,797
Items not involving cash:	30,954	1,609
Change in non-cash assets and liabilities:		
Decrease (increase) in financial assets	725	13,682
Decrease (increase) in other assets	(449)	(302)
Increase (decrease) in financial liabilities	14,217	7,794
Total change in non-cash assets	14,493	21,174
Net change in cash from operating activities:	128,321	133,580
Change in capital activities (investment in TCA)	(59,889)	(75,878)
Change in financing activities (repayment of debt)	(2,767)	(4,207)
Investment activities (investment in bonds and deposits)	(27,799)	(60,787)
Net change in cash	37,866	(7,292)
Cash and cash equivalents, beginning of year	11,766	19,058
Cash and cash equivalents, end of year	\$ 49,632	\$ 11,766

Ratio Analysis

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. The analysis serves as a recommended practice of financial reporting and enables the readers of financial reports not only to interpret the financial reports but also to also assess the quality of financial management.

As a best practice, the conducted analysis should address 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.
 - 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*** measures and demonstrates the degree to which a government entity can change the level of debt and tax burden in order to meet its services commitments or settle financial commitments.
 - 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.

Indicators of Financial Condition

A lower ratio indicates a lesser reliance on existing revenues to finance debt charges.

- 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** 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.
 - 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.

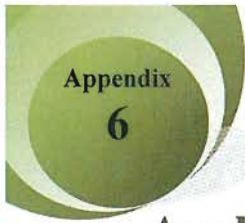
The following table presents ratio analysis for the period 2011-2012:

Ratio analysis indicators of financial condition	2012	2011
Sustainability ratios		
Assets to liabilities (times)	11.6	11.2
Financial assets to liabilities (times)	3.1	2.8
Net debt to total revenues	1.2%	1.8%
Net debt to the total assessment	0.0%	0.0%
Expenses to the total assessment	0.6%	0.6%
Flexibility ratios		
Public debt charges to revenues	1.1%	1.2%
Net book value of capital assets to its cost	69.7%	70.4%
Own source revenue to the assessment	0.7%	0.8%
Vulnerability ratios		
Government transfers to total revenues	2.6%	1.9%

Note:

Based on average Balance Sheet amounts

The ratio analysis confirms the City's stable financial position.



Analysis of the Richmond Olympic Oval Corporation and Richmond Public Library

Richmond Olympic Oval Corporation

- In 2012, the Richmond Olympic Oval Corporation had an annual surplus of \$3.1 million before the transfer to capital reserves, which is an annual increase of \$0.8 million. Revenue from membership, admissions and programs increased year over year in the amount of \$1.4 million, which was partly offset by the increase in payroll expenses of \$0.9 million and program service expenses of \$0.4 million, as the Corporation approaches steady state.
- Net financial assets increased by \$3.1 million, due mainly to the increase in cash and investments by \$3.2 million.
- The capital works committee allocated \$2.4 million to the capital reserve.

Richmond Public Library

- In 2012, the Library had an annual deficit of \$0.3 million driven mainly by amortization expense.
- Net financial assets increased to \$0.47 million from \$0.42 million.
- The non-financial assets decreased by a net \$0.33 million relating to tangible capital assets.



Proforma

Consolidated Financial Statements of

CITY OF RICHMOND

Year ended December 31, 2012

CNCL - 67

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, 2012 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, 2012, 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, 2012, with comparative figures for 2011

	2012	2011
Financial Assets		
Cash and cash equivalents	\$ 49,632	\$ 11,766
Investments (note 3)	590,961	563,162
Accrued interest receivable	3,122	2,710
Accounts receivable (note 4)	22,682	22,095
Taxes receivable	8,895	6,716
Development fees receivable	12,923	16,826
Debt reserve fund - deposits (note 5)	386	386
	<u>688,601</u>	<u>623,661</u>
Liabilities		
Accounts payable and accrued liabilities (note 6)	75,325	77,698
Deposits and holdbacks (note 7)	40,669	36,753
Deferred revenue (note 8)	37,307	34,801
Development cost charges (note 9)	62,547	52,379
Obligations under capital leases (note 10)	106	499
Debt, net of MFA sinking fund deposits (note 11)	3,488	5,808
	<u>219,442</u>	<u>207,938</u>
Net financial assets	469,159	415,723
Non-Financial Assets		
Tangible capital assets (note 12)	1,830,619	1,801,630
Inventory of materials and supplies	2,276	1,934
Prepaid expenses	1,954	1,847
	<u>1,834,849</u>	<u>1,805,411</u>
Accumulated surplus (note 13)	\$ 2,304,008	\$ 2,221,134

Commitments and contingencies (note 17)

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, 2012, with comparative figures for 2011

	Budget 2012	2012	2011
	(unaudited - notes 2(m) and 22)		
Revenue:			
Taxation and levies	\$ 168,205	\$ 167,529	\$ 161,821
Utility fees	72,193	74,222	69,359
Sales of services	38,219	41,449	41,518
Payments-in-lieu of taxes	13,199	13,189	13,726
Provincial and federal grants	6,612	9,487	8,066
Development cost charges	2,028	10,480	14,321
Other capital funding sources	73,144	19,306	50,063
Other revenues:			
Investment income	16,777	17,144	20,328
Gaming revenue	11,148	15,585	13,728
Licenses and permits	7,412	8,734	7,524
Other (note 20)	7,319	23,186	23,588
	416,256	400,311	424,042
Expenses:			
Law and Community safety	81,642	75,193	74,563
Utilities: water, sewerage and sanitation	72,920	72,682	69,430
Engineering, public works and project development	56,774	53,164	52,727
Community services	47,766	46,796	45,345
General government	46,645	38,570	42,358
Planning and development	12,470	11,961	11,560
Richmond Olympic Oval	10,541	9,826	8,646
Library services	9,323	9,245	8,616
	338,081	317,437	313,245
Annual surplus	78,175	82,874	110,797
Accumulated surplus, beginning of year	2,221,134	2,221,134	2,110,337
Accumulated surplus, end of year	\$ 2,299,309	\$ 2,304,008	\$ 2,221,134

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, 2012, with comparative figures for 2011

	2012 budget (unaudited - notes 2(m) and 22)	2012	2011
Surplus for the year	\$ 78,175	\$ 82,874	\$ 110,797
Acquisition of tangible capital assets	(78,175)	(66,377)	(76,026)
Developer contributions of tangible capital assets		(12,784)	(35,740)
Amortization of tangible capital assets		49,566	47,696
Gain on disposal of tangible capital assets		(5,828)	(10,347)
Proceeds on sale of tangible capital assets		6,434	11,806
	-	53,885	48,186
Acquisition of inventories of supplies		(2,276)	(1,934)
Acquisition of prepaid expenses		(1,954)	(1,847)
Consumption of inventories of supplies		1,934	1,745
Use of prepaid expenses		1,847	1,734
Change in net financial assets	-	53,436	47,884
Net financial assets, beginning of year	415,723	415,723	367,839
Net financial assets, end of year	\$ 415,723	\$ 469,159	\$ 415,723

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2012, with comparative figures for 2011

	2012	2011
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 82,874	\$ 110,797
Items not involving cash:		
Amortization	49,566	47,696
Gain on disposal of tangible capital assets	(5,828)	(10,347)
Developer contributions of tangible capital assets	(12,784)	(35,740)
Change in non-cash operating working capital:		
(Increase) decrease in accrued interest receivable	(412)	708
(Increase) decrease in accounts receivable	(587)	7,556
(Increase) decrease in taxes receivable	(2,179)	992
Decrease in development fees receivable	3,903	4,363
Decrease in debt reserve fund	-	63
Increase in prepaid expenses	(107)	(113)
Increase in inventories of supplies	(342)	(189)
(Decrease) increase in accounts payable and accrued liabilities	(2,373)	3,735
Increase (decrease) in deposits and holdbacks	3,916	(8,694)
Increase in deferred revenue	2,506	2,585
Increase in development cost charges	10,168	10,168
Net change in cash from operating activities	128,321	133,580
Capital activities:		
Cash used to acquire tangible capital assets	(66,323)	(75,954)
Proceeds on disposal of tangible capital assets	6,434	76
Net change in cash from capital activities	(59,889)	(75,878)
Financing activities:		
Principal payments on debt	(2,320)	(3,466)
Principal payments on obligations under capital leases	(447)	(741)
Net change in cash from financing activities	(2,767)	(4,207)
Investing activities:		
Change in investments	(27,799)	(60,787)
Net change in cash and cash equivalents	37,866	(7,292)
Cash and cash equivalents, beginning of year	11,766	19,058
Cash and cash equivalents, end of year	\$ 49,632	\$ 11,766
Supplementary Information:		
Non-cash transactions:		
Tangible capital assets financed by capital leases	\$ 54	\$ 72
Sale of property in exchange for leasehold interest in another property	-	11,730

See accompanying notes to consolidated financial statements.

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CITY OF RICHMOND

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

Year ended December 31, 2012

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 Canadian Institute of Chartered Accountants.

(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") and the Richmond Olympic Oval. The Library is consolidated as the Library Board is appointed by the City. The Richmond Olympic Oval is consolidated as it is a wholly owned municipal corporation of the City and operates as an other government organization. Interfund 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 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, 2012

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 in the year in which the related expenditures are incurred. Unrestricted transfers are recognized as revenue when received.

(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, 2012

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) 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

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CITY OF RICHMOND

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(vi) Leased tangible capital assets (continued):

accounted for as operating leases and the related payments are charged to expenses as incurred.

(vii) 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) 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.

(m) Budget information:

Unaudited 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 adopted through Bylaw #8867 on April 23, 2012.

(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 amounts 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.

CITY OF RICHMOND

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(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).

3. Investments:

	2012		2011	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 61,835	\$ 62,206	\$ 99,424	\$ 99,457
Government and government guaranteed bonds	466,984	468,382	402,293	410,633
Municipal Finance Authority Pooled Investment	21,691	21,692	21,289	21,289
Other Bonds	40,451	42,192	40,156	42,162
	\$ 590,961	\$ 594,472	\$ 563,162	\$ 573,541

4. Accounts receivable:

	2012	2011
Water and sewer utilities	\$ 8,130	\$ 6,880
Casino revenues	3,580	3,186
Capital grant	3,054	2,934
Other trade receivables	7,918	9,095
	\$ 22,682	\$ 22,095

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, 2012 are as follows:

CITY OF RICHMOND

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

Year ended December 31, 2012

5. Debt reserve fund deposits and contingent demand notes (continued):

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 376	\$ 1,707
Sewerworks Revenue Fund	10	48
Total	\$ 386	\$ 1,755

6. Accounts payable and accrued liabilities:

	2012	2011
Trade and other liabilities	\$ 46,911	\$ 50,808
Post-employment benefits (note 15)	28,414	26,890
	\$ 75,325	\$ 77,698

7. Deposits and holdbacks:

	Balance December 31, 2011	Deposit contributions	Refund expenditures	Balance December 31, 2012
Security deposits	\$ 25,140	\$ 8,289	\$ 5,939	\$ 27,490
Contract holdbacks	1,206	2,550	2,089	1,667
Developer contribution	5,537	465	-	6,002
Transit Oriented Development Fund	1,523	-	-	1,523
Other	3,347	4,931	4,291	3,987
	\$ 36,753	\$ 16,235	\$ 12,319	\$ 40,669

CITY OF RICHMOND

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

Year ended December 31, 2012

8. Deferred revenue:

Deferred revenue represents revenues that are collected but not earned as of December 31, 2012. 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.

	2012	2011
Prepaid taxes	\$ 15,352	\$ 12,652
Building permits	5,185	4,649
Capital grants	4,351	4,919
Firm price billing revenues	2,674	2,723
Business license revenues	2,525	2,433
Parking easement and leased land revenues	2,409	2,403
Other	2,327	2,729
Tree Compensation	1,030	822
Memberships and programs – Oval	946	537
Sport hosting funding – Oval	508	934
Balance, end of year	\$ 37,307	\$ 34,801

9. Development cost charges:

	2012	2011
Balance, beginning of year	\$ 52,379	\$ 42,211
Contributions	19,772	23,518
Interest	876	971
Revenue recognized	(10,480)	(14,321)
Balance, end of year	\$ 62,547	\$ 52,379

CITY OF RICHMOND

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

Year ended December 31, 2012

10. Obligations under capital leases:

The City has entered into capital lease agreements to finance certain equipment at an estimated cost of borrowing ranging from 1.25% to 5% per year.

Future minimum lease payments relating to obligations under capital leases expiring on various dates as follows:

Year ending December 31:	
2013	\$ 50
2014	31
2015	22
2016	6
Total future minimum lease payments	109
Less amount representing interest	(3)
Present value of capital lease payments	\$ 106

11. Debt, net of MFA sinking fund deposits:

The rates of interest on the principal amount of the MFA debentures vary between 3.15% and 8.50% per annum. The average rate of interest for the year ended December 31, 2012 approximates 5.68%.

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 sinking fund deposits to date are as follow:

	Gross amount borrowed	Principal payments	Sinking fund deposits	Net debt 2012	Net debt 2011
General Fund	\$ 37,600	\$ 24,616	\$ 9,572	\$ 3,412	\$ 5,659
Sewerworks Fund	1,000	575	349	76	149
	\$ 38,600	\$ 25,191	\$ 9,921	\$ 3,488	\$ 5,808

Principal payments and sinking fund instalments on net outstanding debenture debt over the next two years are as follows:

	General	Sewerworks	Total
2013	\$ 2,356	\$ 76	\$ 2,432
2014	1,056	-	1,056
	\$ 3,412	\$ 76	\$ 3,488

CITY OF RICHMOND

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

Year ended December 31, 2012

12. Tangible capital assets:

Cost	Balance at December 31, 2011	Additions and transfers	Disposals	Balance at December 31, 2012
Land	\$ 608,511	\$ 25,522	\$ 453	\$ 633,580
Buildings and building improvements	340,172	7,695	-	347,867
Infrastructure	1,499,594	31,567	1,970	1,529,191
Vehicles, machinery and equipment	85,263	5,383	2,358	88,288
Library's collections, furniture and equipment	9,662	1,361	1,830	9,193
Assets under construction	25,857	7,633	-	33,490
	\$ 2,569,059	\$ 79,161	\$ 6,611	\$ 2,641,609

Accumulated amortization	Balance at December 31, 2011	Disposals	Amortization expense	Balance at December 31, 2012
Buildings and building improvements	\$ 90,931	\$ -	\$ 12,118	\$ 103,049
Infrastructure	619,060	1,846	30,383	647,597
Vehicles, machinery and equipment	52,266	2,329	5,306	55,243
Library's collections, furniture and equipment	5,172	1,830	1,759	5,101
	\$ 767,429	\$ 6,005	\$ 49,566	\$ 810,990

CITY OF RICHMOND

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

Year ended December 31, 2012

12. Tangible capital assets (continued):

	Net book value December 31, 2012	Net book value December 31, 2011
Land	\$ 633,580	\$ 608,511
Buildings and building improvements	244,818	249,241
Infrastructure	881,594	880,534
Vehicles, machinery and equipment	33,045	32,997
Library's collection, furniture and equipment	4,092	4,490
Assets under construction	33,490	25,857
Balance, end of year	\$ 1,830,619	\$ 1,801,630

(a) Assets under construction:

Assets under construction having a value of approximately \$33,490,000 (2011 - \$25,857,000) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed 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 \$12,784,000 (2011 - \$35,740,000) comprised of infrastructure in the amount of approximately \$9,838,000 (2011 - \$11,978,000), land in the amount of approximately \$2,946,000 (2011 - \$22,483,000) and library collections in the amount of approximately nil (2011 - \$1,279,000).

(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 writedowns of tangible capital assets during the year (2011 - nil).

CITY OF RICHMOND

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

Year ended December 31, 2012

13. Accumulated surplus:

	2012						2011		
	General Fund	Water Utility Fund	Sanitary Sewer Utility Fund	Capital and Loan Fund	Reserves Fund	Library Services	Richmond Oval	Total	Total
Investment in tangible capital assets	\$ -	\$ -	\$ -	\$ 1,822,181	\$ -	\$ 4,158	\$ 686	\$ 1,827,025	\$ 1,795,323
Reserves (note 14)	-	-	-	-	290,901	-	4,100	295,001	275,353
Appropriated Surplus	137,417	12,565	6,427	(5,850)	-	124	212	150,895	123,943
Obligations to be funded	-	-	-	-	-	(4)	-	(4)	(50)
Surplus	5,797	15,230	9,187	(2,096)	-	374	347	28,839	24,631
Other equity	2,251	-	-	-	-	-	1	2,252	1,934
Balance, end of year	\$ 145,465	\$ 27,795	\$ 15,614	\$ 1,814,235	\$ 290,901	\$ 4,652	\$ 5,346	\$ 2,304,008	\$ 2,221,134

CITY OF RICHMOND

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

Year ended December 31, 2012

14. Reserves:

	2011	Change during year	2012
Reserve funds:			
Affordable housing	\$ 11,344	\$ 6,738	\$ 18,082
Capital building and infrastructure	27,646	9,040	36,686
Capital reserve	81,820	(3,566)	78,254
Child care development	2,146	(151)	1,995
Community legacy and land replacement	17,097	(416)	16,681
Drainage improvement	23,395	4,553	27,948
Equipment replacement	16,744	(165)	16,579
Leisure facilities	2,621	556	3,177
Local improvements	6,330	98	6,428
Neighborhood improvement	6,057	(46)	6,011
Public art program	1,585	382	1,967
Sanitary sewer	30,254	3,418	33,672
Steveston off-street parking	277	5	282
Steveston road ends	2,723	(1,376)	1,347
Waterfront improvement	179	(67)	112
Watermain replacement	43,435	(1,755)	41,680
Oval	1,700	2,400	4,100
	\$ 275,353	\$ 19,648	\$ 295,001

15. Post-employment benefits:

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

	2012	2011
Balance, beginning of year	\$ 26,890	\$ 25,071
Current service cost	2,095	1,843
Interest cost	1,021	1,207
Amortization of actuarial loss	460	424
Benefits paid	(2,052)	(1,655)
Balance, end of year	\$ 28,414	\$ 26,890

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2009 and the results are extrapolated to December 31, 2012. The difference between the actuarially determined accrued benefit obligation of approximately \$28,826,000 and the liability of approximately \$28,414,000 as at December 31, 2012 is an unamortized net actuarial loss of \$412,000. This actuarial loss is being amortized over a period equal to the employees' average remaining service lifetime of 10 years.

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CITY OF RICHMOND

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

Year ended December 31, 2012

15. Post-employment benefits (continued):

	2012	2011
Actuarial benefit obligation:		
Liability, end of year	\$ 28,414	\$ 26,890
Unamortized actuarial loss	412	1,581
Balance, end of year	\$ 28,826	\$ 28,471

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

	2012	2011
Discount rate	3.50%	3.50%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	3.50%	3.50%

16. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusted pension plan. The Plan's 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 pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The Plan has about 176,000 active members and approximately 67,000 retired members. Active members include approximately 35,000 contributors from local governments.

The most recent actuarial valuation as at December 31, 2009 indicated a \$1,024 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2012 with results available in 2013. Defined contribution plan accounting is applied to the Plan as the Plan exposes the participating entities to actuarial risks associated with the current and former employees of the entities, with the result that there is no consistent and reliable basis for allocating the obligation, Plan assets and cost to individual entities participating in the Plan.

The City paid \$9,247,832 (2011 - \$9,291,000) for employer contributions to the Plan in fiscal 2012. Employees paid \$7,676,659 (2011 - \$7,624,000) for employee contributions to the Plan in fiscal 2012.

17. 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.

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CITY OF RICHMOND

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

Year ended December 31, 2012

17. Commitments and contingencies (continued):

(b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2012, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2013	\$ 4,346
2014	4,273
2015	4,238
2016	4,048
2017 and thereafter	24,588

(c) Litigation:

As at December 31, 2012, there were a number of legal claims in various stages of litigation. 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.

(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 27 Class A and 22 Class B shares issued and outstanding as at December 31, 2012). 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, 2012

17. 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.

(h) Contingent liabilities:

The City has a contract with the federal government whereby the federal government provides Royal Canadian Mounted Police (RCMP) policing services. RCMP members and the federal government are currently in legal proceedings regarding pay raises for 2009 and 2010 that were retracted for RCMP members. As the final outcome of the legal action and the potential financial impact to the City is not determinable, the City has not recorded any provision for this matter in the financial statements as at December 31, 2012.

18. Trust funds:

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.

	2012	2011
Richmond Community Associations	\$ 1,091	\$ 1,015

19. 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:

	2012	2011
Province of British Columbia - Schools	\$ 128,610	\$ 122,465
Greater Vancouver Regional District and others	39,498	37,655
	\$ 168,108	\$ 160,120

CITY OF RICHMOND

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

Year ended December 31, 2012

20. Other revenue:

	2012	2011
Debt funding	\$ 1,180	\$ 2,135
Developer reserve contribution	8,534	3,231
Donation	53	43
Other	4,248	2,482
Parking program	1,566	1,389
Sponsorship	200	293
Tangible capital assets gain/loss on land	5,402	11,719
Taxes and fines	2,003	2,296
	<u>\$ 23,186</u>	<u>\$ 23,588</u>

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.

Engineering, Public Works and Project Development comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering Planning, 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 planning, and construction of major projects.

Community Services comprises of Parks, Recreation and Community Services. 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, Corporate Services, and Business and Financial 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.

CITY OF RICHMOND

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

Year ended December 31, 2012

21. Segmented reporting (continued):

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

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.

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

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.

CITY OF RICHMOND

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

Year ended December 31, 2012

22. Budget data:

The unaudited budget data presented in these consolidated financial statements is based on the 2012 operating and capital budgets approved by Council on April 23, 2012 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	\$ 380,168
Approved capital budget	180,163
Approved Oval budget	11,386
Less:	
Transfer from other funds	7,591
Intercity recoveries	37,777
Intercompany recoveries	3,074
Carried forward capital expenditures	107,019
Total revenue	416,256
Expenses:	
Approved operating budget	380,168
Approved capital budget	180,163
Approved Oval budget	10,541
Less:	
Transfer to other funds	10,636
Intercity payments	37,777
Intercompany payments	3,074
Capital expenditures	73,144
Debt principal payments	1,141
Carried forward capital expenditures	107,019
Total expenses	338,081
Annual surplus per statement of operations	\$ 78,175

Financial Statements of

RICHMOND PUBLIC LIBRARY BOARD

Year ended December 31, 2012

INDEPENDENT AUDITORS' REPORT

To the Board of Trustees

We have audited the accompanying financial statements of Richmond Public Library, which comprise the statement of financial position as at December 31, 2012, the 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 Financial Statements

Management is responsible for the preparation and fair presentation of these 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 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 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 an audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the 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 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 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 financial statements present fairly, in all material respects, the financial position of Richmond Public Library as at December 31, 2012 and its results of operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The current year's supplementary information included in Schedule 1 is presented for purposes of additional analysis and is not a required part of the financial statements. Such supplementary information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

Chartered Accountants

Date _____

Burnaby, Canada

RICHMOND PUBLIC LIBRARY BOARD

Statement of Financial Position

December 31, 2012, with comparative figures for 2011

	2012	2011
Financial Assets		
Due from City of Richmond (note 3)	\$ 1,840,056	\$ 1,630,380
Accounts receivable	217,391	217,556
	<u>2,057,447</u>	<u>1,847,936</u>
Liabilities		
Accounts payable and accrued liabilities (note 4)	1,411,163	1,260,372
Deferred revenue	178,362	163,457
	<u>1,589,525</u>	<u>1,423,829</u>
Net financial assets	467,922	424,107
Non-Financial Assets		
Tangible capital assets (note 5)	4,158,175	4,490,175
Prepaid expenses	25,615	24,932
	<u>4,183,790</u>	<u>4,515,107</u>
Commitments (note 12)		
Accumulated surplus (note 7)	<u>\$ 4,651,712</u>	<u>\$ 4,939,214</u>

See accompanying notes to financial statements.

Approved on behalf of the Library Board:

_____ Trustee

_____ Trustee

RICHMOND PUBLIC LIBRARY BOARD

Statement of Operations

Year ended December 31, 2012, with comparative figures for 2011

	Budget 2012	2012	2011
	(unaudited - notes 2(a) and 13)		
Revenue:			
Municipal contribution	\$ 8,044,800	\$ 8,044,800	\$ 7,932,848
Fines and miscellaneous (note 8)	537,500	426,421	490,672
Grants (note 9)	422,500	449,776	429,965
Other Capital Funding Sources	-	-	1,156
Donations (note 10)	-	35,865	1,278,765
Gain on disposal of tangible capital assets	-	18,335	12,150
	9,004,800	8,975,197	10,145,556
Expenses:			
Salaries and employee benefits	6,585,100	6,411,959	6,232,427
Amortization	1,581,300	1,758,558	1,364,104
Supplies and equipment services	243,600	206,445	213,326
General and administration	211,500	198,397	180,116
Building, leases and maintenance	208,300	224,778	209,450
Utilities	183,200	170,859	176,395
Periodicals	131,000	139,872	128,010
Automation	99,000	60,991	32,964
Resource sharing services	80,200	77,276	78,856
Contribution to City of Richmond	-	13,564	19,682
	9,323,200	9,262,699	8,635,330
Annual surplus (deficit)	(318,400)	(287,502)	1,510,226
Accumulated surplus, beginning of year	4,939,214	4,939,214	3,428,988
Accumulated surplus, end of year	\$ 4,620,815	\$ 4,651,712	\$ 4,939,214

See accompanying notes to financial statements.

RICHMOND PUBLIC LIBRARY BOARD

Statement of Changes in Net Financial Assets

Year ended December 31, 2012, with comparative figures for 2011

	Budget	2012	2011
	(unaudited - notes 2(a) and 13)		
Annual surplus (deficit)	\$ (318,400)	\$ (287,502)	\$ 1,510,226
Acquisition of tangible capital assets	318,400	(1,426,558)	(2,787,996)
Amortization of tangible capital assets		1,758,558	1,364,104
Gain on disposal of tangible capital assets		(18,335)	(12,150)
Proceeds on disposal of tangible capital assets		18,335	12,150
Increase in prepaid expenses		(683)	(1,515)
Change in net financial assets	-	43,815	84,819
Net financial assets, beginning of year	424,107	424,107	339,288
Net financial assets, end of year	\$ 424,107	\$ 467,922	\$ 424,107

See accompanying notes to financial statements.

RICHMOND PUBLIC LIBRARY BOARD

Statement of Cash Flows

Year ended December 31, 2012, with comparative figures for 2011

	2012	2011
Cash provided by (used in):		
Operations:		
Annual surplus (deficit)	\$ (287,502)	\$ 1,510,226
Items not involving cash:		
Amortization	1,758,558	1,364,104
Gain on disposal of tangible capital assets	(18,335)	(12,150)
Contributed tangible capital assets	-	(1,195,200)
Change in non-cash working capital:		
Due from City of Richmond	(209,676)	(77,256)
Accounts receivable	165	22,514
Prepaid expenses	(683)	(1,515)
Accounts payable and accrued liabilities	150,791	421
Deferred revenue	14,905	(30,498)
Net change in cash from operating activities	1,408,223	1,580,646
Capital activities:		
Proceeds on disposal of tangible capital assets	18,335	12,150
Cash used to acquire tangible capital assets	(1,426,558)	(1,592,796)
Net change in cash from capital activities	(1,408,223)	(1,580,646)
Net change in cash	-	-
Cash, beginning of year	-	-
Cash, end of year	\$ -	\$ -

See accompanying notes to financial statements.

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements

Year ended December 31, 2012

1. Operations:

The Richmond Public Library Board (the "Library") is responsible for the administration of public libraries in the City of Richmond (the "City"). Funding for the provisions of these services is primarily through an annual contribution from the City and from provincial government grants. In addition, revenue is received from library fees, donations and other miscellaneous sources. The Library is a registered charity under provisions of the Income Tax Act (Canada) and is not a taxable entity. The Library receives accounting services from, and operates primarily in facilities provided free of charge by, the City of Richmond.

2. Significant accounting policies:

The accounting policies of the Library conform to Canadian generally accepted accounting principles as prescribed by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants, and include the following specific policies:

(a) Budget data:

The unaudited budget data presented in these financial statements is based upon the 2012 budget submission approved by the Board on September 28, 2011. Note 13 reconciles the approved budget to the budget figures reported in these financial statements.

(b) Use of estimates:

The preparation of the 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 dates of the financial statements and the reported amounts of revenue and expenses during the reporting periods. Significant areas requiring the use of management estimates relate to the determination of accrued sick benefits and useful lives of tangible capital assets. Actual results could differ from those estimates. These estimates are reviewed periodically and, as adjustments become necessary, they are reported in earnings in the year in which they become known.

(c) Deferred revenue:

The Library records the receipt of restricted donations as deferred revenue and recognizes this revenue in the year in which related expenses are incurred.

(d) 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.

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2012

2. Significant accounting policies (continued):

(e) 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 asset. The cost, less residual value, of the tangible capital assets, is amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Rate
Library collections	4 years
Furniture and fixture	10 - 20 years
Equipment	5-10 years

Amortization is charged over the asset's useful life commencing when the asset is acquired or when it is available for use.

(f) Donations of tangible capital assets:

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

(g) Functional and object reporting:

The operations of the Library are comprised of a single function, Library operations. As a result, the expenses of the Library are presented by object in the statement of operations.

(h) Employee future benefits:

The Library and its employees make contributions to the Municipal Pension Plan (the "Plan"). These contributions are expensed as incurred.

Sick leave and post-employment benefits are available to the Library's employees. The costs of 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 as the employees render services necessary to earn the future benefits (see note 6).

(i) Government transfers:

Restricted transfers from government are deferred and are recognized as revenue in the year in which the related expenditures are incurred. Unrestricted transfers are recognized as revenue when received.

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2012

3. Due from City of Richmond:

Due from City of Richmond is composed of funds held by the City of Richmond on behalf of the Library. This balance is non-interest bearing and is due on demand.

4. Accounts payable and accrued liabilities:

	2012	2011
Accounts payable	\$ 354,537	\$ 233,821
Accrued liabilities	37,163	34,806
Accrued payroll liabilities	407,763	358,945
Post-employment benefits (note 6)	611,700	632,800
	<u>\$ 1,411,163</u>	<u>\$ 1,260,372</u>

5. Tangible capital assets:

Cost	Balance, December 31, 2011	Additions	Disposals	Balance, December 31, 2012
Library collections	\$ 7,777,581	\$ 1,312,068	\$ 1,830,165	\$ 7,259,484
Furniture and fixture	905,851			905,851
Equipment	978,452	114,490		1,092,942
	<u>\$ 9,661,884</u>	<u>\$ 1,426,558</u>	<u>\$ 1,830,165</u>	<u>\$ 9,258,277</u>

Accumulated amortization	Balance, December 31, 2011	Disposals	Amortization	Balance, December 31, 2012
Library collections	\$ 3,938,549	\$ 1,830,165	\$ 1,593,410	\$ 3,701,794
Furniture and fixture	500,368	-	68,963	569,331
Equipment	732,792	-	96,185	828,977
	<u>\$ 5,171,709</u>	<u>\$ 1,830,165</u>	<u>\$ 1,758,558</u>	<u>\$ 5,100,102</u>

Net book value	Balance, December 31, 2011	Balance, December 31, 2012
Library collections	\$ 3,839,032	\$ 3,557,690
Furniture and fixture	405,483	336,520
Equipment	245,660	263,965
	<u>\$ 4,490,175</u>	<u>\$ 4,158,175</u>

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2012

6. Post-employment benefits:

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

Details of the accrued employee future benefit liability are as follows:

	2012	2011
Balance, beginning of year	\$ 632,800	\$ 633,100
Current service cost	35,400	31,800
Interest cost	15,800	19,400
Amortization of actuarial gain	(34,900)	(32,100)
Benefits paid	(37,400)	(19,400)
Balance, end of year	\$ 611,700	\$ 632,800

An actuarial valuation for these benefits was performed to determine the Library's accrued benefit obligation as at December 31, 2012. The difference between the actuarially determined accrued benefit obligation of \$437,300 and the accrued benefit liability of \$611,700 as at December 31, 2012 is an unamortized net actuarial gain of \$174,400. This actuarial gain is being amortized over the period equal to the employees' average remaining service life of 10 years.

	2012	2011
Actuarial benefit obligation:		
Accrued liability, end of year	\$ 611,700	\$ 632,800
Unamortized net actuarial gain	(174,400)	(185,400)
Balance, end of year	\$ 437,300	\$ 447,400

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

	2012	2011
Discount rate	3.50%	3.50%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary increases	3.50%	3.50%

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2012

7. Accumulated surplus:

	2012	2011
Operating:		
Surplus	\$ 497,890	\$ 499,452
Obligations to be funded	(4,353)	(50,413)
	493,537	449,039
Invested in tangible capital assets	4,158,175	4,490,175
	\$ 4,651,712	\$ 4,939,214

Surplus includes amounts approved by the Board to be spent in future periods, including \$110,000 for strategic planning and \$75,000 towards the wireless access upgrade project.

8. Fines and miscellaneous:

	2012	2011
Book fines	\$ 193,804	\$ 212,452
InterLINK revenue	176,628	215,646
Photocopy and printer revenue	28,198	27,255
Miscellaneous	27,791	35,319
	\$ 426,421	\$ 490,672

9. Grants:

	2012	2011
Provincial Revenue Sharing Grant	\$ 351,783	\$ 352,376
One Card Grant	58,934	62,882
British Columbia Equity Grant	4,500	4,500
Writers in Library Grant	4,500	2,300
Community Access Program (CAP) Grant	3,855	3,855
Resource Sharing Grants	4,329	4,052
New Horizon for Seniors Program	21,875	-
	\$ 449,776	\$ 429,965

Provincial Revenue Sharing Grant is funded by the Libraries and Literacy Branch Ministry of Education.

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2012

9. Grants (continued):

The One Card Grant is provided by the Libraries and Literacy Branch Ministry of Education to ensure that every British Columbian with a valid library card has complete access to all public libraries within the province, and that every school-age child in Richmond is given their own library card so that they may take full advantage of the library's resources.

British Columbia Equity Grant is awarded by the Libraries and Literacy Branch Ministry of Education to support the Library in its role in fostering literacy and life-long learning in our community through the purchase of additional library materials in the area of literacy and English as a Second Language (ESL).

The Writers in Library Grant is funded by the Canada Council for the Arts for the secondment of writers to attend libraries and perform readings.

CAP - As part of Industry Canada's Community Access Program, the Vancouver Community Network receives funding from the federal government to distribute to community to support public access to the internet.

Resource Sharing Grants - Annual grants are provided to BC public libraries to encourage their participation in the province-wide inter library loan system.

New Horizons for Seniors Program - The program operates within Human Resources and Skills Development Canada. The program has a three-pronged mandate:

- Promote leadership experience through volunteerism;
- Engage seniors with their peers through sharing of knowledge, skills and values;
- Provide funds for projects/programs for seniors to be used in intergenerational programming.

10. Donations:

Donations revenue is a combination of unrestricted donations received in the year and the recognition of restricted donations relating to expenses incurred in the year.

	2012	2011
Friends of the Library	\$ 9,936	\$ 65,199
Collection Donations	5,453	1,196,000
McDonald Estate	-	5,775
Filipiniana collection	1,361	1,660
Law Matters	2,541	2,476
Other	16,574	7,655
	<u>\$ 35,865</u>	<u>\$ 1,278,765</u>

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2012

11. Pension plan:

The Library and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee 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 pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 176,000 active members and approximately 67,000 retired members. Active members include approximately 35,000 contributors from local governments.

The most recent valuation as at December 31, 2009 indicated a \$1,024 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2012 with results available in 2013. Defined contribution plan accounting is applied to the Plan as the Plan exposes the participating entities to actuarial risks associated with the current and former employees of other entities, with the result that there is no consistent and reliable basis for allocating the obligation, plan assets and cost to individual entities participating in the Plan.

The Library paid \$459,671 (2011 - \$432,214) for employer contributions to the Plan in fiscal 2012. Employees paid \$376,722 (2011 - \$366,294) for employee contributions to the Plan in fiscal 2012.

12. Commitments:

The Library has committed to operating lease payments for the Ironwood and Cambie Branches' premises, with minimum annual lease payments as follows:

2013	\$ 207,559
2014	199,086
2015	147,943
2016	147,943
Thereafter	1,038,066

RICHMOND PUBLIC LIBRARY BOARD

Notes to Financial Statements (continued)

Year ended December 31, 2012

13. Budget data:

The unaudited budget data presented in these financial statements is based upon the 2012 budget approved by the Board on September 28, 2011. Amortization was not contemplated on the development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these financial statements.

	Budget Amount
Revenue:	
Operating budget	\$ 9,004,800
Expenses:	
Operating	9,323,200
Capital	1,161,500
	<u>10,484,700</u>
Annual deficit per approved budget	(1,479,900)
Add capital expenditures:	
Library collection	1,161,500
Annual deficit per statement of operations	<u>\$ (318,400)</u>

RICHMOND PUBLIC LIBRARY BOARD

Schedule 1 - Statement of Operations by Fund
Year ended December 31, 2012, with comparative figures for 2011

	2012		2011	
	Operating	Capital	Total	Total
Revenue:				
Municipal contribution	\$ 6,636,577	\$ 1,408,223	\$ 8,044,800	\$ 6,352,202
Fines and miscellaneous	426,421	-	426,421	490,672
Grants	449,776	-	449,776	429,965
Other Capital Funding Sources	-	-	-	1,156
Donations	35,865	-	35,865	83,565
Gain on disposal of tangible capital assets	-	18,335	18,335	-
	7,548,639	1,426,558	8,975,197	7,357,560
				2,787,996
				10,145,556
Expenses:				
Salaries and employee benefits	6,411,959	-	6,411,959	6,232,427
Amortization	-	1,758,558	1,758,558	-
Supplies and equipment services	206,445	-	206,445	213,326
General and administration	198,397	-	198,397	180,116
Building, leases and maintenance	224,778	-	224,778	209,450
Utilities	170,859	-	170,859	176,395
Periodicals	139,872	-	139,872	128,010
Automation	60,991	-	60,991	32,964
Resource sharing services	77,276	-	77,276	78,856
Contribution to City of Richmond	13,564	-	13,564	19,682
	7,504,141	1,758,558	9,262,699	7,271,226
				1,364,104
				8,635,330
Annual surplus	44,498	(332,000)	(287,502)	86,334
Accumulated surplus, beginning of year	449,039	4,490,175	4,939,214	362,705
				3,066,283
				3,428,988
Accumulated surplus, end of year	\$ 493,537	\$ 4,158,175	\$ 4,651,712	\$ 449,039
				\$ 4,490,175
				\$ 4,939,214

Financial Statements of

**RICHMOND OLYMPIC OVAL
CORPORATION**

Year ended December 31, 2012



KPMG LLP
Chartered Accountants
Metrotower II
Suite 2400 - 4720 Kingsway
Burnaby BC V5H 4N2

Telephone (604) 527-3600
Fax (604) 527-3636
Internet www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To the Shareholder of Richmond Olympic Oval Corporation

We have audited the accompanying financial statements of Richmond Olympic Oval Corporation, which comprise the statement of financial position as at December 31, 2012, the statements of operations, changes in net financial assets (debt) 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 Financial Statements

Management is responsible for the preparation and fair presentation of these 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 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 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 an audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the 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 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 financial statements.

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



Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Richmond Olympic Oval Corporation as at December 31, 2012 and its results of operations, its changes in net financial assets (debt) and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

KPMG LLP

Chartered Accountants

April 18, 2013

Burnaby, Canada

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Financial Position

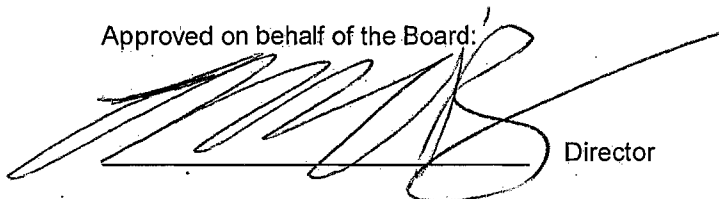
December 31, 2012, with comparative information for 2011

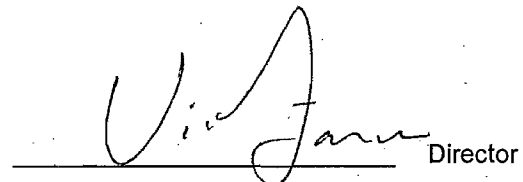
	2012	2011
Financial Assets		
Cash	\$ 2,053,574	\$ 1,430,735
Investments (note 3)	4,805,363	2,250,000
Due from City of Richmond (note 8)	132,632	-
Accounts receivable	390,081	368,744
	<u>7,381,650</u>	<u>4,049,479</u>
Liabilities		
Accounts payable and accrued liabilities	952,216	772,430
Obligations under capital leases (note 6)	8,491	205,663
Deferred revenue (note 7)	2,317,370	1,879,250
Due to City of Richmond	-	139,798
Rental deposits	5,513	5,513
	<u>3,283,590</u>	<u>3,002,654</u>
Net financial assets	4,098,060	1,046,825
Non-Financial Assets		
Tangible capital assets (note 9)	694,497	661,555
Deferred lease costs (note 10)	121,186	123,809
Inventories of supplies	2,508	1,865
Prepaid expenses and other deposits	428,954	444,327
	<u>1,247,145</u>	<u>1,231,556</u>
Accumulated surplus (note 11)	<u>\$ 5,345,205</u>	<u>\$ 2,278,381</u>

Economic dependence (note 14)

See accompanying notes to financial statements.

Approved on behalf of the Board:


Director


Director

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Operations

For the year ended December 31, 2012

	2012 Budget (unaudited – note2(g))	2012	2011
Revenue:			
2010 Games Operating Trust Fund (note 5)	\$ 2,500,000	\$ 2,784,637	\$ 2,739,398
Contribution from City of Richmond (note 12)	3,073,883	3,073,883	3,022,500
Memberships, admissions and programs	4,820,246	5,480,286	4,067,266
Other (note 12)	991,856	1,554,377	1,031,052
	<u>11,385,985</u>	<u>12,893,183</u>	<u>10,860,216</u>
Expenses (note 12):			
Salaries and benefits	6,496,140	6,261,653	5,320,829
Utilities	1,107,750	914,519	818,959
Amortization	323,789	286,071	526,964
Supplies and equipment	606,337	557,441	442,954
Insurance	368,225	347,487	326,631
General and administration	612,437	396,618	489,134
Marketing and sponsorship	290,743	235,990	290,330
Program services	587,365	677,223	302,058
Professional fees	148,540	149,357	127,887
	<u>10,541,326</u>	<u>9,826,359</u>	<u>8,645,746</u>
Annual surplus	844,659	3,066,824	2,214,470
Accumulated surplus, beginning of year	2,278,381	2,278,381	63,911
Accumulated surplus, end of year	<u>\$ 3,123,040</u>	<u>\$ 5,345,205</u>	<u>\$ 2,278,381</u>

See accompanying notes to financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Changes in Net Financial Assets (Debt)

For the year ended December 31, 2012

	2012 Budget	2012	2011
	(unaudited - note 3(g))		
Annual surplus for the year	\$ 844,659	\$ 3,066,824	\$ 2,214,470
Acquisition of tangible capital assets	(503,111)	(319,013)	(364,544)
Amortization of tangible capital assets	323,789	286,071	526,964
	(179,322)	(32,942)	162,420
Amortization of deferred lease costs	-	13,729	17,002
Acquisition of inventory of supplies	-	(3,655)	(1,487)
Acquisition of prepaid expense	-	(500,385)	(679,609)
Consumption of inventories of supplies	-	3,012	2,236
Use of prepaid expenses and other deposits	-	515,758	566,495
Additions of deferred leasing costs	-	(11,106)	(7,492)
Change in net financial assets	665,337	3,051,235	2,274,035
Net financial assets (debt), beginning of year	1,046,825	1,046,825	(1,227,210)
Net financial assets, end of year	\$ 1,712,162	\$ 4,098,060	\$ 1,046,825

See accompanying notes to financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Cash Flows

For the year ended December 31, 2012 and 2011

	2012	2011
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 3,066,824	\$ 2,214,470
Items not involving cash:		
Amortization of tangible capital assets	286,071	526,964
Amortization of deferred lease costs	13,729	17,002
Changes in non-cash operating working capital:		
Accounts receivable	(21,337)	(51,276)
Deferred lease costs	(11,106)	(7,492)
Inventories of supplies	(643)	749
Prepaid expenses and other deposits	15,373	(113,114)
Accounts payable and accrued liabilities	179,786	51,465
Deferred revenue	438,120	1,343,725
Due from/to the City of Richmond	(272,430)	(74,977)
	<u>3,694,387</u>	<u>3,907,516</u>
Capital activities:		
Purchase of tangible capital assets	(319,013)	(364,544)
Investing activities		
Purchase of investments	(2,555,363)	(2,250,000)
Financing activities:		
Repayment of obligations under capital leases	(197,172)	(231,890)
Increase in rental deposits	-	(21,248)
	<u>(197,172)</u>	<u>(253,138)</u>
Increase in cash	622,839	1,039,834
Cash, beginning of year	1,430,735	390,901
Cash, end of year	<u>\$ 2,053,574</u>	<u>\$ 1,430,735</u>

See accompanying notes to financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

For the year ended December 31, 2012

1. Incorporation and nature of business:

The Richmond Olympic Oval Corporation (the "Corporation") was incorporated on June 16, 2008 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond (the "City"). On August 10, 2010, the Corporation changed its name from 0827805 B.C. Ltd. to Richmond Olympic Oval Corporation. The business of the Corporation is to use the Richmond Olympic Oval facility (the "Oval") to provide a venue for a wide range of sports, business and community activities, including, but not limited to, being the long-track speed skating venue for the 2010 Olympic and Paralympic Winter Games (the "Games").

2. Significant accounting policies:

(a) Basis of presentation:

These financial statements have been prepared in accordance with Canadian generally accepted accounting principles (GAAP) as prescribed by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants.

(b) Revenue recognition:

Memberships, admissions and programs fees are recorded as revenue in the period that the services are rendered, with any unearned portion recorded as deferred revenue. Annual distributable amounts and trust income amounts are recognized as revenue when the amounts are approved by the 2010 Games Operating Trust (note 5) and when the related operating expenses and capital maintenance costs of the Oval are incurred.

Sponsorship revenues are deferred and amortized to revenue over the term of sponsorship agreements.

(c) 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.

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

2. Significant accounting policies (continued):

(c) Non-financial assets (continued)

(i) Tangible capital assets:

Tangible capital assets are recorded at cost. Amortization is provided on a straight-line basis at rates that reflect estimates of the economic lives of the assets over the following periods:

Assets	Rate
Athletic equipment	5 years
Automobile	5 years
Building improvements	5 years
Computer software and equipment	3 years
Facility equipment	3 years
Signage	3 years
Uniforms, ice skates and helmets	3 years

Tenant improvements are amortized over the term of the lease.

(ii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation'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.

(iii) Assets held under capital lease:

Assets held under capital lease are stated at historical cost, being the lesser of the present value of the future minimum lease payments and fair value at the date of acquisition, and are amortized on a straight-line basis over their estimated useful lives.

(iv) Deferred lease costs:

The initial direct costs incurred in connection with leases of rental properties in the Oval are deferred and amortized over the initial term of the leases. Such costs include agent commissions, legal fees, and costs of negotiating the leases.

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

2. Significant accounting policies (continued):

(d) Pension plan:

The Corporation and its employees make contributions to the Municipal Pension Plan (the "Plan"). As the Plan is a multi-employer contributory defined benefit pension plan, these contributions are expensed as incurred.

(e) Income taxes:

The Corporation is not subject to income taxes as it is a municipal corporation wholly-owned by the City of Richmond.

(f) Functional and object reporting:

The operations of the Oval are comprised of a single function, operations related to sport, fitness and recreation. As a result, the expenses of the Oval are presented by object in the statement of operations.

(g) Budget data:

The unaudited budget data presented in these financial statements is based upon the 2012 budget approved by the Board of Directors on February 29, 2012.

(h) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that could affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of valuation of accounts receivable, useful lives of tangible capital assets for amortization, and deferred lease costs. Actual results could differ from those estimates. The estimates are reviewed periodically and as adjustments become necessary, they are recorded in earnings in the year in which they become known.

3. Investments:

Investments represent term deposits as follows:

Purchase date	Maturity date	2012	2011
March 28, 2012	March 28, 2013	\$ 2,000,000	\$ -
July 20, 2012	January 16, 2013	1,805,363	-
July 20, 2012	January 16, 2013	1,000,000	-
March 21, 2011	March 20, 2012	-	2,250,000
Total		\$ 4,805,363	\$ 2,250,000

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

4. Richmond Oval Agreement:

The Corporation is party to the Richmond Oval Agreement (the "Agreement") with the City, which had an effective date of July 1, 2008. The Agreement established the terms and conditions of the relationship between the City and the Corporation.

5. 2010 Games Operating Trust Fund:

On November 14, 2002, under the terms of the Multiparty Agreement for the Games, the Government of Canada and the Province of British Columbia agreed to establish the Legacy Endowment Fund (the "Fund") and to each contribute \$55 million. On March 31, 2004, under the terms of the 2010 Games Operating Trust Agreement, an irrevocable trust was created known as GOT and the 2010 Games Operating Trust Society (the "Society") became the trustee of the Fund. The purpose of the Fund is to fund operating expenses and capital maintenance costs of certain facilities created for the Games, specifically the Oval and the Whistler Sliding Centre and Nordic Centre, and to assist with the continued development of amateur sport in Canada. Subsequent to the formation of the Trust, the City, as owner of the Oval, became a beneficiary of the Trust and became responsible for complying with obligations set by the Trust and GOT in order to receive funding.

Effective December 31, 2007:

- (a) the Fund was divided into three funds: the Speed Skating Oval Fund; the Whistler Sliding Centre and Nordic Centre Fund, and the Contingency Fund; and
- (b) the capital and any accumulated but undistributed income of the Fund was divided as follows: Speed Skating Oval Fund (40%), Whistler Sliding Centre and Nordic Centre Fund (40%), and the Contingency Fund (20%).

Effective April 21, 2009, the City entered into an agreement with VANOC. The agreement details the terms and conditions to which the City is required to adhere in order to receive funding from GOT. Effective September 1, 2011 VANOC assigned the agreement to the Society.

Funds from GOT are paid to the City, the funds are then paid to the Corporation.

Revenue from GOT is comprised of:

	2012	2011
2011 annual distributable amount approved and received in 2012	\$ 2,784,637	\$ -
2010 annual distributable amount approved and received in 2011	-	2,739,398
	\$ 2,784,637	\$ 2,739,398

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

6. Obligations under capital leases:

The capital leases have an estimated cost of borrowing ranging from 0.21% to 0.35% per month. The principal and interest payments as at December 31, 2012 and December 31, 2011 are as follows:

	2012	2011
Total minimum lease payments	\$ 8,517	\$ 208,445
Imputed interest	(26)	(2,782)
Obligations under capital leases	\$ 8,491	\$ 205,663

As at December 31, 2012, the Corporation was committed to payments under capital leases of \$8,517 in 2013.

7. Deferred revenue:

	2012	2011
Balance, beginning of year	\$ 1,879,250	\$ 535,525
Add: receipts	7,472,783	6,442,043
Less: revenue recognized	(7,034,663)	(5,098,318)
Balance, end of year	\$ 2,317,370	\$ 1,879,250

Deferred revenue comprises of:

	2012	2011
Memberships and programs	\$ 946,082	\$ 537,041
Sponsorship fees	433,333	408,333
Sport Hosting funding (note 12)	507,779	933,876
Richmond Olympic Experience (note 12)	430,176	-
	\$ 2,317,370	\$ 1,879,250

8. Due from the City of Richmond:

The amount due from the City of Richmond arises in the normal course of business and is non-interest bearing with no stated repayment terms.

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

9. Tangible capital assets:

Cost	Balance at December 31, 2011	Additions	Balance at December 31, 2012
Assets under capital lease	\$ 905,888	\$ -	\$ 905,888
Athletic equipment	692,935	164,089	857,024
Automobile	23,158	-	23,158
Building improvements	26,727	9,963	36,690
Computer software and equipment	176,383	59,982	236,365
Facility equipment	63,343	14,027	77,370
Signage	43,884	-	43,884
Tenant improvements	16,979	-	16,979
Uniforms, ice skates, and helmets	126,838	1,128	127,966
Work-in-progress (note 12)	-	69,824	69,824
	\$ 2,076,135	\$ 319,013	\$ 2,395,148

Accumulated amortization	Balance at December 31, 2011	Amortization expense	Balance at December 31, 2012
Assets under capital lease	\$ 873,841	\$ 32,047	\$ 905,888
Athletic equipment	272,985	154,625	427,610
Automobile	6,562	4,631	11,193
Building improvements	4,847	6,674	11,521
Computer software and equipment	109,923	43,147	153,070
Facility equipment	6,599	18,444	25,043
Signage	26,808	11,809	38,617
Tenant improvements	16,255	300	16,555
Uniforms, ice skates, and helmets	96,760	14,394	111,154
	\$ 1,414,580	\$ 286,071	\$ \$1,700,651

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

9. Tangible capital assets (continued):

	Net book value December 31, 2012	Net book value December 31, 2011
Assets under capital lease	\$ -	\$ 32,047
Athletic equipment	429,414	419,950
Automobile	11,965	16,596
Building improvements	25,169	21,880
Computer software and equipment	83,295	66,460
Facility equipment	52,327	56,744
Signage	5,267	17,076
Tenant improvements	424	724
Uniforms, ice skates, and helmets	16,812	30,078
Work-in-progress (note 12)	69,824	-
	<u>\$ 694,497</u>	<u>\$ 661,555</u>

The Oval land and building complex and its major equipment components are the property of the City and are not recorded in these financial statements.

Assets under capital lease include audio and visual equipment, printers, drivers, computer hardware and other information technology equipment. The lease agreements are between the City and the Municipal Finance Authority of the Province of British Columbia. The equipment is used solely by the Corporation and, accordingly, the leased assets are capitalized and the related obligation recorded in the accounts of the Corporation. The lease payments made by the City are charged at cost to the Corporation.

There was no write down of tangible capital assets during the year (2011 - nil).

10. Deferred lease costs:

	2012	2011
Balance, beginning of year	\$ 123,809	\$ 133,319
Add: payments	11,106	7,492
Less: amortization	(13,729)	(17,002)
Balance, end of year	<u>\$ 121,186</u>	<u>\$ 123,809</u>

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

11. Accumulated surplus:

Accumulated surplus is comprised of:

	2012	2011
Share capital	\$ 1	\$ 1
Capital reserve	4,100,000	1,700,000
Other reserves/provisions	211,790	-
Operating surplus	347,408	122,488
Invested in tangible capital assets	686,006	455,892
	<u>\$ 5,345,205</u>	<u>\$ 2,278,381</u>

12. Related party transactions:

The Corporation leases the Oval from the City for \$1 annually.

Included in general and administration expenses is a management fee of \$61,835 to the City for the provision of city staff time in fiscal year 2012 (2011 - \$60,000).

In 2012, \$93,979 (2011 - \$84,288) of salaries and benefits expenses were charged to the City relating to the costs of the Corporation's staff time for services performed for the City.

Included as a reduction to other revenue in 2011 is \$39,919 pertaining to management fees paid to the City for services performed pertaining to the parking revenue in 2011. At the end of 2011 the Oval began managing these parking operations internally and therefore did not have any management fees paid to the City in 2012 in respect of such services.

In accordance with the Agreement, the City will provide, for the first fifteen years of the term, financial support as agreed between the City and the Corporation from time to time; for the years 2010, 2011 and 2012 the annual financial support shall not be less than \$1.5 million per year indexed at the city of Vancouver's Consumer Price Index. After fifteen years, any financial assistance from the City will be determined by the City in its sole discretion. Commencing in 2011, the City approved an additional \$1.5 million in annual financial support to the Corporation. The Corporation received a contribution from the City of \$3,073,833 (2011 - \$3,022,500).

Effective July 1, 2011, the Sport Hosting function of the City was transferred to the Corporation. This function is fully funded by the hotel tax. In 2012, nil (2011 - \$1,091,565) was transferred from the City to the Corporation as funding for the operations of that department. As at December 31, 2012, receipts of hotel tax revenue of \$507,779 (2011 - \$933,876) was included in deferred revenue (note 7) and \$426,097 (2011 - \$157,689) was recognized in other revenue on the statement of operations.

The Corporation also received an additional \$500,000 from the hotel tax funding in 2012 to be used for the construction and operation of tourism destination enhancing attractions. This funding will be used for the Richmond Olympic Experience project. Of this amount, \$69,824 was spent in 2012 and is included in tangible capital assets (note 9) as part of work in progress. As such, \$430,176 remains in deferred revenue.

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RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2012

13. Pension plan:

The Corporation and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Plan's 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 176,000 active members and approximately 67,000 retired members. Active members include approximately 35,000 contributors from local governments.

The most recent valuation of the Plan as a whole as at December 31, 2009 indicated a \$1,024 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2012 with results available in 2013. Defined contribution plan accounting is applied to the Plan as the Plan exposes the participating entities to actuarial risk associated with the current and former employees of other entities, with the result that there is no consistent and reliable basis for allocating the obligation, Plan assets and cost to individual entities participating in the Plan.

The funding deficit noted above represents a deficit for the Plan as a whole. Management considers the Corporation's future contributions to the Plan not to be significant. During the current fiscal year, the Corporation paid \$263,064 (2011 - \$192,337) as employer contributions to the Pension Plan.

14. Economic dependence:

The Corporation is economically dependent on receiving funding from GOT and the City.

15. Comparative figures:

Certain comparative figures have been reclassified to conform with the financial statement presentation adopted for the current year.



City of Richmond

Report to Committee

To GP-May 6 2013

To: General Purposes Committee **Date:** March 21, 2013
From: Victor Wei, P. Eng. **File:** 01-0155-20-01/2013-Vol 01
 Director, Transportation
Re: **REQUEST OF SUPPORT FROM CITY OF PORT ALBERNI FOR DEVELOPMENT OF A CONTAINER TRANS-SHIPMENT AND SHORT SEA SHIPPING TERMINAL BY THE PORT ALBERNI PORT AUTHORITY**

Staff Recommendation

That the City of Port Alberni be advised that:

1. there is insufficient information available at this time for Council to make an informed decision regarding support for the proposed development of a container trans-shipment and short sea shipping terminal by the Port Alberni Port Authority; and
2. the request can be considered upon completion of the Port Alberni Port Authority's feasibility study of the proposal, which should include the comparative analysis of alternative options to increase short sea shipping in the Lower Mainland.

Victor Wei, P. Eng.
 Director, Transportation
 (604-276-4131)

Att. 1

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Intergovernmental Relations & Protocol Unit	<input checked="" type="checkbox"/>		
REVIEWED BY DIRECTORS	INITIALS:	REVIEWED BY CAO	INITIALS:
	DW		

Staff Report

Origin

The City has received a request from the City of Port Alberni (**Attachment 1**) seeking a letter of support for the proposed development of a container trans-shipment and short sea shipping terminal by the Port Alberni Port Authority (PAPA). This report responds to the request.

Analysis

1. Proposed Container Trans-Shipment and Short Sea Shipping Terminal at Port Alberni

PAPA has identified the development of a container trans-shipment and short sea shipping terminal as its priority long-term initiative. The concept envisions a new terminal on the Alberni Inlet where ships' containers would be off-loaded, sorted and loaded on barges for more direct delivery to their specific distribution hubs along the Fraser River. For example, instead of a ship's containers being off-loaded at Deltaport and then trucked to the Richmond Logistics Hub for distribution, the containers would be barged from Port Alberni directly to the Richmond site. According to PAPA, the concept would:

- mitigate increasing cargo delivery delays in the Lower Mainland area that exist due to a container ship unloading backlog; and
- reduce truck movements throughout the Lower Mainland leading to decreased traffic congestion, less impact to road infrastructure and fewer greenhouse gas emissions.

PAPA states that the concept is intended to provide increased efficiencies and benefits to all ports that are part of the Asia-Pacific Gateway and is not designed to poach other ports' business. PAPA intends to undertake a feasibility study to demonstrate that the concept is economically sound.

PAPA is also seeking status with the federal Asia-Pacific Gateway Corridor Initiative (APGCI), as that program is identified as a significant funding source to support the realization of the concept. Currently, the federal government through the APGCI works in partnership with Port Metro Vancouver and Prince Rupert Port Authority, which are BC's two official Gateway ports. Ultimately, PAPA is seeking official designation as BC's third Gateway port.

2. Potential Benefits of Short Sea Shipping

In principle, water-based transportation has the advantages of a dedicated right-of-way and, relative to land-based transportation, lower infrastructure costs and fewer social and environment impacts. The Fraser River already operates as an efficient mode of transportation for the movement of specific bulk cargos. With growing congestion on the road network and capacity constraints on portions of the rail network, there can be an increasing role for the movement of goods via water transportation.

The City has in the past expressed support for increased waterborne commerce on the Fraser River including short sea shipping (i.e., moving cargo via barges to and from destinations not separated by an ocean). In April 2005, Council considered a report on waterborne initiatives proposed by the Fraser River Port Authority and resolved:

That the City support the efforts of the Fraser River Port Authority to enhance waterborne commerce on the Fraser River by requesting the GVRD to specifically include goods

movement and marine transportation as components in the updated Liveable Region Strategic Plan.

The APCGI is supportive of short sea shipping as the \$1.4 billion program funding includes up to a total of \$20.9 million in five short sea shipping projects in the Lower Mainland. The projects call for the development of specialized facilities (e.g., dock, ramp, fixed-crane infrastructure) that will facilitate the short sea shipping of a variety of cargos (e.g., containers, railcars, break-bulk) that ultimately either originate in Asia or are destined for Asia. These complementary projects are intended to form an integrated short sea shipping network that could potentially carry up to 120,000 forty-foot equivalent units per year. Collectively, the short sea shipping projects are estimated to be capable of reducing the number of trucks on roads in the region by 40,000 trips per year.¹

3. Potential Impacts of PAPA Proposal to Lower Mainland and Richmond

At this time, it is difficult to quantify the potential net direct and indirect economic, social and environment impacts of PAPA's proposal in the Lower Mainland. A comprehensive multiple account evaluation that comparatively assesses not only PAPA's concept but also alternative scenarios whereby ships continue to come to Port Metro Vancouver (PMV) facilities but then use truck or barge transport from there to move the containers to distribution hubs would provide a balanced analysis. The evaluation could provide the insight needed to make an informed decision on the proposal by addressing pertinent topics such as:

- Would a new terminal on Alberni Inlet obviate the need for Deltaport's proposed Terminal 2 expansion?
- Is the cited container unloading backlog at PMV facilities significant enough that the time required to unload, sort and load the containers at the new terminal and then barge them to the Lower Mainland is still less than the status quo (unload and truck from PMV facilities) or an additional option of unload and barge from PMV facilities?
- What is the net impact to overall greenhouse gas emissions when collectively considering all ship, barge and truck movements amongst the options? Would the estimated benefits actually be achieved?
- What are the estimated economic impacts to the Lower Mainland, including Richmond?

Furthermore, the proposal would require the co-operation of Port Metro Vancouver, which may view the concept as competitive rather than collaborative.

4. Response of other Lower Mainland Municipalities

According to the City of Port Alberni staff report, the same letter seeking support for the PAPA proposal was to be sent to seven other municipalities in the Lower Mainland: Vancouver, Surrey, Delta, Burnaby, Coquitlam, Port Coquitlam, and White Rock. Staff at each of these municipalities were contacted to determine their response, if any, to the letter. At the time of writing, none of the

¹ In January 2010, one of the short sea projects was completed with the installation of the Southern Railway of British Columbia (SRY) rail barge ramp at the marine rail terminal on Annacis Island in Delta. The railcar volume expected to be handled at the terminal is close to 6,000 carloads per year, which is estimated to remove approximately 14,000 truck trips per year that currently use the Alex Fraser Bridge and reduce greenhouse gas emissions by approximately 234 tonnes per year.

staff contacted had seen the letter. Some staff suggested that they may not have seen the letter as their respective Councils may have chosen to not seek any comment from staff.

5. Proposed City Response to Request

There are four potential responses to the City of Port Alberni's request as outlined below.

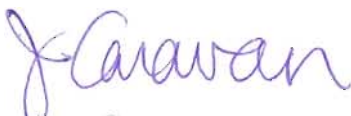
- Option 1 – Provide Letter of Support: this option would recognize the likely overall long-term benefits of increased short sea shipping in the Lower Mainland although the specific costs/benefits of the PAPA proposal are unknown.
- Option 2 – Defer Decision (*Recommended*): the City of Port Alberni would be advised that there is insufficient information available at this time for Council to make an informed decision on the PAPA proposal. Council could request that the City of Port Alberni provide further information upon completion of PAPA's feasibility study and that this study include a comparative analysis of alternative options to increase short sea shipping in the Lower Mainland.
- Option 3 – Deny Support: the City of Port Alberni would be advised that Council has declined to provide a letter support. Staff do not recommend this option as it would be premature to make any decision regarding support for or opposition to the proposal until further information is available to enable an informed decision.
- Option 4 – Do Not Respond: the City would not provide any response to the request. In the interests of continued inter-municipal co-operation, staff do not recommend this option.

Financial Impact

None.

Conclusion

The City of Port Alberni is seeking a letter of support for the development of a container trans-shipment and short sea shipping terminal by the Port Alberni Port Authority (PAPA). While increased short sea shipping in the Lower Mainland likely has net benefits, the specific costs/benefits of the PAPA proposal are unknown. Staff therefore recommend that Council reconsider the request when further information is available upon completion of PAPA's feasibility study, which should also include a comparative analysis of alternative options to increase short sea shipping in the Lower Mainland.



Joan Caravan
Transportation Planner
(604-276-4035)

JC:lce



pl. to erceg

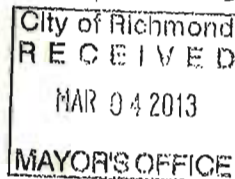
Copied & distributed to all.
Date: March 5 / 2013
Initials: DM

CITY OF PORT ALBERNI

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February 20, 2013

City of Richmond
Mayor's Office
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada



Dear Mayor Brodle:

Re: Support for the Port Alberni Port Authority's Container Trans Shipment & Short Sea Shipping Hub

I write this letter requesting your support towards the proposed concept to develop a Container Trans Shipment and Short Sea Shipping terminal hub by the Port Alberni Port Authority (PAPA).

The concept envisioned by PAPA is in its early stages of feasibility and development. Essentially, the concept involves the construction of a new container port in the Alberni Inlet to capture, sort, and deliver by barge a significant percentage of ocean cargo currently passing by the mouth of the Alberni Inlet along the Great Northern Shipping Route. Much of this cargo is currently destined for the Lower Mainland where it experiences significant off loading and trucking delays or to ports in the states of Washington, Oregon and California where the economic gain to Canada is lost. PAPA's concept will dramatically increase the efficiencies of the logistics chain by receiving and delivering containers just when needed, just where needed and increase the capacity of the overall Asia-Pacific Canada Gateway network.

In addition to the general concept benefits, the proposal will provide a vast number of other positive outcomes that are not only of particular interest to Port Alberni but to communities, like yours, throughout the lower mainland and beyond. The Port and I believe the greatest benefits that your community would realize through the actualization of PAPA's container trans shipment and short sea shipping terminal hub in the Alberni Inlet include:

1. Reducing traffic congestion, wear and tear throughout Lower Mainland infrastructure
2. Reducing traffic congestion will dramatically reduce greenhouse gas (GHG) emissions
3. Reducing number of ship calls and time spent in BC Waters, which also leads to less GHG in coastal BC's atmosphere
4. Capitalizing on underutilized facilities along the Fraser River by maximizing its potential as a "marine highway"
5. Utilizing more container handling facilities in the Vancouver Harbour and along the Fraser River
6. Diversification and strengthening of BC's and Canada's economy
7. In Comparison to the Terminal 2 project, Port Alberni's proposal will result in much smaller environmental impact to land utilization and community exposure

I'm sure you can understand that a project as large as this will have a myriad of other benefits that extend far beyond these particular examples and our communities. In fact, the positive impacts will expand far across the country as PAPA's project will open wider the capacity of the Asia Pacific Gateway.

So, it is for these reasons, and many more, which will be revealed through PAPA's feasibility studies, that the City of Port Alberni requests your support for this project. You may express your support directly to my office, which I will share with PAPA. In this regard, I have attached a support letter from the City of Nanaimo which we recently received.

If desired, representatives of the City and PAPA would be pleased to appear jointly as a delegation to your Council to discuss this matter further. Additionally, if you have any questions about this development please feel free to contact my office at 250-720-2822 and we will be sure to have representatives of PAPA follow up directly with you.

Yours truly,
CITY OF PORT ALBERNI



John Douglas
Mayor

- c. Don Ferster, Chair, Port Alberni Port Authority
Premier Christy Clark
Scott Fraser, MLA Alberni-Pacific Rim



City of Richmond

Report to Committee

TO GIP - MAY 6 2013

To: General Purposes Committee
From: Dave Semple
General Manager, Community Services
Re: Admiralty Point Federal Lands

Date: April 16, 2013
File: 01-0157-20-
EPAR1/2013-Vol 01

Staff Recommendation

That a letter be sent to the Federal Government in support of the request to transfer the Admiralty Point Federal Lands in fee simple to Metro Vancouver, or lease the lands in perpetuity, to ensure the preservation of these lands for park-use by future generations of Metro Vancouver's citizens.

Dave Semple
General Manager, Community Services
(604-233-3350)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY DIRECTORS	INITIALS: <i>DW</i>
REVIEWED BY CAO	INITIALS: <i>GD</i>

Staff Report

Origin

The 99-year lease between the Government of Canada and Metro Vancouver for the use of the 76 hectare Admiralty Point Military Reserve recently expired. The Government of Canada is considering options for disposition of the land including the potential disposition to a third party.

The Admiralty Point Military Reserve land is an important waterfront portion of Belcarra Regional Park. The Council of the Village of Belcarra recently passed a resolution requesting the Government of Canada lease or transfer the land to Metro Vancouver in perpetuity to ensure the preservation of these lands for park-use by future generations. The Village of Belcarra is seeking support for this position from other regional municipalities including Richmond.

Analysis

Metro Vancouver staff recently presented a report to the Metro Vancouver Environment and Parks Committee recommending the following:

That the Board:

- a. affirm the importance of the Admiralty Point waterfront lands as part of Belcarra Regional Park and the Regional Parks system (as described in attachment 1 – Statement of Significance); and*
- b. request the fee simple transfer of the Admiralty Point land to Metro Vancouver for addition to Belcarra Regional Park in perpetuity.*

The committee considered these recommendations on April 11th and the outcome of that meeting will be considered by the Metro Vancouver board on April 26th.

In addition to the recommendations, Metro Vancouver staff provided a report for consideration. Key points within the report for consideration are as follows:

- The Government of Canada has invited Metro Vancouver to submit a statement of the significance of the Admiralty Point lands to assist in its deliberations about the range of options for disposition.
- Belcarra Regional Park is the “Stanley Park” of Metro Vancouver’s Northeast sector. It is composed of 1104 hectares of land include 76 hectares of waterfront Admiralty Point Lands.
- The 99-year Admiralty Point lease had no renewal provision and expired in 2011. Since then one-year renewals have been extended for 2012 and 2013 and one contemplated for 2014.

- A statement of significance has been prepared by Metro Vancouver staff which includes characteristics of the land, role in the park, environmental importance, uses, visitation and improvements.
- Metro Vancouver's best interests would be to achieve a fee-simple transfer of lands; failing that, a new 99-year lease with a renewal clause would be the second best choice.
- The Admiralty Point lands are within the traditional territories of 31 First Nations, Tribal Councils and Treaty groups and some of these First Nations have identified the lands as an area of interest.

Based on the information provided in the Metro Vancouver staff report and in recognition of the importance of the Admiralty Point lands to the regional parks system, staff recommend that Council write a letter to the Federal Government supporting the request to transfer the Admiralty Point Lands in a fee simple manner or lease the lands in perpetuity to Metro Vancouver.

Financial Impact

None.

Conclusion

The Admiralty Point Lands are an important part of the regional parks system. Richmond's support for the lands remaining under the management of Metro Vancouver will assist in ensuring the Federal Government understands this importance when considering its options for disposition.



Serena Lusk
Manager, Parks Programs
(604-233-3344)

**Section E 1.1**

Greater Vancouver Regional District • Greater Vancouver Water District • Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

To: GVRD Board of Directors

From: Environment and Parks Committee

Date: April 11, 2013 Meeting Date: April 26, 2013

Subject: **Belcarra Regional Park - Admiralty Point Lands Statement of Significance**

ENVIRONMENT AND PARKS COMMITTEE RECOMMENDATION

That the Board affirm the importance of the Admiralty Point waterfront lands as part of Belcarra Regional Park and the Regional Parks system, as described in attachment 1 of the March 28, 2013 report titled "Belcarra Regional Park – Admiralty Point Lands Statement of Significance."

At its April 11, 2013 meeting, the Environment and Parks Committee considered the attached report titled "Belcarra Regional Park - Admiralty Point Lands Statement of Significance", dated, March 28, 2013. The Committee subsequently passed part a) of the recommendation as presented above and referred part b) of the recommendation to a closed meeting for consideration.

Attachment:

"Belcarra Regional Park - Admiralty Point Lands Statement of Significance", dated, March 28, 2013



City of Richmond

Report to Committee
Planning and Development Department
TO PLN - MAY 7, 2013

To: Planning Committee
From: Wayne Craig
Director of Development

Date: April 26, 2013
File: RZ 12-617804

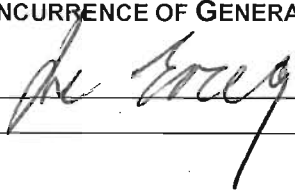
Re: Application by Ajeet Johl and Parkash K. Johl for Rezoning at
10640/10660 Bird Road from Two-Unit Dwellings (RD1) to Single Detached
(RS2/B)

Staff Recommendation

That Bylaw 9019, for the rezoning of 10640/10660 Bird Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.


Wayne Craig
Director of Development

ES:blg
Att.

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

Staff Report

Origin

Ajeet and Parkash K. Johl have applied to the City of Richmond for permission to rezone 10640/10660 Bird Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided into two (2) lots (**Attachment 1**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is a large lot located on the south side of Bird Road, between St. Edwards Drive and Shell Road, in an existing residential neighbourhood that has undergone a redevelopment to smaller lot sizes through rezoning and subdivision in recent years. Existing development immediately surrounding the site is as follows:

- To the north, directly across Bird Road, is a non-conforming older duplex on a lot zoned “Single Detached (RS1/E)” and an older duplex on a lot zoned “Single Detached (RD1)”.
- To the east, is a newer dwelling on a lot zoned “Single Detached (RS1/B)”.
- To the south, facing Caithcart Road, are two (2) older dwellings zoned “Single Detached (RS1/E)”.
- To the west, is a newer dwelling on a lot zoned “Single Detached (RS1/B)”.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

The subject property is located in the East Cambie Planning Area. The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. The East Cambie Area Plan’s Land Use Map designation for this property is “Residential (Single-Family Only)”. This redevelopment proposal is consistent with these designations.

Aircraft Noise Sensitive Development (ANSD) Policy

The ANSD Policy applies to the subject site, which is located within the “Aircraft Noise Notification Area (Area 4)”. In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise sensitive use covenant on Title.

Lot Size Policy 5424

The subject property is located within the area covered by Lot Size Policy 5424, adopted by City Council in 1989 (**Attachment 3**). The Lot Size Policy permits properties on Bird Road to rezone and subdivide in accordance with “Single Detached (RS2/B)”. This redevelopment proposal would allow for the creation of two (2) lots, each approximately 14 m wide and 603 m² in area, which is consistent with the Lot Size Policy.

Affordable Housing Strategy

Richmond’s Affordable Housing Strategy requires a secondary suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City’s Affordable Housing Reserve Fund for single-family rezoning applications.

The applicants propose to provide a legal secondary suite on one (1) of the two (2) future lots 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 applicants are 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. This legal agreement is a condition of rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicants) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicants change their minds prior to rezoning adoption 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 rezoning adoption, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$6,394.60).

Flood Management

Registration of flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Staff Comments

Background

Numerous similar applications to rezone and subdivide properties to the proposed “Single Detached (RS2/B)” zone have been approved within this block of Bird Road since the early 1990’s. Other lots on this block have redevelopment potential in accordance with the existing Lot Size Policy.

Trees & Landscaping

A tree survey, submitted by the applicant, shows the location of (1) bylaw-sized tree on the subject property, one (1) street tree in the boulevard on City-owned property, and three (3) bylaw-sized trees on the adjacent lot to the south (10671 Caithcart Road).

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the redevelopment proposal.

The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the recommendations to:

- Retain and protect tree tag #1 on the subject property;
- Retain and protect tree tag #'s 2 & 4 on the adjacent lot to the south; and
- Remove tree tag #3 on the adjacent lot to the south due to its existing poor condition. However, the applicant has decided to retain and protect tree tag #3 as it does not interfere with the proposed development plans. Should the applicant or the owner of the subject tree wish to remove this tree at a later date, a Tree Removal Permit will be required.

The City's Parks Arborist recommends that the one (1) bylaw-sized tree in the boulevard on City-owned property should be retained and protected prior to demolition and construction on the subject site.

The Tree Retention Plan is reflected in **Attachment 4**.

Tree Protection Fencing for the on-site tree (tag #1), the off-site trees (tag #'s 2, 3 & 4) and the tree in the boulevard on City-owned property must be installed to City standards prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

To ensure survival of tree tag #'s 1, 2, 3 & 4 and the off-site tree located on City-owned property adjacent to the subject property, the applicants must submit the following items prior to rezoning adoption:

- A Contract with a Certified Arborist to supervise any on-site works within the Tree Protection Zones of retained trees on-site and off-site trees to be protected. The Contract must include the proposed number of monitoring inspections at specified stages of construction (e.g. demolition, excavation, installation of perimeter drainage, etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A Tree Survival Security to the City in the amount of \$1,000 (reflects the 2:1 replacement tree ratio at \$500/tree) to ensure tree tag #1 and the off-site tree located on City-owned property will be protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later, subject to inspection, to ensure the trees have survived.

As there are no trees proposed to be removed on site, no replacement trees are required. However, Council Policy 5032 (**Attachment 5**) encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain three (3) trees (one (1) tree on Lot A and two (2) trees on Lot B) with a size of minimum 6 cm deciduous calliper/2.5 m coniferous height.

To ensure that the three (3) new trees are planted and maintained on the future lots, the applicant is required to submit a landscaping security to the City in the amount of \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

Existing Covenant

There is currently a covenant on Title that restricts the use of the property to a duplex (charge #BE160459). This covenant must be discharged by the applicant prior to rezoning adoption.

Existing Utility Right-of-Way

There is an existing 3 m wide utility right-of-way (ROW) that runs east-west through the rear portion of the subject site. The applicants have been advised that no encroachment into the ROW is permitted. This includes no building construction, planting of trees, no concrete fence posts, no concrete retaining walls etc.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to the site at redevelopment stage will be from Bird Road.

As the site is within 800 m of an intersection of a Provincial Limited Access Highway and a City road, Ministry of Transportation and Infrastructure approval is required. Preliminary approval for the rezoning has been granted for one year.

Subdivision

At Subdivision stage, the applicants will be required to pay an Engineering Improvement Charge for frontage improvements that were constructed previously using Neighbourhood Improvement Charges. The applicants will also be required to pay for servicing costs.

Analysis

The subject property is located in an established residential neighbourhood that has seen redevelopment to smaller lot sizes through rezoning and subdivision in recent years, consistent with the Lot Size Policy for this neighbourhood. This redevelopment proposal would allow for the creation of two (2) lots, each approximately 14 m wide and 603 m² in area, which is consistent with the Lot Size Policy.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP and the Lot Size Policy, and is consistent with the established pattern of redevelopment in the surrounding area.

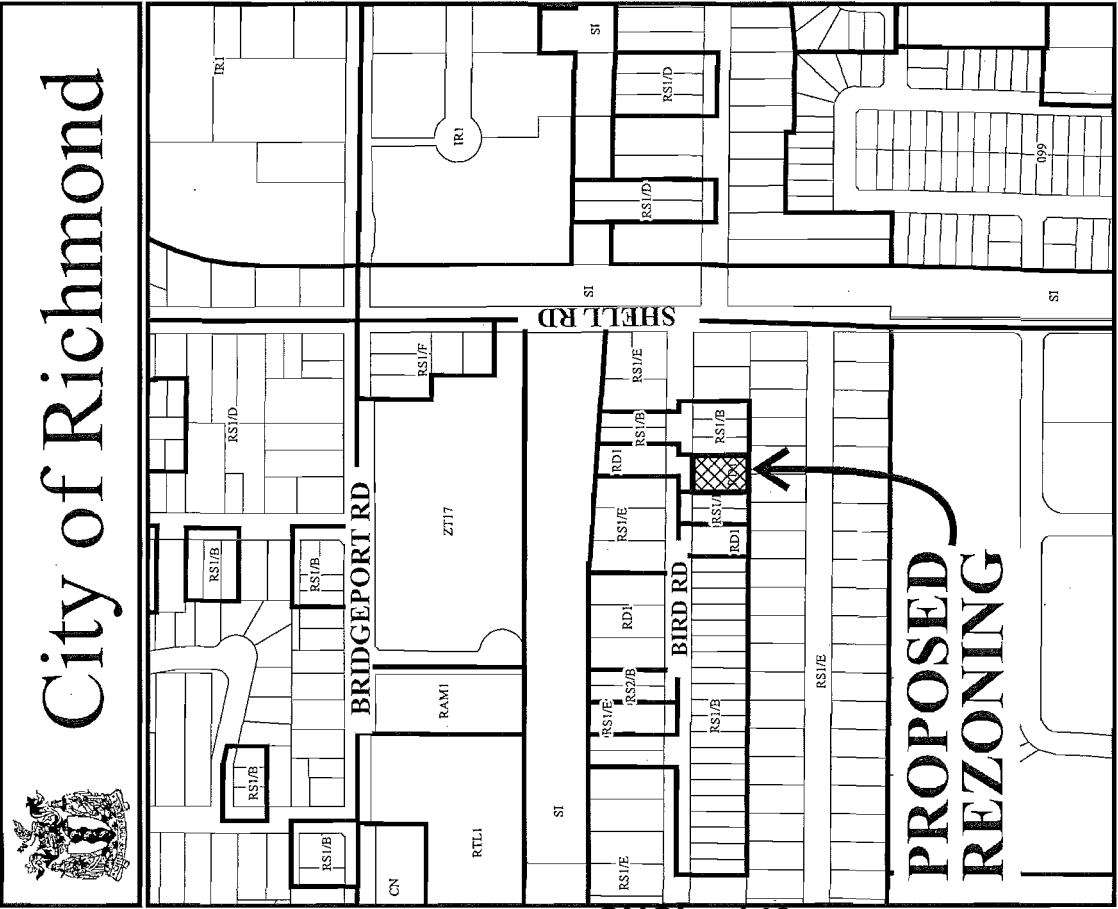
The list of rezoning considerations is included as **Attachment 6**, which has been agreed to by the applicants (signed concurrence is on file).

On this basis, staff recommends support for the application.

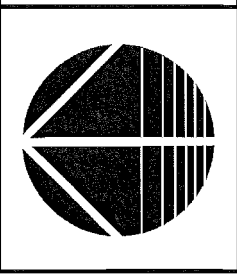
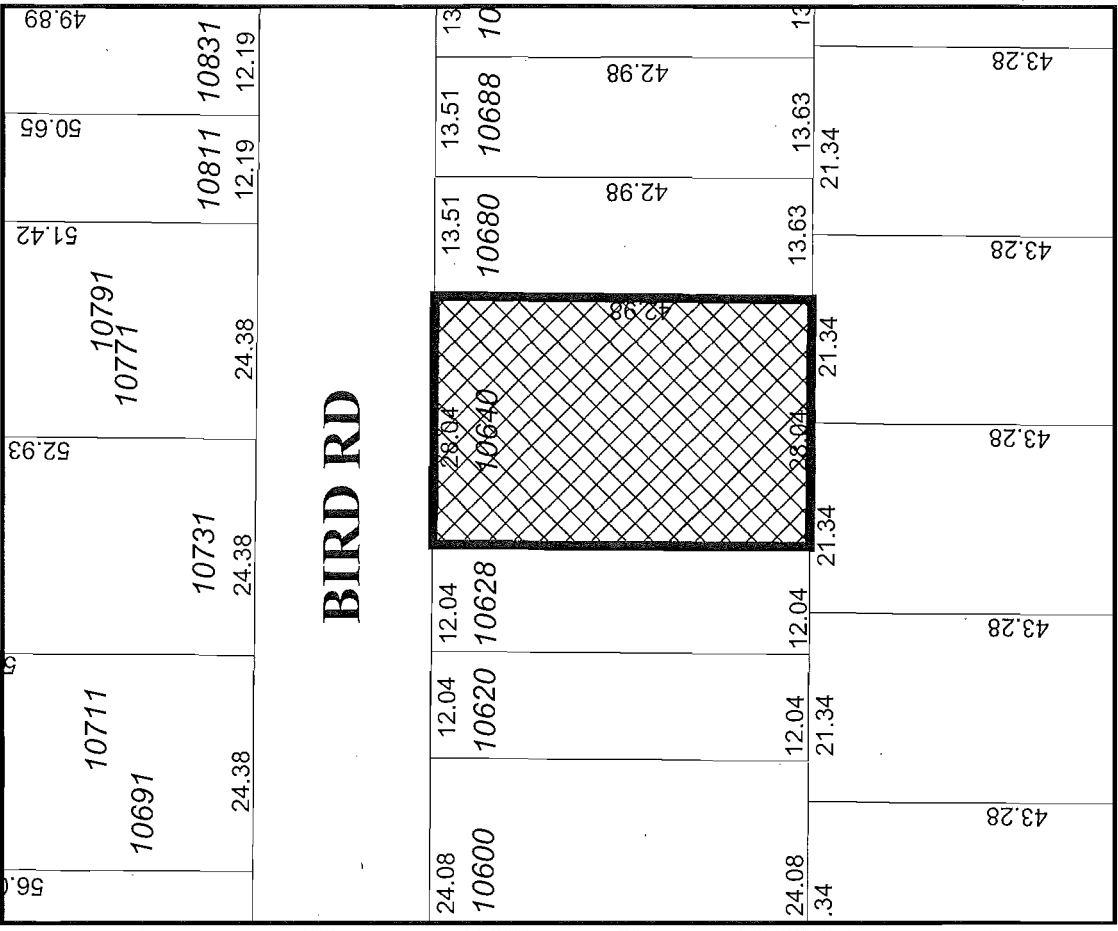


Erika Syvokas
Planning Technician
(604-276-4108)

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5424
- Attachment 4: Tree Retention Plan
- Attachment 5: Council Policy 5032
- Attachment 6: Rezoning Considerations Concurrence

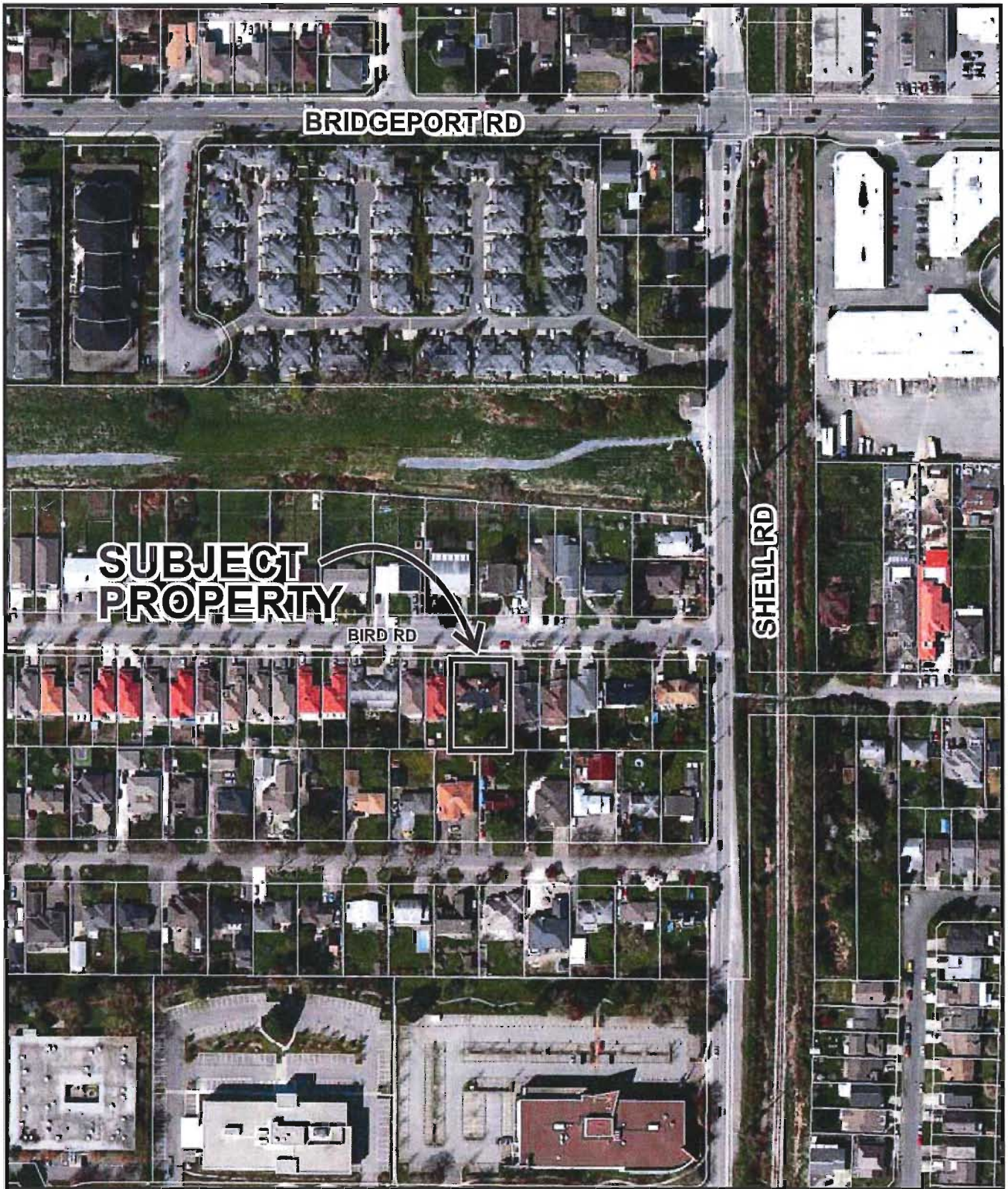


CNCL - 140



RZ 12-617804

Original Date: 08/23/12
 Revision Date: 08/28/12
 Note: Dimensions are in METRES



RZ 12-617804

Original Date: 08/23/12

Amended Date:

Note: Dimensions are in METRES

CNCL - 141



RZ 12-617804

Attachment 2

Address: 10640/10660 Bird Road

Applicant: Ajeet and Parkash K. Johl

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Ajeet and Parkash K. Johl	To be determined
Site Size (m²):	1206 m ² (12,981.7 ft ²)	Lot A - 603 m ² (6,490.8 ft ²) Lot B - 603 m ² (6,490.8 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
702 Policy Designation:	Lot Size Policy 5424	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Lot A – 603 m ² Lot B – 603 m ²	none
Lot Width (min. dimensions):	Min. 12 m	Lot A – 14.023 m Lot B – 14.023 m	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

File Ref: 4045-00

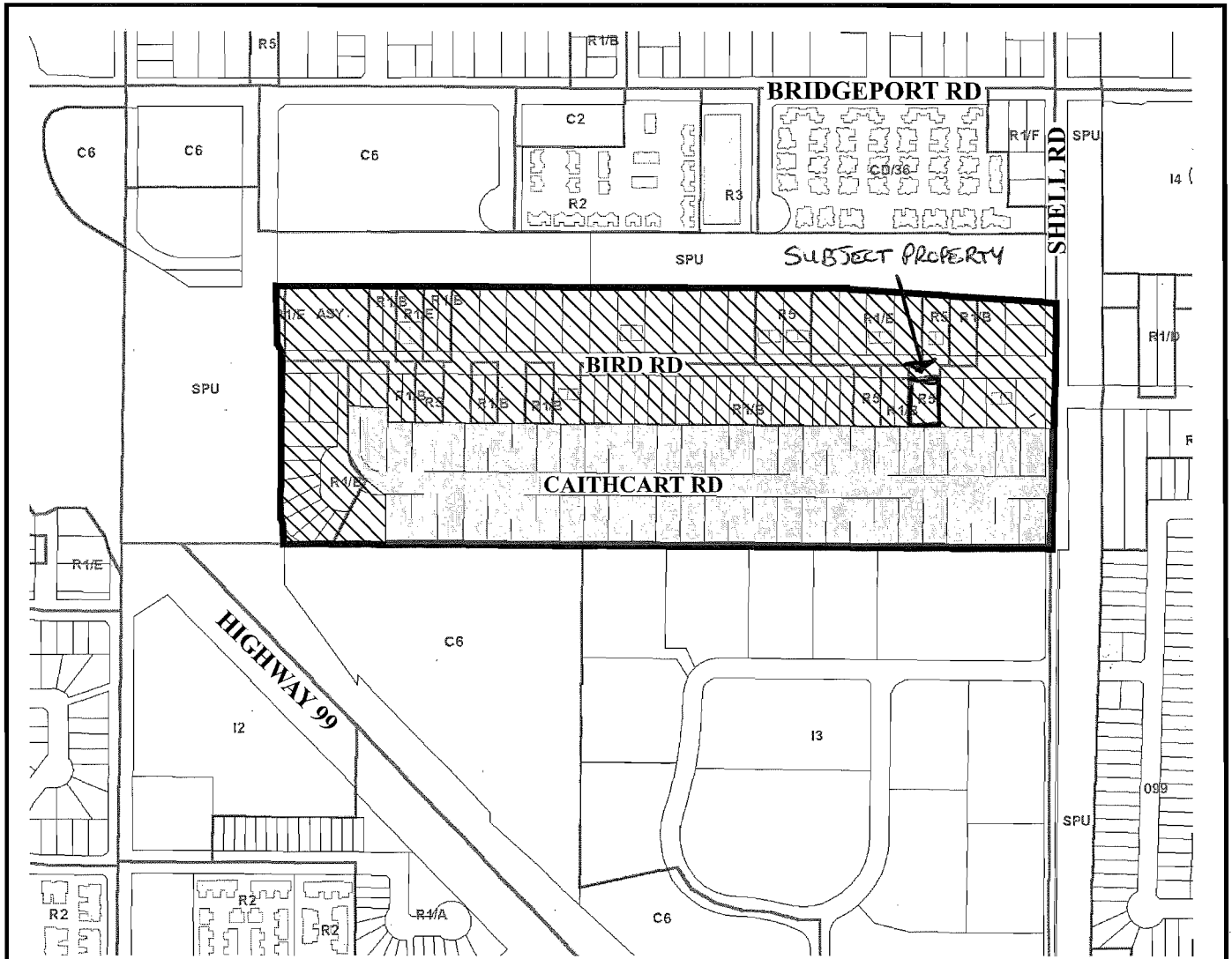
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue:**

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

CNCL - 143



Subdivision permitted as per Single-Family Housing District (R1/B) on Bird Road and Caithcart Road.



Subdivision permitted as per Single-Family Housing District (R1/E) on Caithcart Road.



POLICY 5424
SECTION 26, 5-6
CNCL - 144

Adopted Date: 11/20/89

Amended Date:

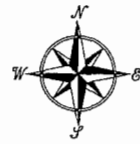
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT "C" SECTION 26
BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18071**

#10640 & #10660 BIRD ROAD,
RICHMOND, B.C.
P.I.D 010-325-468

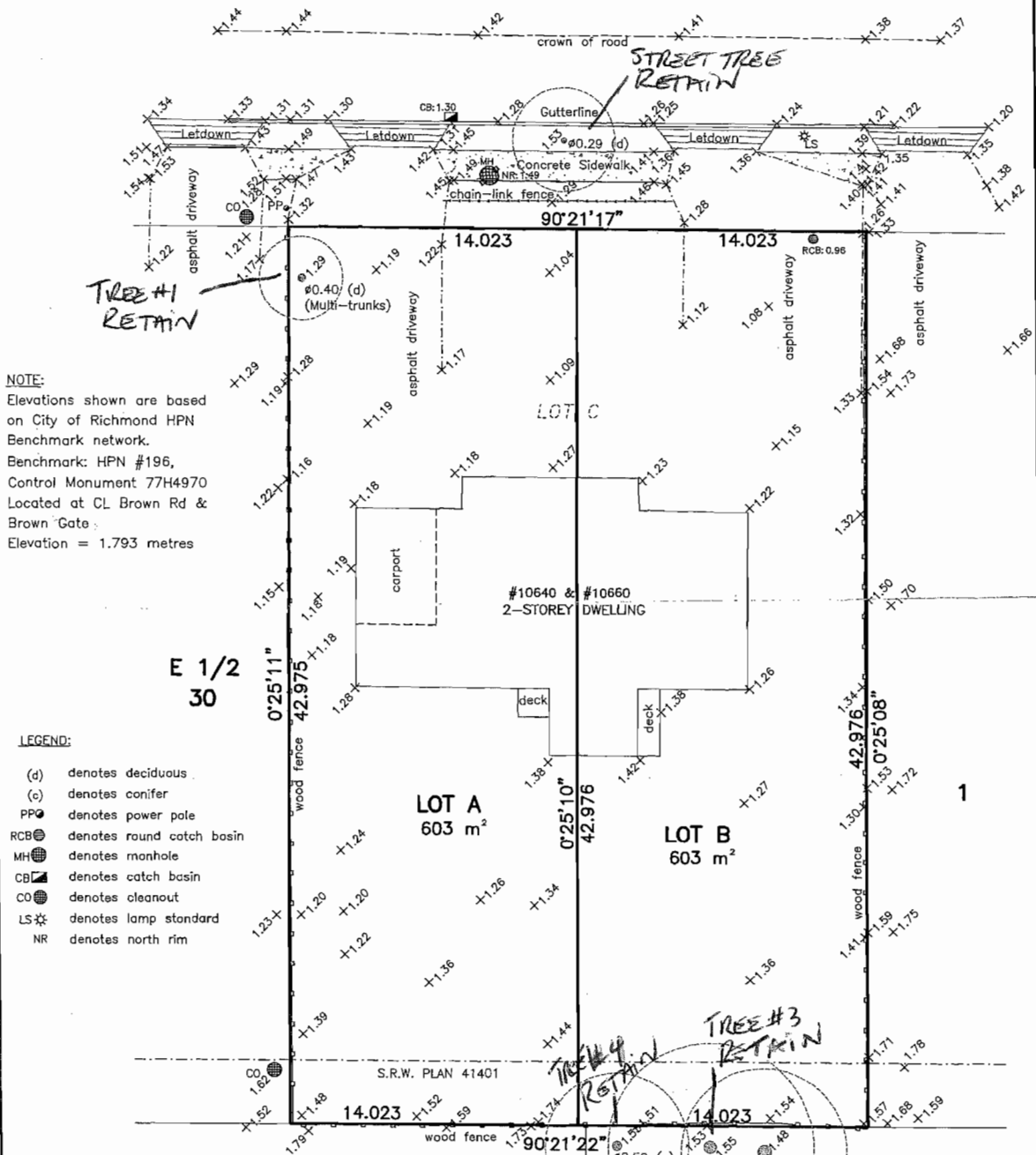
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



BIRD ROAD



NOTE:
Elevations shown are based
on City of Richmond HPN
Benchmark network.
Benchmark: HPN #196,
Control Monument 77H4970
Located at CL Brown Rd &
Brown Gate.
Elevation = 1.793 metres

LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- PP denotes power pole
- RCB denotes round catch basin
- MH denotes manhole
- CB denotes catch basin
- CO denotes cleanout
- LS denotes lamp standard
- NR denotes north rim

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4299
FB-174 P74 & FB-163 P40-42
Drawn By: MY

RE-INSPECTED:

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

CNCL - 145

JUNE 29th, 2012.

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

FEBRUARY 12th, 2011.

DWG No. 4299-TOPO



City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: July 10/95

POLICY 5032

File Ref: 6550-00

TREE PLANTING (UNIVERSAL)

POLICY 5032:

It is Council policy that:

In recognition of the many benefits derived from urban trees, including cleaning the air, enhancing our neighbourhoods and beautifying our community, Council encourages all owners of property in Richmond to plant and maintain at least two trees on every lot.

(Urban Development Division)

CNCL - 146



City of Richmond

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

Address: 10640/10660 Bird Road

File No.: RZ 12-617804

Prior to final adoption of Zoning Amendment Bylaw 9019, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the on-site and off-site trees to be retained (tag #'s 1, 2, 3 & 4). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (e.g. demolition, excavation, installation of perimeter drainage etc.), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) on-site tree (tag #1) to be retained.
4. Submission of a Landscaping Security in the amount of \$1,500 (\$500/tree) for the planting and maintenance of three (3) trees (one (1) tree on Lot A and two (2) trees on Lot B) with a size of minimum 6 cm deciduous calliper/2.5 m coniferous height.
5. The discharge of the existing covenant on title restricting the use of the property to a duplex (charge #BE160459).
6. Registration of an aircraft noise sensitive use covenant on title.
7. Registration of a flood indemnity covenant on title.
8. 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. \$ 6,394.60) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Subdivision* stage, the applicants must complete the following:

- Pay an Engineering Improvement Charge for frontage improvements that were constructed previously using Neighbourhood Improvement Charges. The applicants will also be required to pay for servicing costs.

Prior to Demolition Permit* issuance, the applicants must complete the following requirements:

- Tree Protection Fencing for the on-site tree (tag #1), off-site trees (tag #'s 2, 3 & 4) and street tree located on City-owned property must be installed to City standard and must remain in place until construction and landscaping on the future lots is completed.

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.

ENCL - 147

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.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9019 (RZ 12-617804)
10640/10660 Bird Road

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

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

P.I.D. 010-325-468

Lot "C" Section 26 Block 5 North Range 6 West New Westminster District Plan 18071

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9019".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

Series of horizontal lines for signatures and dates corresponding to the reading stages.

Approval stamp: CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

CORPORATE OFFICER



City of Richmond

Report to Committee
Planning and Development Department
To OPEN PLN - MAY 7, 2013

To: Planning Committee

Date: April 26, 2013

From: Wayne Craig
Director of Development

File: RZ 11-591331

Re: Application by Narinder Patara for Rezoning at 9591 Patterson Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw 9025, for the rezoning of 9591 Patterson Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

Wayne Craig
Director of Development

EL:kt
Att.

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

Staff Report

Origin

Narinder Patara has applied to the City of Richmond for permission to rezone 9591 Patterson Road (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into two (2) single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the north: On-ramp to Highway 99.

To the east: Existing duplex on a lot zoned Two-Unit Dwellings (RD1) and then a single-family dwelling on a large lot zoned Single Detached (RS1/E).

To the south: Across Patterson Road, existing non-conforming duplex and older single-family dwellings on lots zoned Single Detached (RS1/E).

To the west: Existing single-family dwellings on non-conforming Single Detached (RS1/E) lots (approximately 14 m to 15 m wide instead of the minimum 18 m wide).

Background

A single-family dwelling was recently built on the western half of the subject site (BP 11-581489, issued on August 4, 2011; Final Inspection issued July 24, 2012). A Site Survey and Site Plan for proposed Lot A (western lot) is submitted (**Attachment 3**) in support of the application. The existing house and the proposed subdivision layout conform to all zoning requirements under the RS2/B zone including floor area ratio (F.A.R.), lot coverage and setbacks. The eastern portion of the site is currently vacant.

Six (6) trees were removed prior to Building Permit Issuance via a Tree Permit (T2-2011-581488, issued July 6, 2011).

Related Policies & Studies

Lot Size Policy 5446

The subject site is located within the area covered by Lot Size Policy 5446 (adopted by Council September 16, 1991, amended June 21, 1999) (**Attachment 4**). This Policy permits rezoning and subdivision of lots on the north side of Patterson Road in accordance with "Single Detached (RS2/B)". This redevelopment proposal would enable the property to be subdivided into a maximum of two (2) lots. The applicant is proposing to create one larger lot on the west side with a 17.901 m frontage (766 m² in area) and a smaller lot on the east side with a 14.557 m frontage (605 m² in area).

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

Since the new house built on the western half of the site has no secondary suite, the applicant is proposing to provide a legal secondary suite on the future eastern lot. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection on the future eastern lot is to 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. This legal agreement is a condition of rezoning.

Should the applicants' 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 per square foot of total building area of the single detached developments (i.e. \$6,928).

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is supported by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register a covenant on title prior to final adoption of the rezoning bylaw.

Public Input

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

Staff Comments

Tree Retention and Replacement

A Tree Survey prepared in March 2011 and a Certified Arborist's Report prepared in May 2011 were submitted in support of the application. Seven (7) bylaw-sized trees on site were identified and assessed. As mentioned above, a Tree Permit was issued in July 2011 and Building Permit was issued in August 2011 to allow the construction of a new single-family dwelling on the west half of the site. A site inspection conducted by the City's Tree Preservation Coordinator in

March 2012 revealed that the 55 cm calliper Western Red Cedar (in good condition) is retained and protected on site. The Tree Preservation Coordinator confirmed that the rest of the bylaw-sized trees (six (6) in total) were removed via Tree Permit (T2-2011-581488). Five (5) of them were either dead, dying, or in very poor condition; one (1) of them was hazardous and needed to be removed immediately.

It is noted that no replacement trees have been installed onsite. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 10 replacement trees are required for the removal of five (5) bylaw-sized trees on site (replacement trees are not required for the removal of hazardous trees). Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees Removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	20-30 cm	4	6 cm		3.5 m
1	31-40 cm	2	8 cm		4.0 m
2	41-50 cm	4	9 cm		5.0 m

A landscape plan (**Attachment 5**) is submitted in support of the application. The landscape plan shows that a total of 10 trees will be planted on site.

The applicant has agreed to protect one (1) tree and four (4) shrubs located on the adjacent property to the west at 9551 Patterson Road as well as one (1) shrub located on the adjacent property to the east at 9611/13 Patterson Road. A Tree Retention Plan is attached (**Attachment 6**). Tree protection fencing must be installed to City standards prior to any construction activities occurring on-site and must remain in place until construction and landscaping on the future lots is completed.

Landscape Buffer

To provide an aesthetically pleasing edge along the Sea Island Way on-ramp to Highway 99 and noise attenuation, the applicant has agreed to install a landscape buffer along the north property line of the subject site (see Landscape Plan in **Attachment 5**). The buffer is 1.5 m wide and is composed of a 1.8 m high solid cedar fence and a continuous hedge planting of Emerald Arborvitae (a moderately fast growing evergreen hedge with a mature height and spread of 4.5 m x 1.2 m). The combination of the fencing and hedge planting will screen the view of the highway from the proposed lots and partially mitigate noise generated by nearby traffic.

Registration of a restrictive covenant to identify the entire 1.5 m rear yard space as a buffer area is required to prevent the removal of the buffer landscaping. In order to ensure that this landscape buffer work is undertaken and the replacement trees are planted, the applicant has agreed to provide a landscape security in the amount of \$34,628.00 prior to final adoption of the rezoning bylaw.

Ministry of Transportation (MOT) Approval

MOT approval is a condition of final approval for this site. Preliminary Approval has been granted by MOT for one (1) year. No direct access to Highway 99 or the off-ramp is permitted.

Site Servicing and Subdivision

No Servicing concerns.

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5446 and is located within an established residential neighbourhood that has a strong presence of single-family lots zoned Single Detached (RS1/B). All the relevant technical issues have been addressed. The list of rezoning considerations is included as **Attachment 7**, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

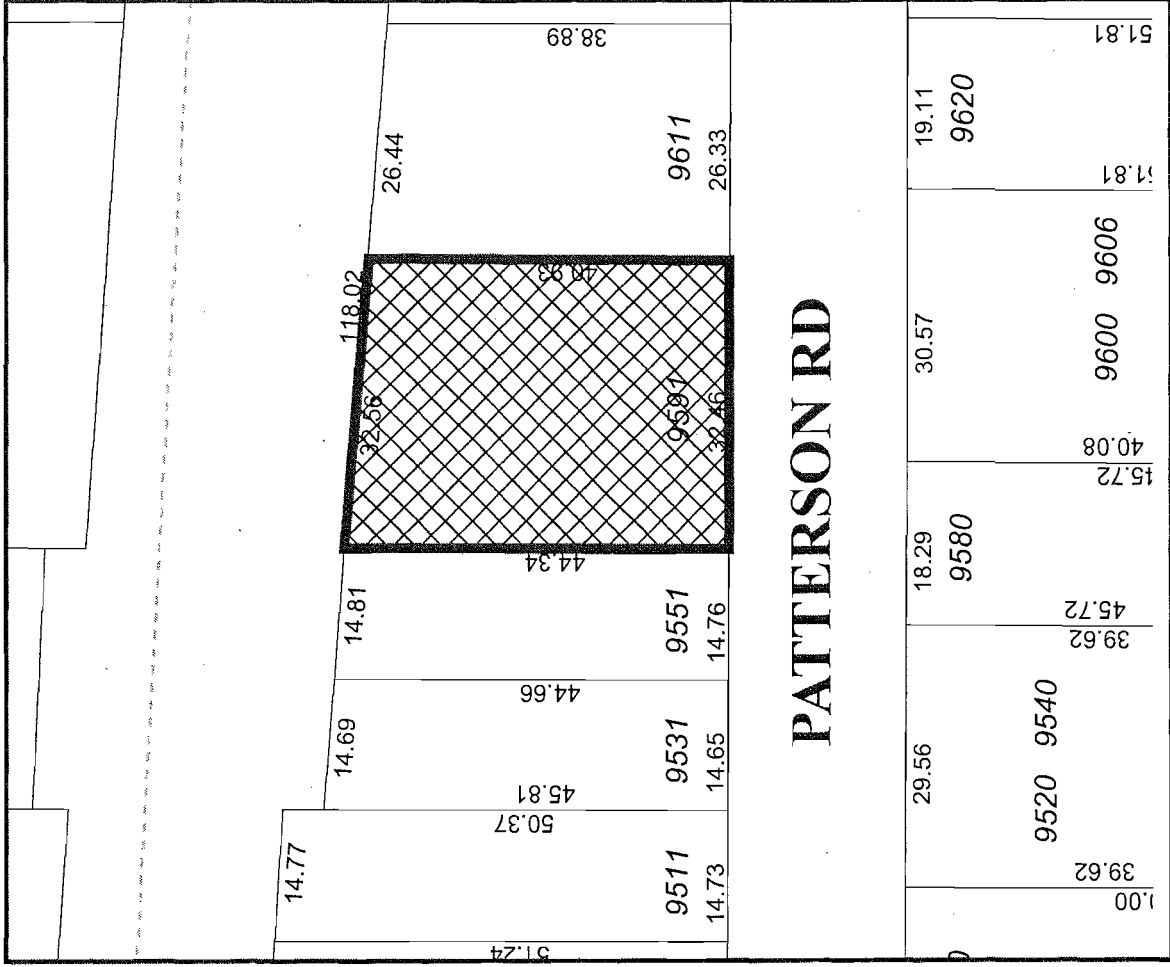
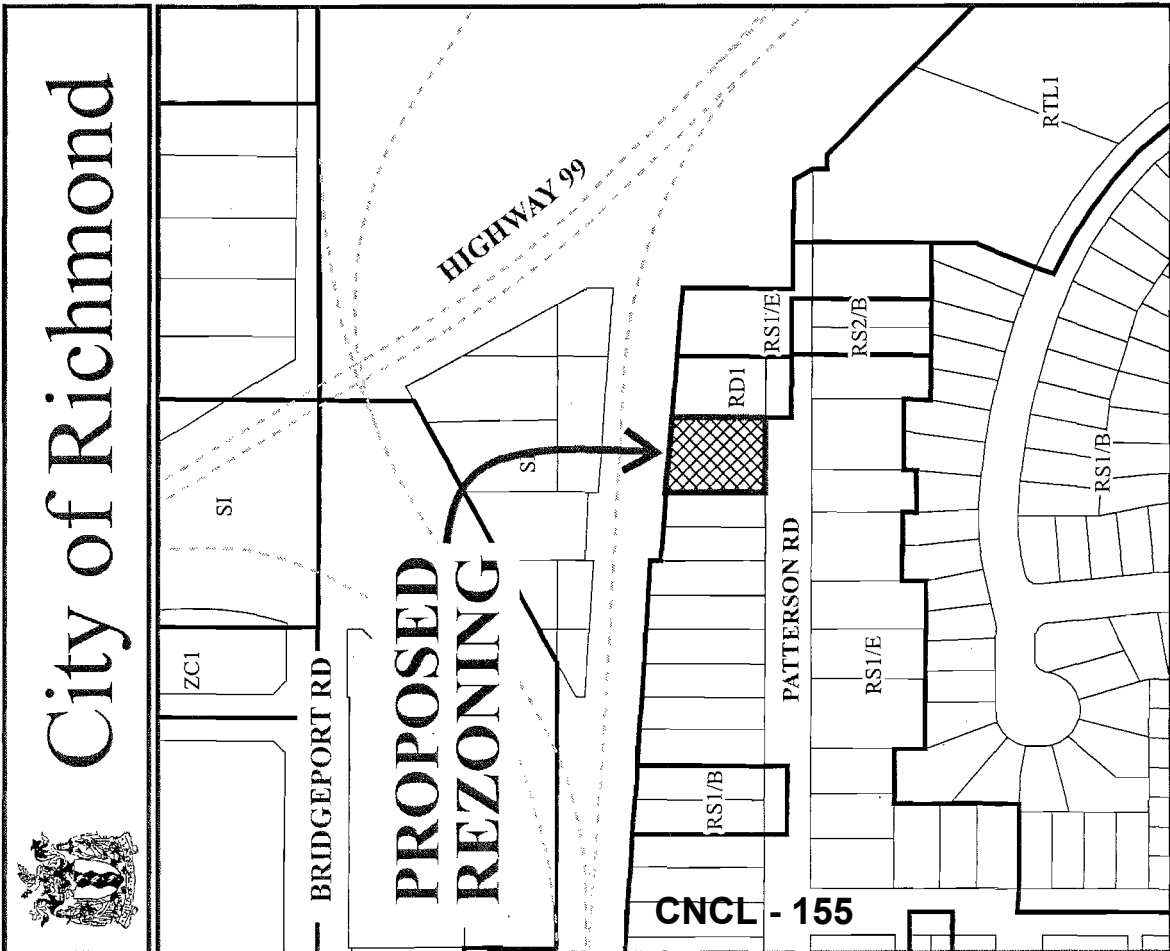
This rezoning application to permit subdivision of one (1) existing large lot into two (2) medium sized lots that comply with Lot Size Policy 5446 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area. On this basis, staff recommend support of the application.



Edwin Lee
Planning Technician - Design

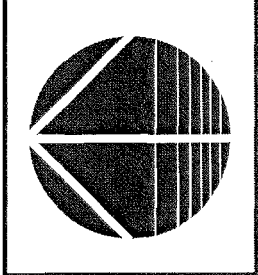
EL:kt

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Certificate
- Attachment 4: Lot Size Policy 5446
- Attachment 5: Landscape Plan
- Attachment 6: Tree Preservation Plan
- Attachment 7: Rezoning Considerations Concurrence



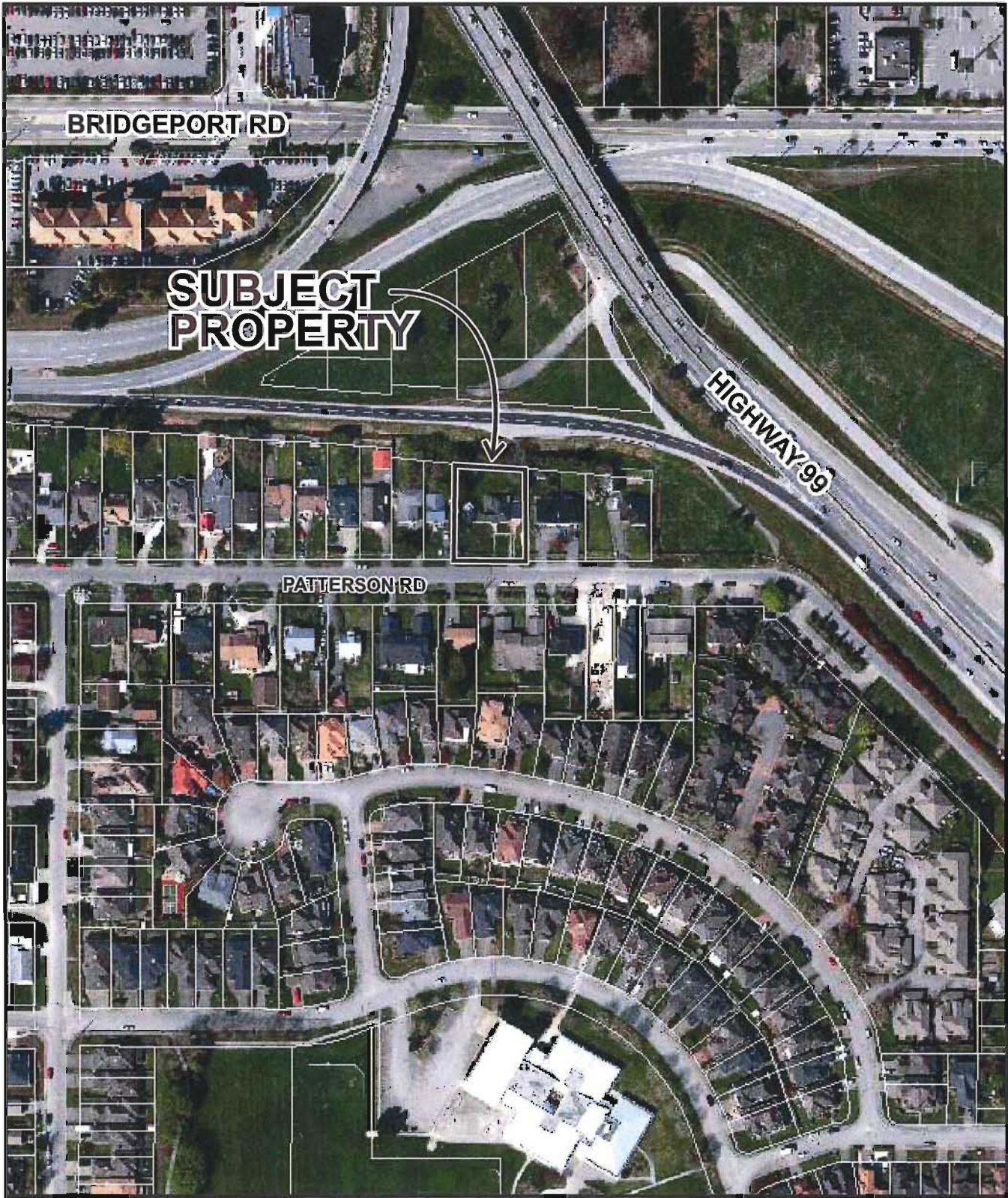
Original Date: 10/27/11
 Revision Date:
 Note: Dimensions are in METRES

RZ 11-591331



City of Richmond





RZ 11-591331

Original Date: 10/27/11

Amended Date:

Note: Dimensions are in METRES

CNCL - 156



RZ 11-591331

Attachment 2

Address: 9591 Patterson Road

Applicant: Narinder Patara

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	Narinder Patara	No Change
Site Size (m²):	1,371 m ² (14,758 ft ²)	605 m ² (6,513 ft ²) & 766 m ² (8,245 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	2041 OCP Land Use Map designation – “Neighbourhood Residential”	No change
Area Plan Designation:	West Cambie Area Plan – Residential (Single Family only)	No change
702 Policy Designation:	Policy 5446 permits subdivision to “Single Detached (RS2/B)”	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2
Other Designations:	N/A	No Change

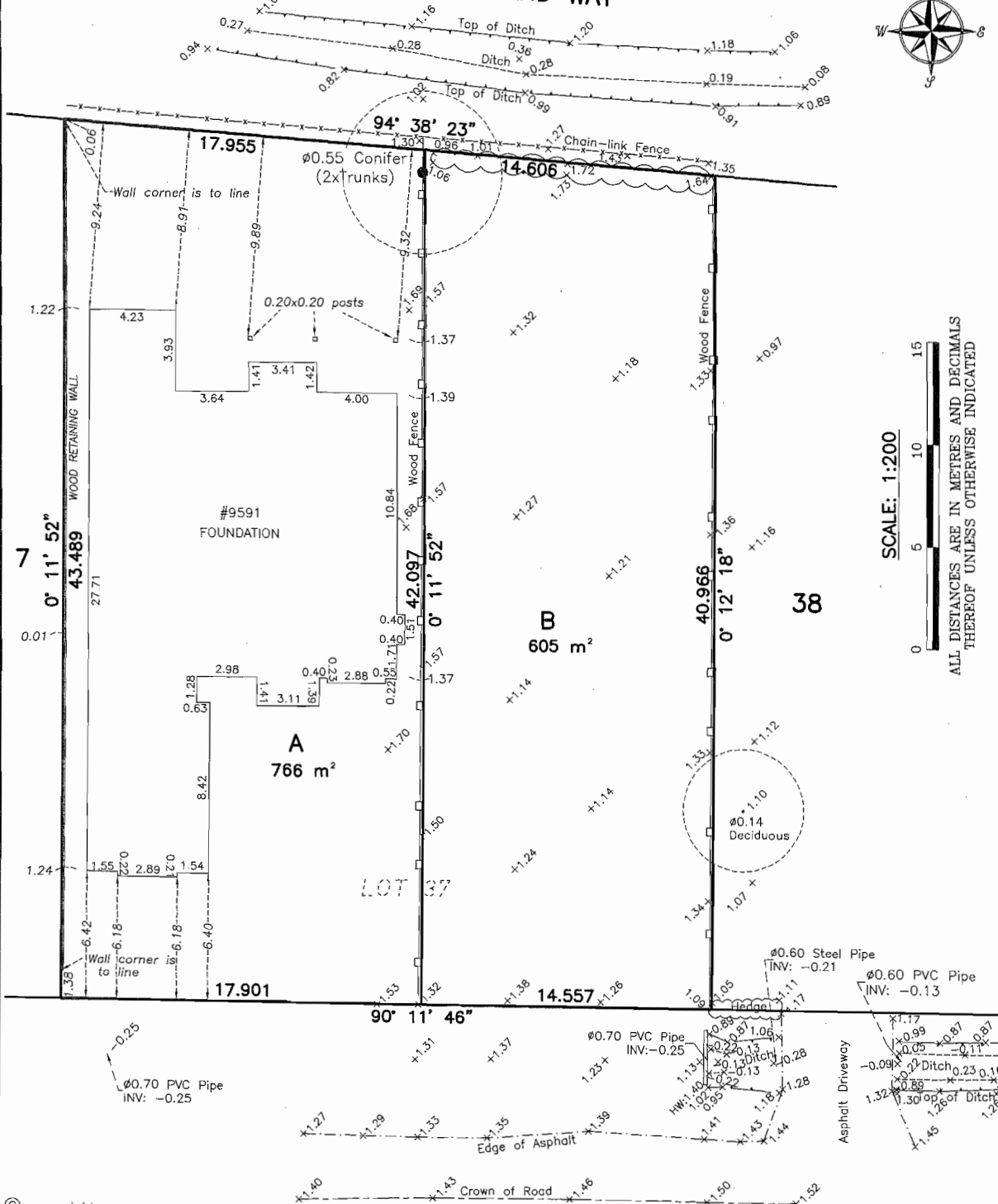
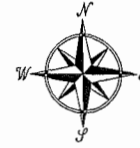
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size (min. dimensions):	360 m ²	605 m ² & 766 m ²	none

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

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 37 SECTION 27
BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 27793**

#9591 PATTERSON ROAD,
RICHMOND, B.C.
P.I.D. 012-747-891

SEA ISLAND WAY



SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4371
FB-217 P52-54
Drawn By: TH

LEGEND:
● denotes power pole
⊙ denotes manhole
□ denotes water meter
CO denotes cleanout

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #196,
Control Monument 77H4970
Located at CNCL # 158 Gate.
Elevation = 1.793 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

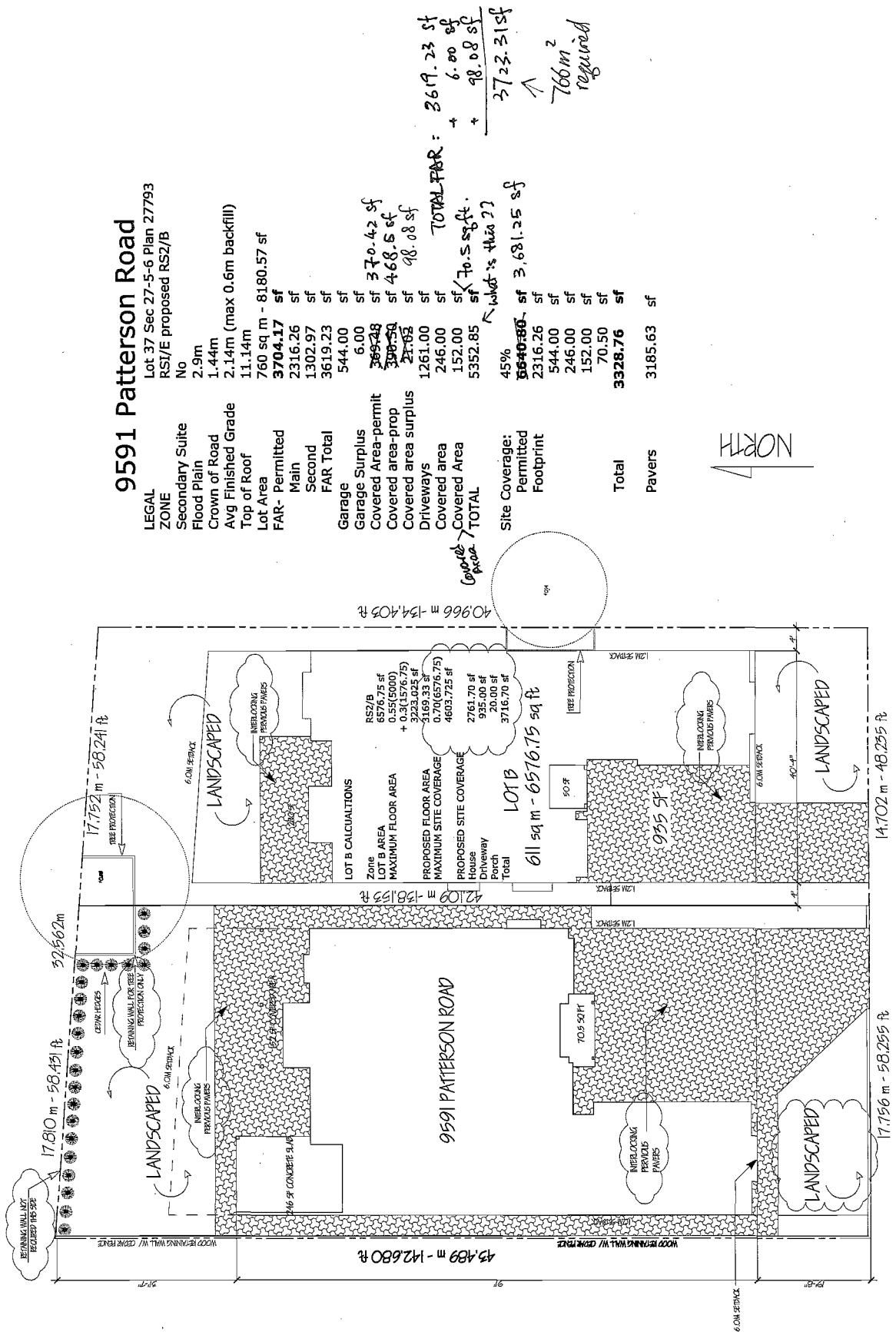
DWG No. 4371-TOPO-03

AUGUST 23rd, 2012

ATTACHMENT 3

PROPOSED SITE PLAN

CNCL - 159



9591 Patterson Road

Lot 37 Sec 27-5-6 Plan 27793
RSI/E proposed RS2/B

LEGAL ZONE	No
Secondary Suite	2.9m
Flood Plain	1.44m
Crown of Road	2.14m (max 0.6m backfill)
Avg Finished Grade	11.14m
Top of Roof	760 sq m - 8180.57 sf
Lot Area	3704.17 sf
FAR- Permitted Main	2316.26 sf
Second	3619.23 sf
FAR Total	544.00 sf
Garage	6.00 sf
Garage Surplus	368.28 sf
Covered Area-permit	370.42 sf
Covered area-prop	370.50 sf
Covered area surplus	27.63 sf
Driveways	1261.00 sf
Covered Area	246.00 sf
Covered Area	152.00 sf
TOTAL	5352.85 sf

Site Coverage: Permitted Footprint	45%
5340.80 sf	3,681.25 sf
2316.26 sf	
544.00 sf	
246.00 sf	
152.00 sf	
70.50 sf	
Total	3328.76 sf
Pavers	3185.63 sf

TOTAL FAR: 3619.23 sf
+ 6.00 sf
+ 98.08 sf
= 3723.31 sf
↑
766 m² required

TOTAL FAR: 3619.23 sf
+ 6.00 sf
+ 98.08 sf
= 3723.31 sf
↑
766 m² required



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5446

Amended by Council: June 21, 1999

File Ref: 4430-00

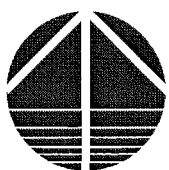
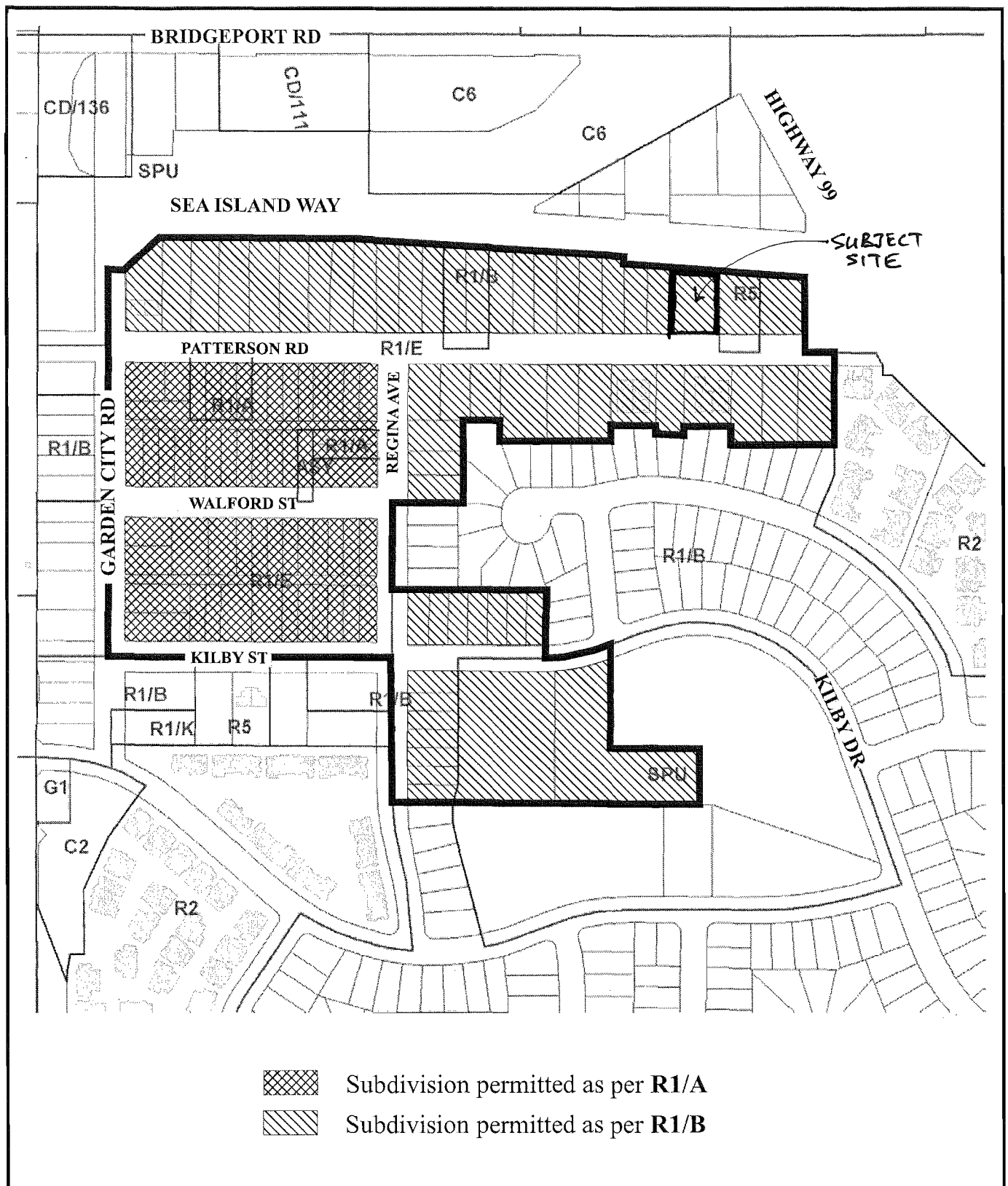
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6

POLICY 5446:

The following policy establishes lot sizes in a portion of Section 27-5-6, bounded by **Sea Island Way, Highway 99, east side of Garden City Road, east side of Regina Avenue and north side of Kilby Street:**

That properties within the area bounded by Sea Island Way, Highway 99 and the east side of Regina Avenue, in a portion of Section 27-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) and further that properties within the area bounded by the east side of Garden City Road, the south side of Patterson Road, the west side of Regina Avenue and the north side of Kilby Street be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300.

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



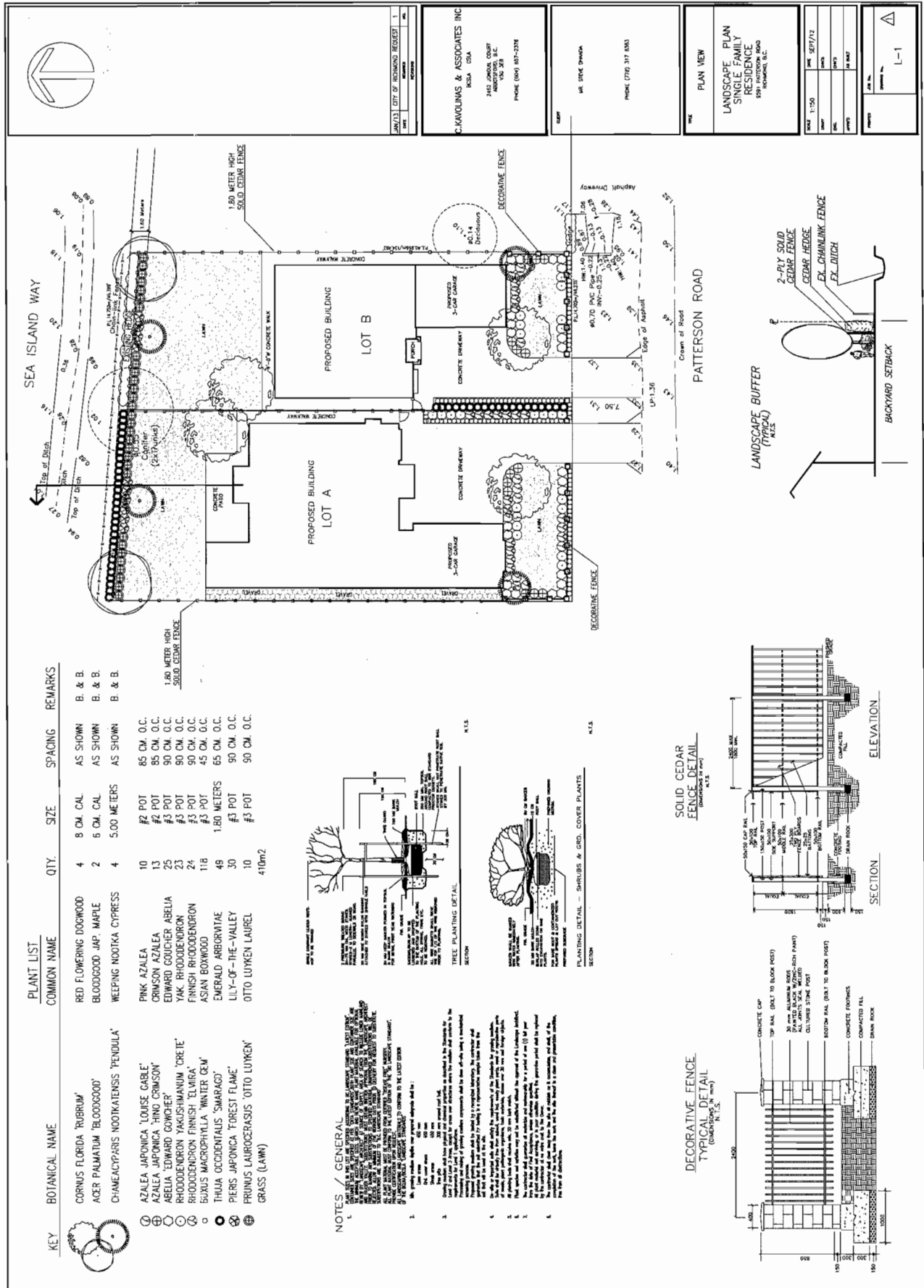
Policy 5446 Section 27-5-6

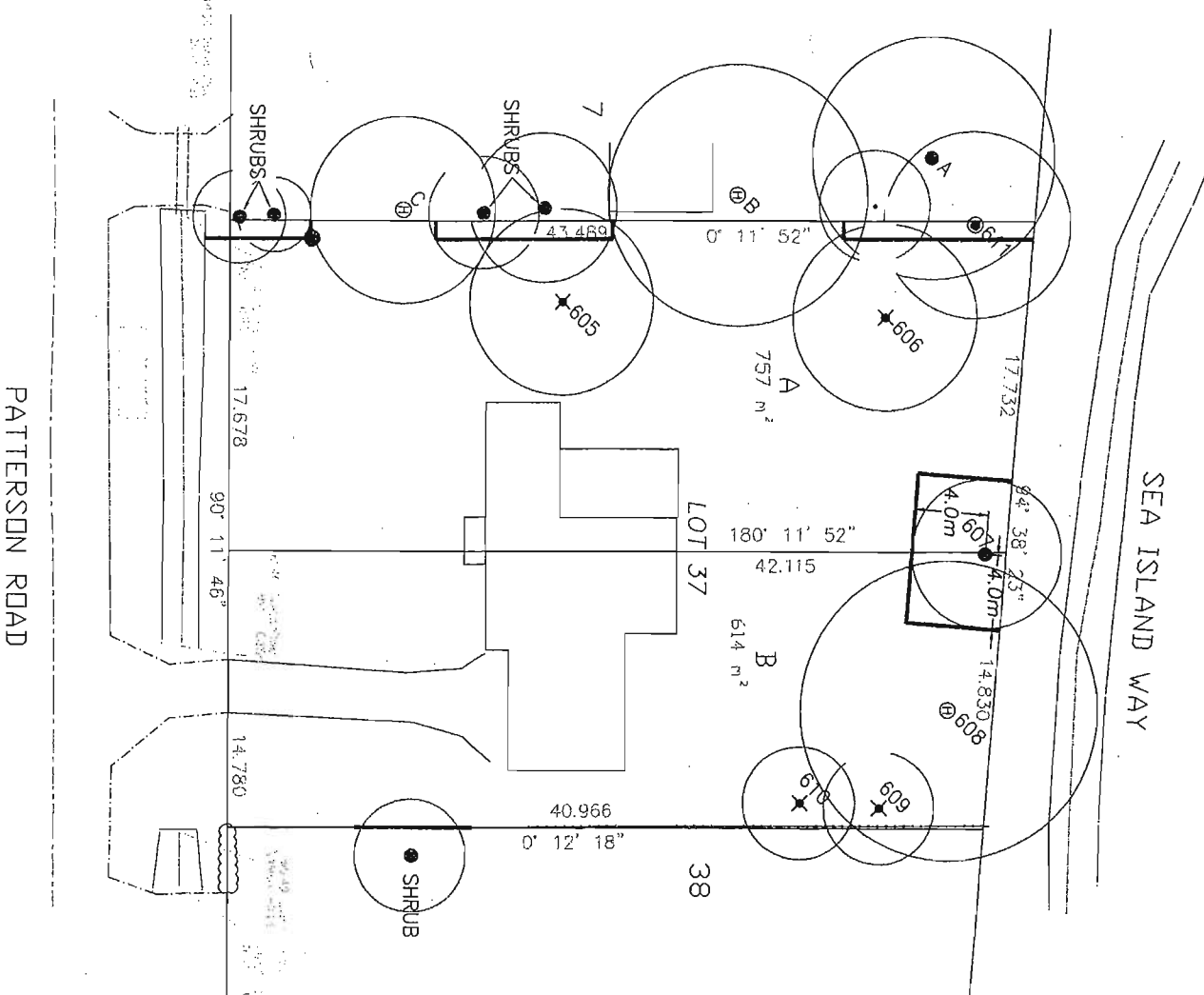
GNCL - 161

Adopted Date: 09/16/91

Amended Date: 06/21/99

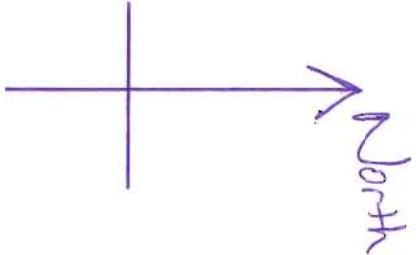
Note: Dimensions are in METRES





Plan Notes:
 1. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P. Eng.) and/or Design Consultants.
 2. This plan is provided for record only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original plans for those purposes.

LEGEND - TREE RETENTION
 ⊕ denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
 ● denotes tree to be RETAINED
 ⊗ denotes tree to be REMOVED
 ⊕ denotes tree to be REMOVED for hazard mitigation
 ⊕ denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



CITY OF RICHMOND
 JUN - 9 2011
RECEIVED

ATTACHMENT 6

ACL
 arbortech consulting ltd
 Suite 200 - 3740 Chatham Street
 Richmond, BC Canada V7E 2Z3
 P 604 275 3484 F 604 275 9554
 email: trees@arbortech.bc.ca

TREE RETENTION PLAN

Client:	STEVE DHANDA
Project:	2 LOT SUBDIVISION APPLICATION
Address:	9591 PATTERSON ROAD, RICHMOND
Date:	5 MAY 2011
Our File:	11164

CNCL - 163

Muni File:

Scale 1:250



Address: 9591 Patterson Road

File No.: RZ 11-591331

Prior to final adoption of Zoning Amendment Bylaw 9025 , the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of an aircraft noise sensitive use covenant on title.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title to identify the entire 1.5 m rear yard space as a buffer area and to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed. Buffer is conceptually shown in the landscape plan prepared by C.Kavolinas & Associates Inc., dated January 2013, and attached to the Report to Committee dated April 12, 2013.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the future eastern lot of the proposed two-lot subdivision, 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. \$6,928) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

6. Submission of a Landscaping Security to the City of Richmond in the amount of \$34,628 for the landscaping works (including 10 replacement trees) and buffer works as per the landscape plan prepared by C.Kavolinas & Associates Inc., dated January 2013, and attached to the Report to Committee dated April 12, 2013.

Prior to approval of Subdivision, the applicant is required to do the following:

1. Payment of Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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

1. Installation of appropriate tree protection fencing around all trees to be retained on site and/or on adjacent properties prior to any construction activities occurring on-site.

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

ENCL - 164

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.

[signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9025 (RZ 11-591331)
9591 Patterson 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. 012-747-891

Lot 37 Section 27 Block 5 North Range 6 West New Westminster District Plan 27793

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9025".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signatures and dates.

Approval stamp: CITY OF RICHMOND, APPROVED by UB, APPROVED by Director or Solicitor with signature.

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

TO OPEN PLN - MAY 7, 2013

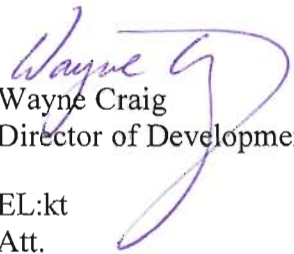
To: Planning Committee
From: Wayne Craig
Director of Development

Date: April 26, 2013
File: RZ 12-598660

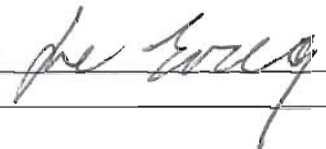
Re: Application by Harvinder Mattu and Ganda Singh for Rezoning at 10291 Bird Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw 9026, for the rezoning of 10291 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

EL:kt
Att.

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

Staff Report

Origin

Harvinder Mattu and Ganda Singh have applied to the City of Richmond for permission to rezone 10291 Bird Road (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into two (2) single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the north: An east-west hydro line corridor and trail on a provincially-owned parcel zoned School & Institutional Use (SI).

To the east: A series of non-conforming duplexes on lots zoned Single Detached (RS1/E).

To the south: Across Bird Road, a series of newer single-family dwellings on lots rezoned and subdivided to "Single Detached (RS1/B)" in the early 2000's.

To the west: Two (2) newer single-family dwellings on lots zoned "Single Detached (RS1/B)" (RZ 06-330144, SD 06-330146).

Related Policies & Studies

Lot Size Policy 5424

The subject site is located within the area covered by Lot Size Policy 5424 (adopted by City Council in 1989) (**Attachment 3**). This Policy permits rezoning and subdivision of lots on the Bird Road in accordance with "Single Detached (RS2/B)". This redevelopment proposal would enable the property to be subdivided into a maximum of two (2) lots; each approximately 12.2 m wide and approximately 688 m² in area, which is consistent with the Lot Size Policy.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant is proposing to provide a legal secondary suite on at least one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the one (1) lot where a secondary

suite is not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the developers' 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 per square foot of total building area of the single detached developments (i.e. \$6,976).

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is supported by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register a covenant on title prior to final adoption of the rezoning bylaw.

Public Input

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

Staff Comments

Tree Preservation and Replacement

A Tree Survey (**Attachment 4**) and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the Arborist.

There are three (3) trees located on site but all of them are not good candidates for retention as they have all been previously topped and as a result all have visible decay at the old pruning wounds and stem failure. Based on the 2:1 tree replacement ratio goal stated in the OCP, six (6) replacement trees are required. Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# of replacement trees required	Min. calliper of deciduous tree	or	Min. height of coniferous tree
1	20-30 cm	2	6 cm		3.5 m
2	60 cm +	4	11 cm		6.0 m

To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$3,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

There are two (2) trees located on the city's boulevard in front of the site. Parks Operations staff have assessed the tree condition and recommend that the tree protection fencing be installed no less than 2.0 m from the tree. This should allow for a driveway width of approximately 5.5 m between the two (2) city trees. Any excavation within the critical root zone (drip line) of the tree should be done by hand; proper root pruning should be carried out if necessary. A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw.

Ministry of Transportation & Infrastructure (MOTI) Approval

MOTI approval is a condition of final approval for this site. Preliminary Approval has been granted by MOTI for one (1) year.

Existing Utility Right-of-Way

There is an existing 6.0 m wide utility right-of-way (ROW) that runs east-west through the rear portion of the subject site. The applicants have been advised that no encroachment into the ROW is permitted. This includes no building construction, planting of trees, placement of fill and non-cast-in-place retaining walls above 0.9 m (3 ft) in height.

Site Servicing and Subdivision

No Servicing concerns.

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5424 and is located within an established residential neighbourhood that has a strong presence of Single Detached (RS1/B) lots. Numerous similar applications to rezone and subdivide properties to the proposed "Single Detached (RS2/B)" zone have been approved within this block of Bird Road since the early 1990's. Other lots on the north side of this block have redevelopment potential in accordance with the existing Lot Size Policy.

All the relevant technical issues have been addressed. The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

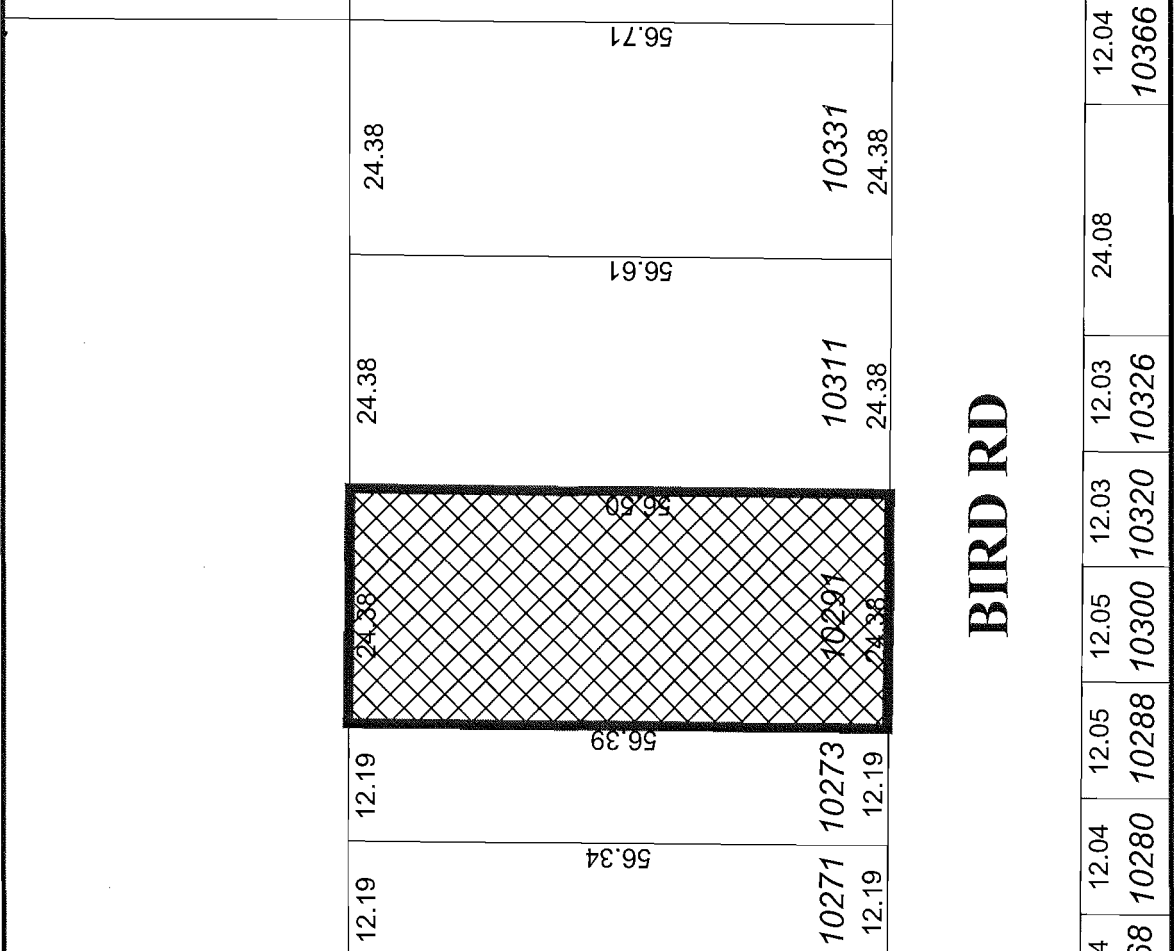
This rezoning application to permit subdivision of one (1) existing large lot into two (2) medium sized lots that comply with Lot Size Policy 5424 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area. On this basis, staff recommend support of the application.



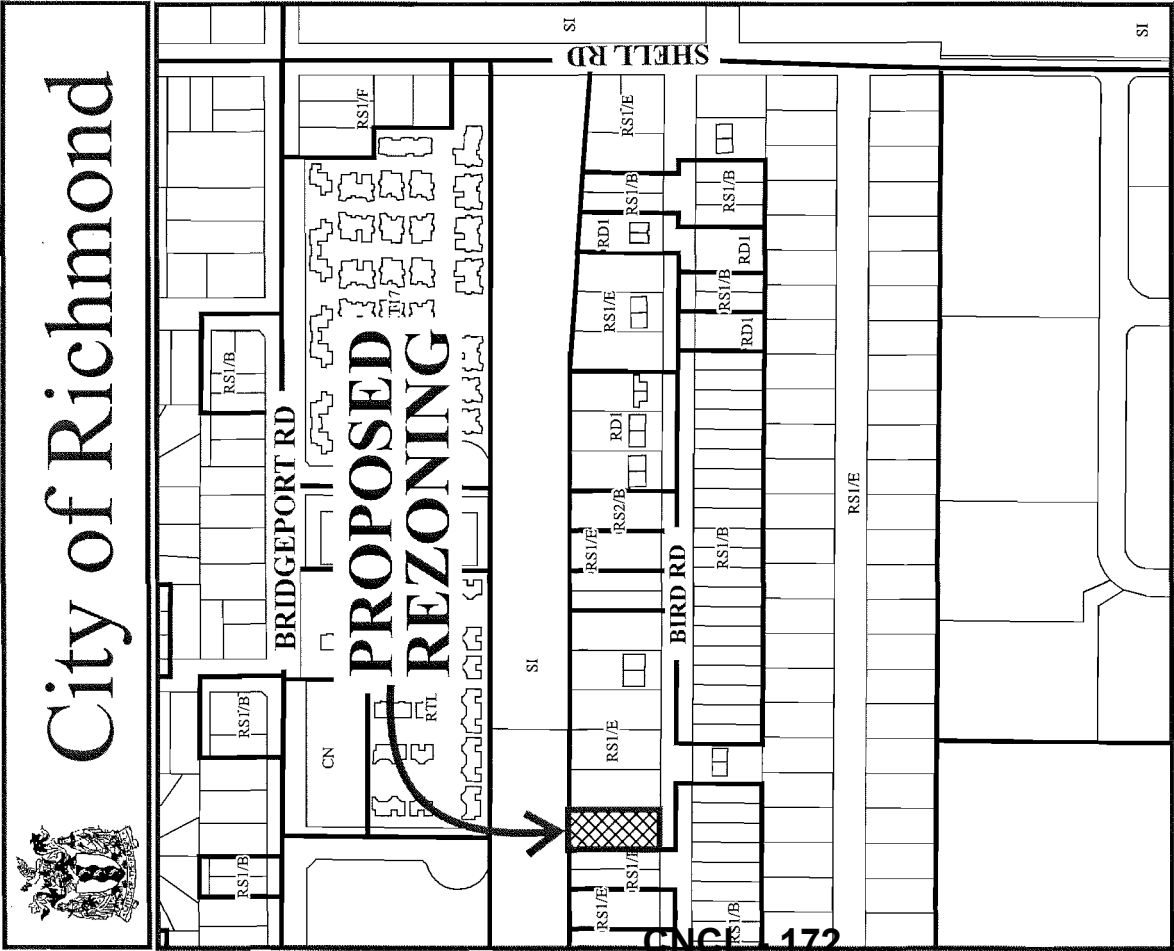
Edwin Lee
Planning Technician - Design

EL:kt

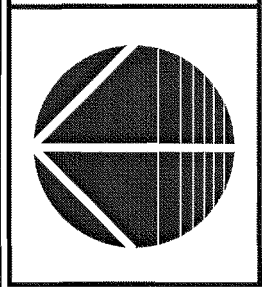
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5424
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence



Original Date: 01/26/12
 Revision Date:
 Note: Dimensions are in METRES

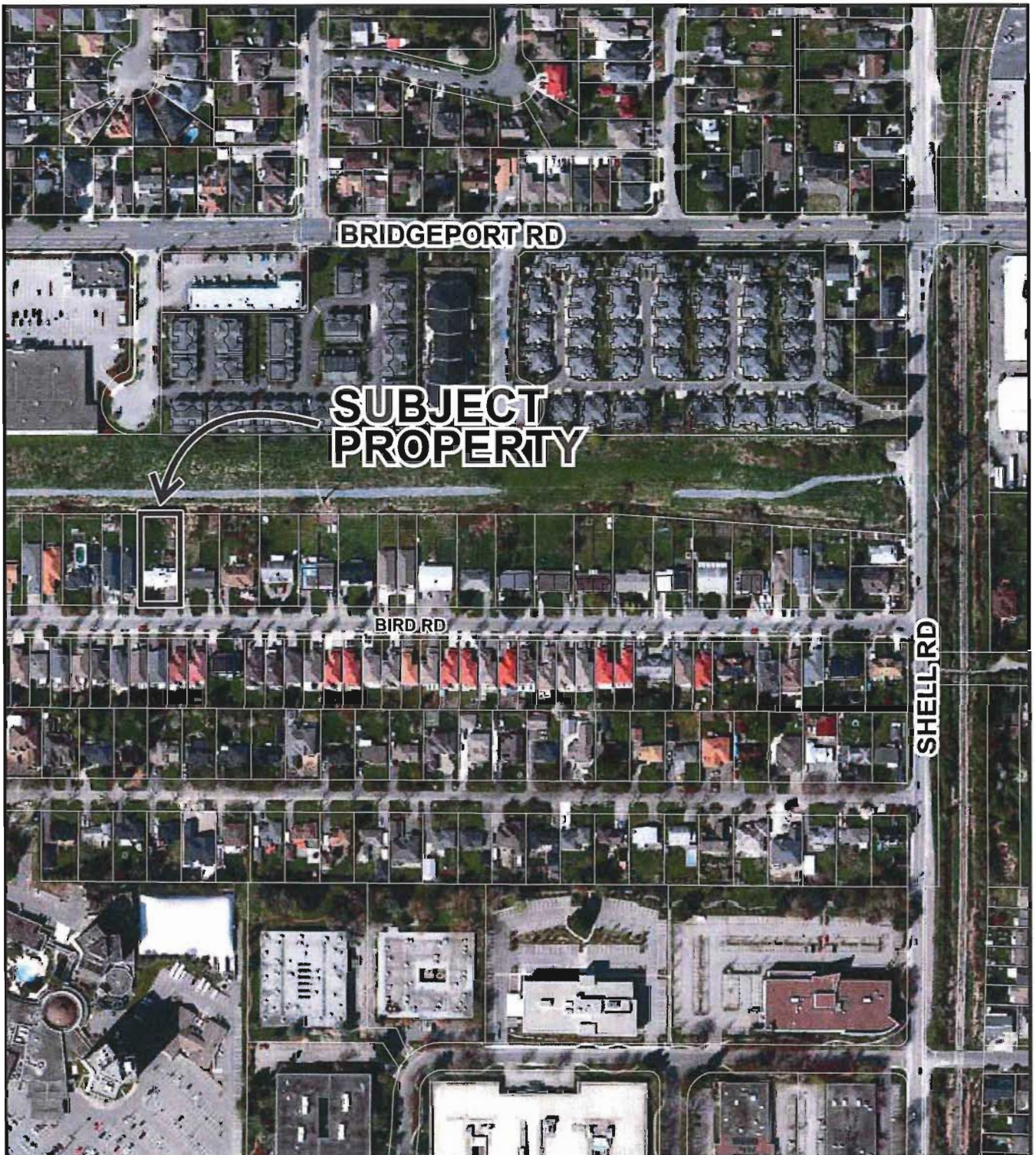


RZ 12-598660



City of Richmond





RZ 12-598660

Original Date: 01/26/12

Amended Date:

Note: Dimensions are in METRES

CNCL - 173



RZ 12-598660

Attachment 2

Address: 10291 Bird Road

Applicant: Harvinder Mattu and Ganda Singh

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Harvinder Mattu and Ganda Singh	No Change
Site Size (m²):	1,375 m ² (14,800 ft ²)	Approx. 688 m ² (7,400 ft ²) each
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	2041 OCP Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	East Cambie Area Plan – Residential (Single Family only)	No change
702 Policy Designation:	Policy 5424 permits subdivision to "Single Detached (RS2/B)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2
Other Designations:	N/A	No Change

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 – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size (min. dimensions):	360 m ²	688 m ²	none

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



Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

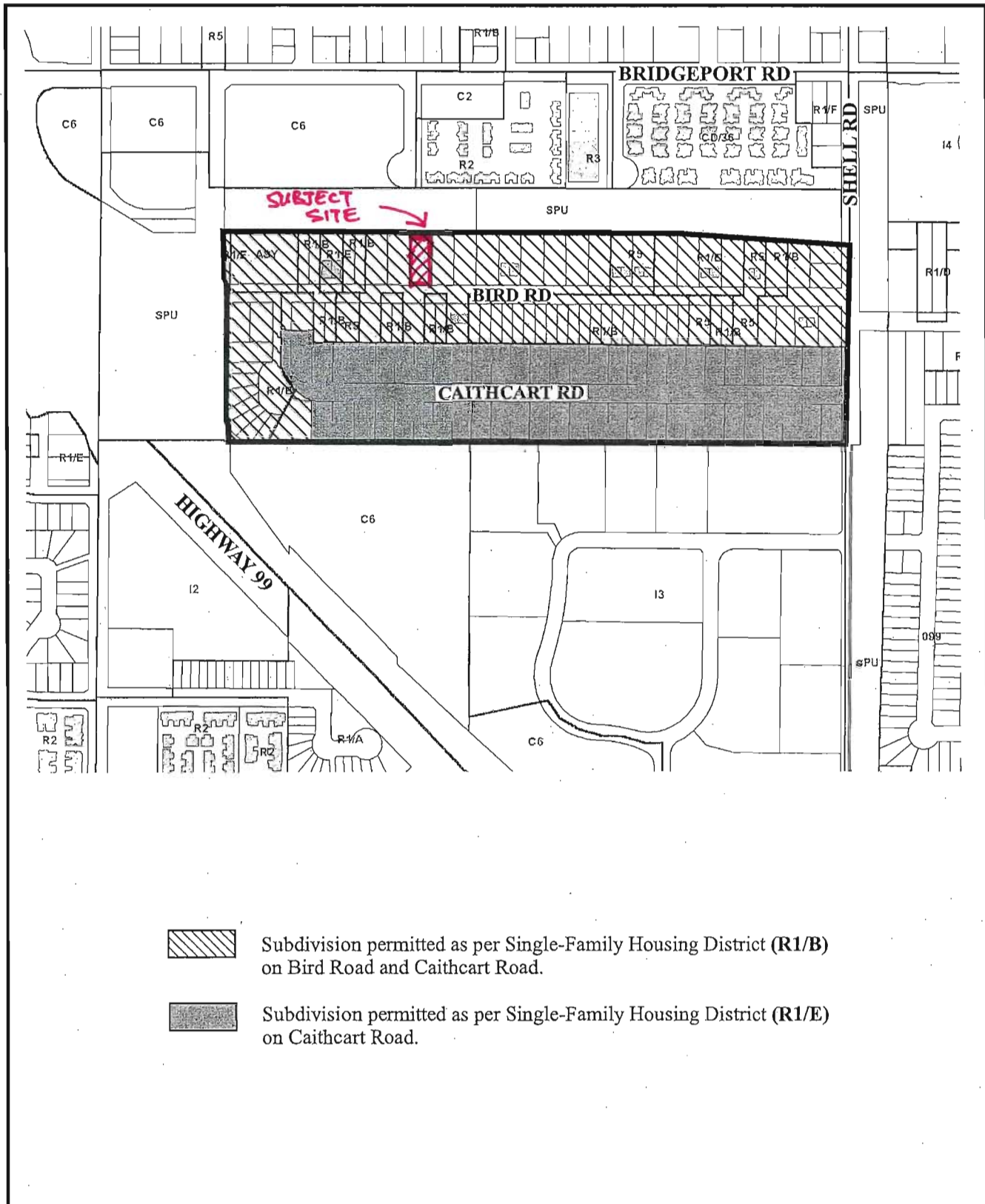
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue:**

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per Single-Family Housing District (R1/B) on Bird Road and Caithcart Road.



Subdivision permitted as per Single-Family Housing District (R1/E) on Caithcart Road.



POLICY 5424
SECTION 26, 5-6

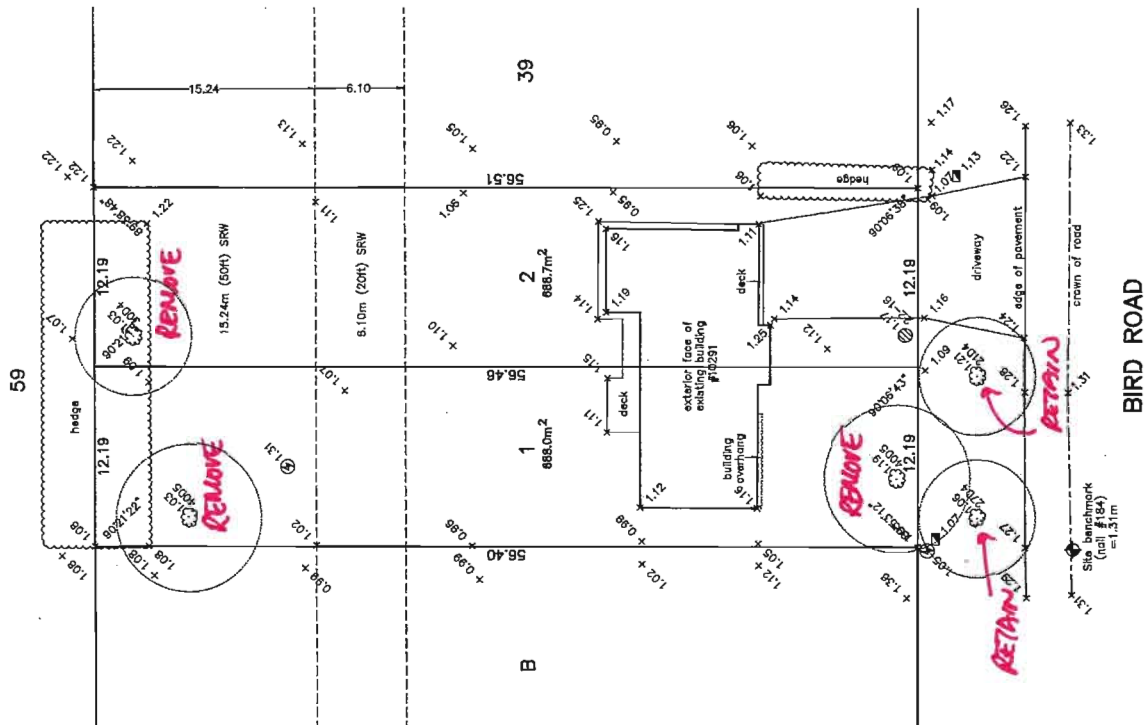
Adopted Date: 11/20/89

Amended Date:

**SURVEY PLAN OF PROPOSED LOTS 1 AND 2
CURRENTLY LOT 38, BLOCK "B", SECTION 26, BLOCK 5 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 14105**



SCALE 1 : 250
 5 2.5 0 5 10
 All distances are in metres.



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on the Geodetic Datum of Richmond and are referred to the datum of the City of Richmond, British Columbia, at the site of Bolt Slough North pump station East of No. 5 Rd. Elevation = 3.337 meters.
 - For elevation control, use control monument or site benchmark in pavement only.
 - All trees and stumps have been plotted as required.
 - All dimensions are to exterior faces unless otherwise noted.
- ⊕ denotes hydrant pole
 - ⊙ denotes catch basin
 - ⊗ denotes tree stump
 - ⊘ height (cm)
 - ⊘ diameter (cm)
 - ⊙ denotes tree
 - ⊘ drip line radius (m)
 - ⊘ C-coniferous
 - ⊘ D-deciduous
 - ⊘ diameter (cm)

CMV ADDRESS
 10291 BIRD RD
 RICHMOND, B.C.
ZONING: RS1/E

CERTIFIED CORRECT.
 DATED THIS 20TH DAY OF SEPT., 2011

MULLAWAN KOESOEMA B.C.L.S.
LOUIS NGAN LAND SURVEYING
 4888 VICTORIA DRIVE
 VANCOUVER, B.C. V6P 3T6
 (604) 827-1556

PID: 007-294-603
 FILE: RBI-10291TP



Address: 10291 Bird Road

File No.: RZ 12-598660

Prior to final adoption of Zoning Amendment Bylaw 9026 , the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of an aircraft noise sensitive use covenant on title.
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. \$6,976) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

5. Submission of a Landscaping Security to the City of Richmond in the amount of \$3,000 (\$500/tree) for the planting and maintenance of six (6) replacement trees (in a mix of coniferous and deciduous trees) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
2	6 cm		3.5 m
4	11 cm		6.0 m

Note: 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.

Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.

6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near or within the tree protection zone on site and on city boulevard for protected street trees located on the city boulevard. 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.

Prior to approval of Subdivision, the applicant is required to do the following:

1. Payment of Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Prior to Demolition Permit* issuance, the applicants must complete the following requirements:

1. Installation of appropriate tree protection fencing around all city trees in front of the site prior to any demolition and/or construction activities occurring on-site. Tree protection fencing must be installed no less than 2.0 m from the tree and must remain in place until construction and landscaping on the future lots is completed.

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

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

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9026 (RZ 12-598660)
10291 Bird 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. 007-294-603

Lot 38 Block "B" Section 26 Block 5 North Range 6 West New Westminster District Plan 14105

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9026".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signature or date entry.

CITY OF RICHMOND APPROVED by MB APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

TO OPEN PLN - MAY 7, 2013

To: Planning Committee **Date:** April 25, 2013
From: Gavin Woo, P. Eng. **File:** 08-4430-03-07/2013-
Vol 01
Re: **Multiple Dwellings on Single-Family Lots and Agricultural Lands Referral**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023, to add Other Regulations to the Agriculture (AG) zone to regulate multiple dwellings on single-family lots and agricultural lands, be introduced and given first reading.

Gavin Woo, P. Eng.
Senior Manager, Building Approvals
(604-276-4113)

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Law	<input checked="" type="checkbox"/>		
REVIEWED BY DIRECTORS	INITIALS: DW	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The purpose of this report is to respond to the following referral from the September 8, 2010 Planning Committee:

“That staff be directed to examine whether a common wall and roof should be required for additions to single-family and duplex dwellings and report back.”

Specifically, this referral was made in response to the concern that existing single-family houses in the Agriculture (AG) zone were being added onto (often by a breezeway) and becoming two single-family houses where this is not permitted.

Findings of Fact

Richmond Zoning Bylaw 8500 permits one single-family house and a secondary suite having a maximum floor area of 90 m² (970 ft²) in the Agriculture (AG) zone. The only exception to this is if the property is 8.0 ha (20 acres) or larger, in which case additional single-family houses are permitted for full-time farm workers of a farm operation employed on the lot in question if justified by a certified professional registered with the BC Institute of Agrologists. So, in the majority of cases, only one single-family house and one secondary suite are permitted in the AG zone. The purpose this Staff Report is to ensure that two single-family houses aren't built on an AG zoned lot where this is not permitted.

It should be emphasized that this report does not deal with the issue of the size of single-family houses in the AG zone. The City of Richmond has taken the position that the Province needs to take the lead on the house size issue as it applies to all Agricultural Land Reserve (ALR) lands in the Lower Mainland (i.e., this is a Provincial issue which requires consistency among local governments). In response to a request from the Metro Vancouver (MV) Board, the Minister of Agriculture has advised MV that Ministry staff are working with other ministries and agencies to examine the mechanisms which may be available to require local government bylaws to have mandatory standards regarding the siting and footprint of single-family houses (not the house size) in the ALR. The focus of this Staff Report is on the use of AG zoned lands, not the size, siting or footprint of that house.

The construction of a major addition or expansion to an existing single-family house in the AG zone does not occur that frequently. In fact, over the past eight years there have only been five Building Permits of this nature where an existing single-family house is being retained. One of these Permits is what led to the referral from Planning Committee in September 2010 to more clearly regulate this type of situation.

In response to the specific direction given by Planning Committee, staff have examined and agree that a common wall and roof could be required for additions to single-family houses in the AG zone to prevent them from becoming duplex dwellings. However, in doing so, it should be recognized that the common wall and roof would not apply to a legal secondary suite if it was being added to the single-family house. The Zoning Bylaw already requires that the secondary

suite must be completely enclosed within the single-family house and not in a detached building, that it must be incidental and integrated within the single-family house so as not to externally appear as a separate house, and that the secondary suite must not exceed 40% of the total floor area of the existing single-family house. It is also suggested that the common wall and roof not apply to a small building addition of 35 m² (375 ft²) or less (e.g., the construction of a recreation room onto an existing single-family house or the expansion of the current kitchen).

Where the existing single-family house has the typical shape of a box or rectangle (i.e., four exterior walls), it is proposed that one of the walls of the new addition or expansion should be permanently attached to the entire wall face of one of the four exterior walls of the existing house. Where the existing single-family house has an irregular shape (i.e., more than four exterior walls), it is proposed that one of the walls of the new addition or expansion be permanently attached to the wall face of one of the exterior walls of the existing house and that attachment must be either 7.62 m (25 feet) wide or 10% of the total of all the exterior walls of the single-family house, whichever is greater. The purpose of this requirement is to prevent a breezeway from being used to connect the existing single-family house to the addition or expansion. It should be noted that a similar provision has already been added to the Two-Family (RD) zone in response to previous concerns from Council that a duplex in non-agricultural areas could be connected by a breezeway (i.e., the party wall between the two dwelling units has to be at least 20% of the total length of all the exterior walls, excluding the garage, indentations and projections).

Where the existing single-family house and the addition or expansion have the same number of floors (i.e., both are one storey or both are two storeys), the roof of the existing single-family house should be required to extend over the new addition or expansion so as to become one continuous roof with the same pitch, slope or design. If however, the existing single-family house and the addition or expansion have a different number of floors, the roof of the new addition or expansion should have a similar style pitch, slope and design as the existing single-family house.

In addition to a common wall and roof, staff would also recommend five other requirements.

1. The first would be that the addition or expansion must not be attached by a breezeway, but instead, similar to a secondary suite, should be required to be integrated with the existing single-family house so as to form one house. In doing so, the addition or expansion should also be incidental and integrated with the existing single-family house so as not to externally appear or be internally laid out as a separate unit (e.g., should add to or expand an existing kitchen, create a common living/family/great room or have a hallway connection with no internal doors). This requirement would address the concern that the existing single-family house and the addition or expansion externally look like two single-family houses and are designed internally to easily be converted into two single-family houses.
2. The second additional requirement would be that there only be one door, whether an entrance door into the dwelling or a sliding door onto a deck or patio, to the existing single-family house and the new addition or expansion facing the road. If the property happens to be a corner lot or a lot with double road frontages (i.e., roads in the front and

back), no additional doors would be permitted other than the one facing the primary road from which the house is addressed. The purpose of this requirement is to prevent two front doors and the potential for the building to be converted into two single-family houses with separate entrances.

3. The third new requirement recommended by staff is that both the primary kitchen and any permitted secondary kitchen be located either in the existing single-family house or the new addition or expansion, but not in both. All single-family houses are limited to two kitchens, not including the kitchen for a legal secondary suite. Typically, these are located side-by-side, and there shouldn't be one kitchen in the existing single-family house and a second kitchen in the new addition or expansion. Again, the intent of this requirement is to prevent the expanded single-family house from becoming two single-family houses with separate kitchens.
4. The fourth new requirement is that there should only be one garage that is shared and used by both the existing single-family house and the new addition or expansion. This would make it clear that there is only one single-family house on the property. There is no need for a single-family house to have two garages as part of the house.
5. The final additional requirement, besides the common wall and roof suggested by Planning Committee, gives the building inspector residual authority to impose additional design limitations if the effect of a proposed addition or expansion would, in his/her opinion, either give the single-family house an external appearance of being two units or have the capability of being separated into two units. This will help Building staff to ensure compliance with the proposed new zoning regulations.

Analysis

Two different options on how to proceed are suggested for Planning Committee and Council consideration.

The first option is to continue the current practice of relying on the Zoning Bylaw and Building Bylaw as they presently exist. Richmond Zoning Bylaw 8500 is quite clear that only one single-family house is permitted in the AG zone (unless the lot is 8 ha (20 acres) or more and certain requirements are met for an additional single-family house). Furthermore, Building Regulation Bylaw No. 7230 gives the Building Inspector the authority to refuse to issue a Building Permit where the proposed work will contravene the provisions of any other applicable bylaws of the City (i.e., Richmond Zoning Bylaw 8500). This option may however be open to interpretation as the current Richmond Zoning Bylaw 8500 does not address the issue in any depth. It remains a viable option because in the past few years there has on average only been one Building Permit per year to construct a major addition or expansion to an existing single-family house.

The second option is to put the requirements noted above in the Findings of Fact section into Richmond Zoning Bylaw 8500. Specifically, they could be added to the Other Regulations in the Agriculture (AG) zone. This is what Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 proposes to do. The advantage of this option is that it provides the greatest certainty and, after being vetted by the public at the required Public Hearing, gives clear Council direction. The disadvantage of this option is that it takes away some of the flexibility. Should a Building

Permit applicant not be able to meet all of these zoning requirements, the only alternative to the changing the Building Permit application is to seek a Development Variance Permit that the Development Permit Panel would consider and Council would issue.

This referral was considered by the Agricultural Advisory Committee on March 14, 2013. The Committee unanimously agreed to the following motion:

That the Agricultural Advisory Committee support the proposed bylaw amendments to the Agricultural (AG) zone as presented to prevent construction of duplexes and multiple-dwelling buildings on agricultural land.

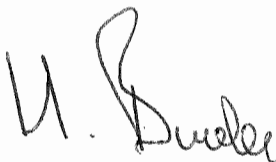
Financial Impact

None.

Conclusion

Planning Committee on September 8, 2010 directed staff to examine whether a common wall and roof should be required for additions to single-family and duplex dwellings and report back. Staff have done this and concluded that a common wall and roof should be required for additions to single-family houses in the Agriculture (AG) zone to prevent them from becoming duplex buildings. At the same time, staff would also recommend that: a breezeway connection be specifically prohibited so as create one single-family house both externally and internally; that there be only one door (including a sliding door) facing the road(s); that any kitchen(s) be located in either the existing single-family house or the addition/expansion (not in both); that only one garage be permitted; and that the building inspector be given residual authority to impose additional design limitations to prevent the single-family house from having the external appearance of being two units or the capability of being separated into two units.

Two options are presented to Planning Committee and Council in proceeding. The first option is to continue the current practice of relying on the Zoning Bylaw and Building Bylaw as they presently exist (i.e., don't change the Zoning Bylaw). The second option is to put the aforesaid new requirements into the AG1 zone. Staff are recommending the second option and that Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be introduced and given first reading. The Agricultural Advisory Committee supports this option.



Holger Burke, MCIP
Development Coordinator (604-276-4164)
HB:cas



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9023
Agriculture (AG) Zone - City of Richmond**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

a) Inserting the following new section in the Agriculture (AG) zone:

“14.1.11.15 The following provisions shall apply where existing **single detached housing** is added to or expanded on, but do not apply to a legal **secondary suite** which must not exceed a total **floor area** of 90.0 m² or to an addition or expansion having a **lot coverage** of 35 m² or less:

a) if the existing **single detached housing** has:

i) four exterior walls, one wall of the new addition or expansion must be permanently attached to the entire wall face of one of the four exterior walls of the existing **single detached housing**;

ii) more than four exterior walls, one wall of the new addition or expansion must be permanently attached to the wall face of one of the exterior walls of the existing **single detached housing** and that attachment must be either at least 7.62 m (25 ft) wide or 10% of the total of all exterior walls of the existing **single detached housing**, whichever is greater;

b) the roof of the existing **single detached housing** must:

i) extend over the new addition or expansion so as to become one continuous roof with the same pitch, slope or design if the existing **single detached housing** and the new addition or expansion have the same number of floors (e.g., both are one **storey** or both are two **storeys**);

ii) have a similar style pitch, slope and design if the existing **single detached housing** and the new addition or expansion have a different number of floors (e.g., one is one **storey** and the other is two **storeys**);

c) the addition or expansion must:

i) not be attached by a breezeway, but be integrated with the existing **single detached housing** to form one **single detached housing** unit;

ii) be incidental and integrated with the existing **single detached housing** so as not to externally appear or be internally laid out to be a separate unit (e.g., should add to or expand an existing **kitchen**, create a common living/family/great room or have a hallway connection with no internal doors);

- d) there must be only one door, whether an entrance door into the **dwelling** or a sliding door onto a deck or **patio**, to the **single detached housing** and the new addition or expansion facing the **road** on an **interior lot** and no additional doors facing the other **road** on a **corner lot** or a **double fronting lot**;
- e) both the primary **kitchen** and any permitted secondary **kitchen** must be located in either the existing **single detached housing** or the new addition or expansion, but not in both;
- f) there must be only one **garage** that is shared and used for both the **single detached housing** and the new addition or expansion; and
- g) the building inspector may impose additional design limitations if the effect of a proposed addition or expansion would, in the opinion of the building inspector, either give the **single detached housing** an external appearance of being two units or have the capability of being separated into two units.”

b) Renumbering existing section 14.1.11.15 to a new section 14.1.11.16.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9023**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>H.B</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



Annual Property Tax Rates Bylaw No. 9007

The Council of the City of Richmond enacts as follows:

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

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

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

1.2 City Policing, Fire & Rescue and Storm Drainage

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

2. PART TWO: REGIONAL DISTRICT RATES

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

PART THREE: TRUNK SEWERAGE RATES

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

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

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

PART FOUR: GENERAL PROVISIONS

4.1 Imposition of Penalty Dates

4.1.1 All taxes payable under this bylaw must be paid on or before July 2, 2013.

4.2 Designation of Bylaw Schedules

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

PART FIVE: INTERPRETATION

5.1 In this bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

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

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates Bylaw No. 8885 (2012) is repealed.

PART SEVEN: BYLAW CITATION

7.1 This Bylaw is cited as “Annual Property Tax Rates Bylaw No. 9007”.

FIRST READING

APR 22 2013

SECOND READING

APR 22 2013

THIRD READING

APR 22 2013

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 9007

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	1.24208	0.46556	0.36686	0.04796	2.12246
2. Utilities	23.35702	8.75483	6.89879	0.90182	39.91246
4. Major Industry	8.44348	3.16484	2.49389	0.32601	14.42822
5. Light Industry	4.75987	1.78413	1.40589	0.18378	8.13367
6. Business / other	4.46425	1.67332	1.31857	0.17237	7.62851
8. Recreation / non profit	1.14914	0.43073	0.33942	0.04437	1.96366
9. Farm	7.17361	2.68886	2.11881	0.27697	12.25825

SCHEDULE B to BYLAW NO. 9007

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05915
2. Utilities	0.20703
4. Major Industry	0.20112
5. Light Industry	0.20112
6. Business/other	0.14493
8. Rec/non profit	0.05915
9. Farm	0.05915

SCHEDULE C to BYLAW NO. 9007

AREA	RATES
A, B, & C	Sewer Debt Levy (land only) 0.02257



Richmond Zoning Bylaw 8500
Amendment Bylaw 8768 (08-422838)
9731 AND 9751 CAMBIE ROAD

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it LOW DENSITY TOWNHOUSES (RTL4).

P.I.D. 006-542-654

Lot 47 Section 27 Block 5 North Range 6 West New Westminster District Plan 30892

and

P.I.D. 006-542-646

Lot 46 Section 27 Block 5 North Range 6 West New Westminster District Plan 30892

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8768".

FIRST READING

JUN 27 2011

A PUBLIC HEARING WAS HELD ON

JUL 18 2011

SECOND READING

JUL 18 2011

THIRD READING

JUL 18 2011

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

AUG 08 2011

DEVELOPMENT REQUIREMENTS SATISFIED

MAY 08 2013

ADOPTED

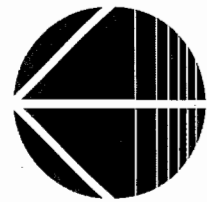
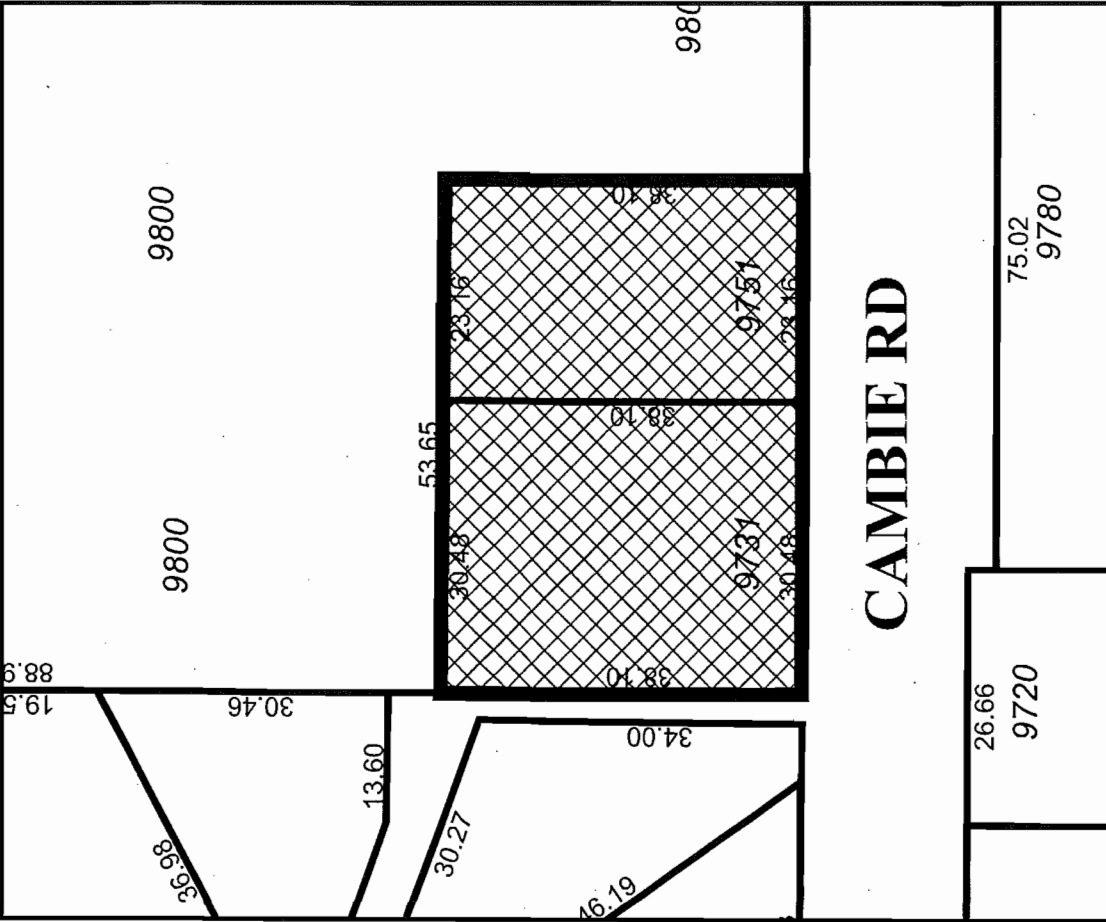
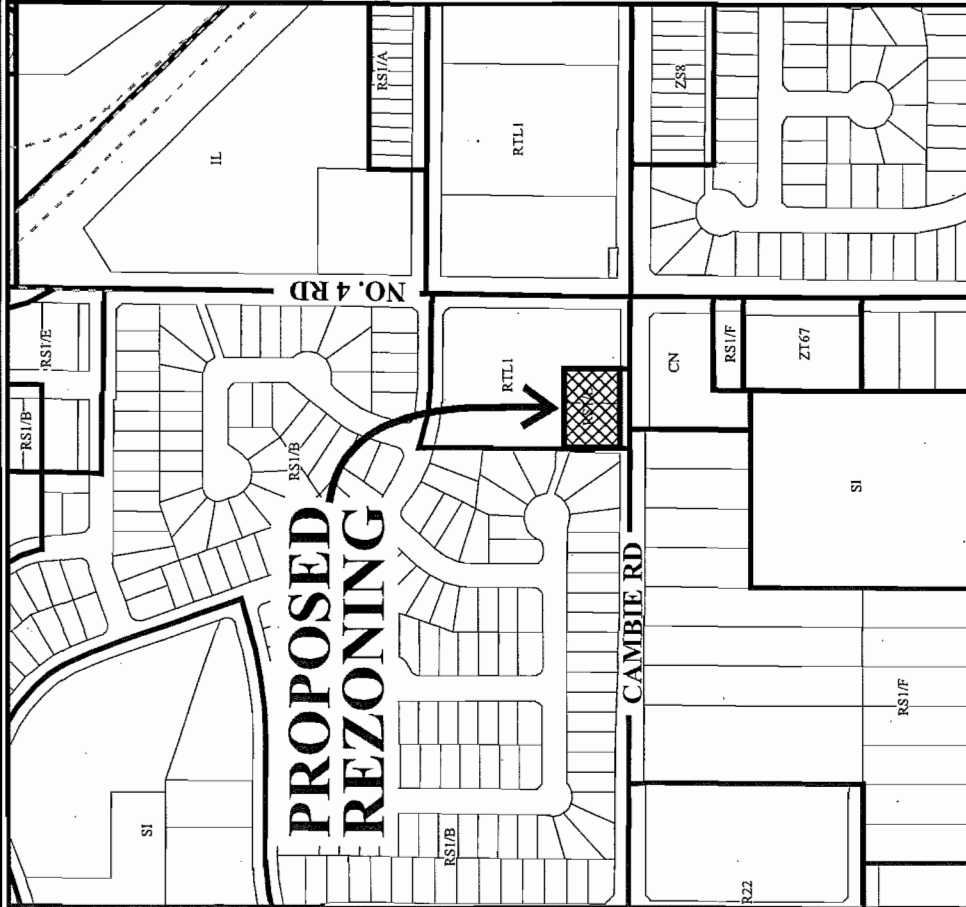


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 08-422838

Original Date: 05/29/08

Revision Date: 05/10/11

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500
Amendment Bylaw 8886 (RZ 12-596719)
7091 AND 7111 BRIDGE STREET

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE).

P.I.D. 001-179-853

The North Half of Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-106-881

South Half Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8886".

FIRST READING

APR 23 2012

A PUBLIC HEARING WAS HELD ON

MAY 22 2012

SECOND READING

MAY 22 2012

THIRD READING

MAY 22 2012

OTHER CONDITIONS SATISFIED

MAY 02 2013

ADOPTED



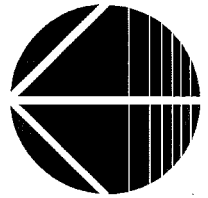
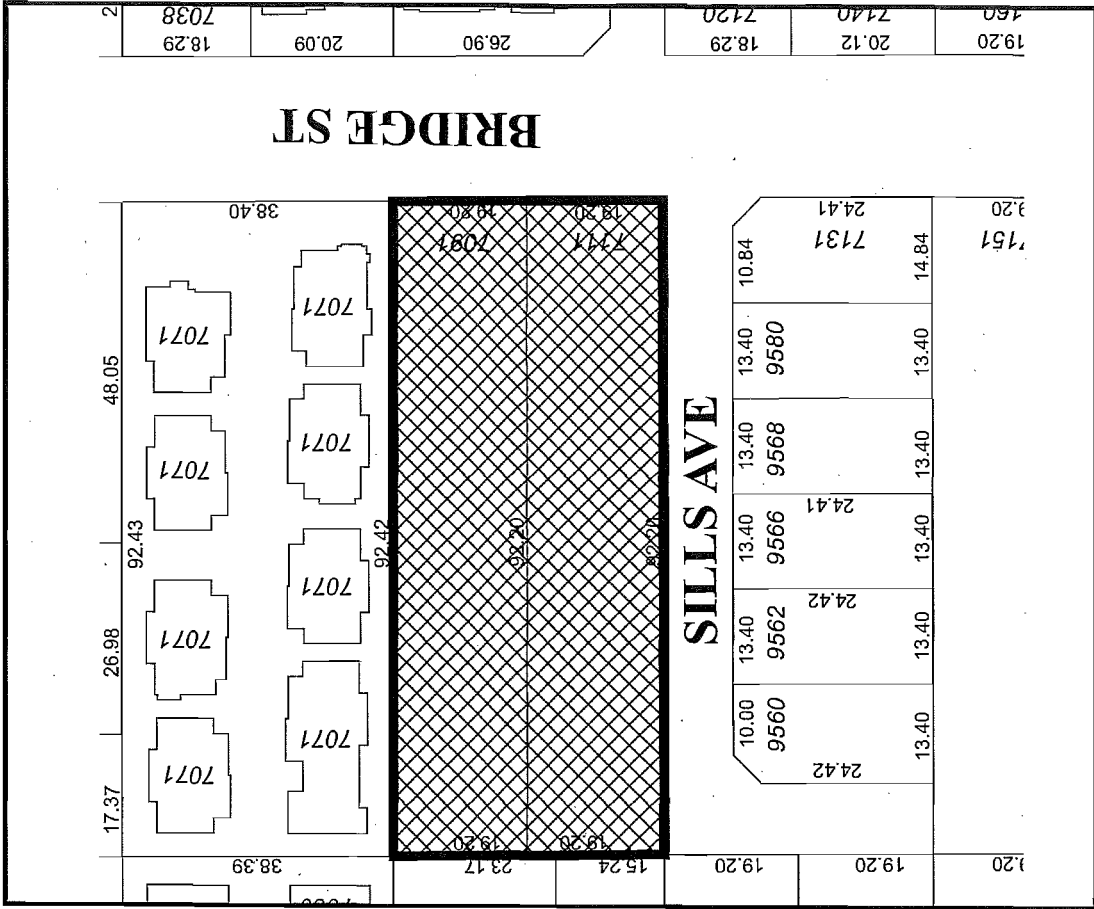
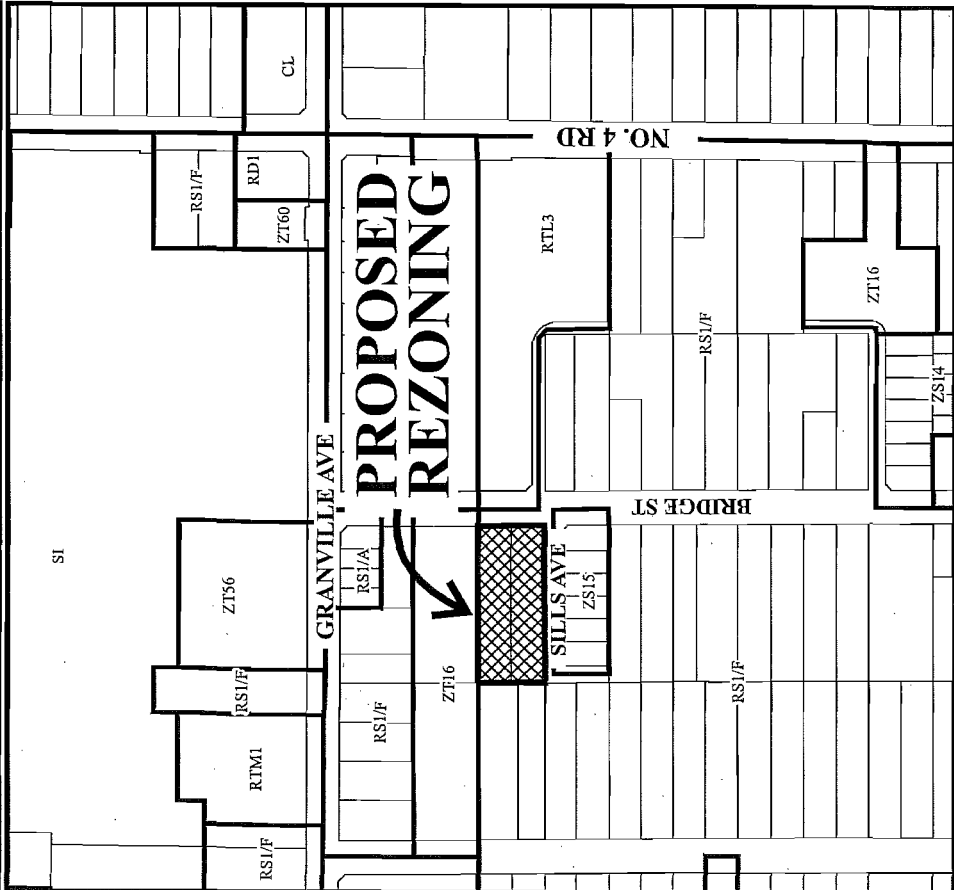
MAYOR

CORPORATE OFFICER



City of Richmond

CNCL - 195



RZ 12-596719

Original Date: 01/12/12

Revision Date:

Note: Dimensions are in METRES



Development Permit Panel Wednesday, April 24, 2013

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Community Services
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 10, 2013, be adopted.

CARRIED

2. Development Permit DP 12-603913

(File Ref. No.: DP 12-603913) (REDMS No. 3718340)

APPLICANT: 0908206 BC Ltd.

PROPERTY LOCATION: 9500, 9520 and 9540 Granville Avenue

INTENT OF PERMIT:

1. To permit the construction of a 16 unit townhouse on a site zoned "Medium Density Townhouses (RMT2)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.

Applicant's Comments

Eric Law, Eric Law Architect Inc., provided the following information regarding the proposed development:

Development Permit Panel

Wednesday, April 24, 2013

- the proposed project is for a 16 unit two (2) storey townhouse development designed to transition from the existing single-family dwellings to the east, the three (3) storey townhouses to the west, and the two (2) storey townhouse to the south;
- the units are broken into two or three unit groupings with the form, feel, and scale appearing more closely to single-family or duplex housing;
- layered articulation and the use of a variety of materials and colour create visual interest;
- there will be extensive landscaping along Granville Avenue and Ash Street including the retention of three (3) large trees at the southwest corner of the site and one street tree along Granville Avenue; and
- the large outdoor amenity space exceeds the Zoning Bylaw requirements and contains a child's play area, seating and lawn space.

Panel Discussion

In response to a query it was noted that the outdoor amenity space is essentially divided into two parts, a large lawn area closest to Granville Avenue and a child's play area. The two areas are divided by a trellised seating area.

The Panel suggested that the applicant's Landscape Architect work with staff to improve the features included in the outdoor amenity space.

Staff Comments

Wayne Craig, Director of Development, noted that the variance associated with the development was primarily the result of the two (2) storey massing. To offset the increased lot coverage there is substantial permeable paving introduced to the site along the drive aisles to assist water infiltration. Additionally, there will be frontage improvements on Granville Avenue and Ash Street. All units have two car side by side garages. As a point of clarification, Mr. Craig advised that the project includes a convertible unit that has been designed to allow for the conversion of the unit to an accessible unit.

In response to queries it was noted that the Zoning Bylaw provides for a three (3) storey development with a maximum height of 12 metres. The proposed development has a proposed height of approximately 9 metres. Mr. Craig further noted that Attachment 3 of the report was correspondence received at the public hearing and confirmed that the trees being retained on the site are the same as those identified at the public hearing.

Correspondence

None.

Development Permit Panel
Wednesday, April 24, 2013

Gallery Comments

None.

Panel Discussion

The Panel was supportive of the development and recommended that the applicant and the Landscape Architect work with staff to improve the features included in the outdoor amenity space.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 16 unit townhouse at 9500, 9520 and 9540 Granville Avenue on a site zoned "Medium Density Townhouses (RMT2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the Maximum Lot Coverage from 40% to 45%.*

CARRIED

3. Development Permit DP 13-631971

(File Ref. No.: DP 13-631971) (REDMS No. 3826077)

APPLICANT: Baljit Dhillon

PROPERTY LOCATION: 10880 Granville Avenue

INTENT OF PERMIT:

To permit the construction of a septic field that will partially encroach into an Environmentally Sensitive Area (ESA) in the rear of the property, zoned Agricultural District (AG1).

Applicant's Comments

Karla Graf, Triton Environmental Consultants Ltd., provided the following information regarding the application:

- the applicant investigated placing the septic field in the northern part of the property, however, it was not possible due to the Riparian Management Area (ditch) that runs along the front portion of the property;
- to build the septic field at the rear of the property there will be an encroachment into the Environmentally Sensitive Area (ESA);
- two (2) trees will need to be removed to accommodate the septic field;

Development Permit Panel

Wednesday, April 24, 2013

- in lieu of the removed trees there will be additional tree and shrub plantings throughout the remaining ESA area; and
- there is an approximate encroachment of 30 square metres to the ESA area.

Staff Comments

Mr. Craig noted that staff requested the applicant to investigate the placement of the septic field in the front yard to avoid the encroachment into the ESA. Staff received correspondence from the Consulting Engineer outlining the criteria as to why it was not possible to place the septic field in the front of the property.

In response to a query it was noted that the land is not being removed from the ESA rather this application, if approved, would allow the encroachment of the septic field into the ESA. It was further noted that there may be five (5) smaller lots in the immediate area that may encounter this same situation upon development.

Panel Discussion

In reply to a query Mr. Dale Badh, the applicant's representative, advised that the septic bed would be raised by approximate two-feet. The septic field would be covered with grass and various plantings.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a septic field that will partially encroach into an Environmentally Sensitive Area (ESA) in the rear of a property at 10880 Granville Avenue, zoned Agricultural District (AG1).

CARRIED

4. New Business

5. Date Of Next Meeting: Wednesday, May 15, 2013

Development Permit Panel
Wednesday, April 24, 2013

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:58 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 24, 2013.

Robert Gonzalez
Chair

Heather Howey
Acting Committee Clerk



City of Richmond

Report to Council

To: Richmond City Council

Date: May 7, 2013

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2013-Vol 01

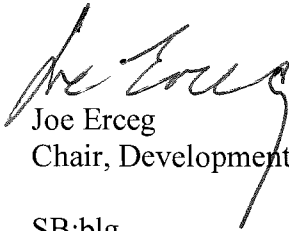
Re: Development Permit Panel Meeting Held on February 27, 2013

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- i. a Development Permit (DP 12-616074) for the property at 6020 Blundell Road and 8120 No. 2 Road;

be endorsed, and the Permit so issued.



Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 27, 2013.

DP 12-616074 – URBAN DESIGN GROUP ARCHITECTS LTD. – 6020 BLUNDELL ROAD AND 8120 NO. 2 ROAD

(February 27, 2013)

The Panel considered a Development Permit application to permit the construction of a freestanding one-storey commercial replacement building and façade renovations to three (3) existing one-storey commercial buildings within the Blundell Centre located on two (2) lots at 6020 Blundell Road zoned Community Commercial – Blundell Road (ZC14) and 8120 No. 2 Road on a site zoned Auto-Oriented Commercial (CC). No variances are included in the proposal.

Architect, Fariba Gharaei, of Urban Design Group Architects Ltd., and landscape architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation of the proposal, including the following:

- “Building A”, at the corner of Blundell Road and No. 2 Road, will be demolished and replaced with a new building located further north toward Blundell Road.
- “Buildings B, C, and E” will have exterior renovations to update their appearance.
- The pedestrian experience was improved with a new plaza at the corner of Blundell Road and No. 2 Road; increased seating areas with raised planters, and areas of concrete pavers.
- The existing trees in the surface parking area along No. 2 Road are to be retained, however, the shrubs below the trees will be replaced with lower plantings to refresh the landscaping and to address Crime Prevention Through Environmental Design (CPTED) concerns.
- Additional concrete pavers, planters, trellis screening, green space, and seating areas are proposed for various locations.
- Several bike racks are proposed throughout the site.

In response to Panel queries, it was noted that renovating “Building A” was not considered both due to the age of the existing building and the difficulty in addressing the City’s floodplain regulations with additions and the building’s existing grading.

Staff supported the Development Permit application and advised that the proposal includes: (i) upgrades to the sequelized driveway intersection at No. 2 Road; (ii) a traffic control measure at the Blundell Road driveway to control left in/left out movements; and (iii) right-of-ways for a future bus shelter.

The Panel supported the proposal and the upgrades in terms of access, traffic flow, pedestrian corridors, landscaping, and building facades.

No correspondence was submitted to the Panel regarding the Development Permit application. The Panel recommends that the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

Date: May 8, 2013

From: Dave Semple
Chair, Development Permit Panel


File: 01-0100-20-DPER1-
01/2013-Vol 01

Re: **Development Permit Panel Meeting Held on April 11, 2012**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- i. a Development Permit (DP 11-586344) for the property at 9731 and 9751 Cambie Road;
be endorsed, and the Permit so issued.


Dave Semple
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 11, 2012.

DP 11-586344 – MATTHEW CHENG ARCHITECT INC. – 9731 AND 9751 CAMBIE ROAD
(April 11, 2012)

The Panel considered a Development Permit application to permit the construction of 12 townhouse units on a site zoned Low Density Townhouse (RTL4). A variance is included in the proposal for tandem parking spaces in eight (8) townhouse units.

Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and landscape architect, Patricia Campbell, of DMG Landscape Architects, provided a brief presentation of the proposal, including:

- The design was refined after the July 2011 Public Hearing.
- The project will be built at existing grade for compatibility with the surrounding homes and the third storey is set back up to 7.1 m to reduce any impact or shadowing.
- One (1) convertible unit is provided and aging in place features are provided in all units.
- A noise study has been done, and there are indoor noise mitigation measures in place.
- A large Douglas Fir and Cypress tree will be retained on the site; a Mountain Ash that is declining will be removed, along with nine (9) additional trees and 20 new trees will be planted.
- Porous pavers and concrete banding are features of the internal drive aisle and a children's play area with equipment is adjacent to a grassed area at the east end.

In response to Panel queries, Mr. Cheng and Ms. Campbell advised:

- The play equipment is a colorful see-saw sculptural element.
- Cambie Road noise will be mitigated with treatment on exterior walls and windows if needed.

Staff supported the Development Permit application and requested variance, and noted that a good interface treatment was provided along the north edge and the setback increases from 4.5 m at the ground level to a generous 7 m above.

In response to a Panel query, staff advised that they would work with the applicant to look into the idea of a sandbox in addition to the see-saw planned for the children's play area.

A comment was made that, considering the size of the proposed development, a reconfiguration of the amenity area should be considered in the landscape design.

No correspondence was submitted to the Panel regarding the Development Permit application.

May 8, 2013

- 3 -

Subsequent to the Panel meeting, the landscape design for the outdoor amenity space was improved with an additional piece of children's play equipment and consolidated paved gathering space with seating and bike racks at the terminus of the drive aisle.

The Panel recommends that the Permit be issued.