



City Council

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

**Monday, May 13, 2019
7:00 p.m.**

Pg. # ITEM

MINUTES

1. Motion to:

- | | |
|----------------|---|
| CNCL-12 | (1) adopt the minutes of the Regular Council meeting held on April 23, 2019; |
| CNCL-26 | (2) adopt the minutes of the Special Council meeting held on April 23, 2019 and May 6, 2019; |
| CNCL-34 | (3) receive for information the Metro Vancouver 'Board in Brief' dated April 26, 2019. |



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Liesl Jauk, Manager Arts Services, to present the Arts Services Year in Review video.

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

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

4. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Arts Services Year in Review 2018
- Draft Richmond Arts Strategy 2019-2024
- Strengthening the Unsightly Premises Regulation Bylaw Related to Vacant Homes
- Draft Richmond Homelessness Strategy 2019–2029
- 2018 Consolidated Financial Statements
- Amendment to Heritage Alteration Permit (HA 18-818536) for 3711 and 3731 Chatham Street and Steveston Village Heritage Conservation Grant Program Application by the Richmond Hospital/Healthcare Auxiliary

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- Land use applications and other matters for first reading (to be further considered at the Public Hearing on June 17, 2019):
 - 5800 Cedarbridge Way – Zoning Text Amendment to IR1 to permit a distillery (Paul Doroshenko – applicant)
 - 9520 Beckwith Road – OCP Amendment to Schedule 2.10 to create ZI19 and Rezone RS1/F to ZI19 (IBI Group Architects (Canada) Inc. – applicant)
 - 11540 Railway Avenue – Rezone from RS1/E to RDA (Evernu Developments – applicant)
 - City-wide Signage Improvements for Rezoning and Development Projects – (City of Richmond – applicant)
- Development Notification Requirements and Service Levels

5. *Motion to adopt Items No. 6 through No. 17 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-47 (1) *the **Parks, Recreation and Cultural Services Committee** meeting held on April 24, 2019;*
- CNCL-68 (2) *the **General Purposes Committee** meeting held on May 6, 2019;*
- CNCL-72 (3) *the **Finance Committee** meeting held on May 6, 2019;*
- CNCL-76 (4) *the **Planning Committee** meeting held on May 7, 2019;*
- be received for information.*



7. **ARTS SERVICES YEAR IN REVIEW 2018**

(File Ref. No. 11-7000-01) (REDMS No. 6156917 v. 2)

CNCL-83

See Page CNCL-83 for full report

**PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION**

That the Arts Services Year in Review 2018 as presented in the staff report titled, “Arts Services Year in Review 2018,” dated March 29, 2019, from the Director, Arts, Culture and Heritage Services, be circulated to the Community Partners and Funders for their information.



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8. **DRAFT RICHMOND ARTS STRATEGY 2019-2024**
(File Ref. No. 11-7000-01) (REDMS No. 6158128; 6160962)

CNCL-147

See Page CNCL-147 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) *That the Draft Richmond Arts Strategy 2019-2024, included as Attachment 1 of the staff report titled “Draft Richmond Arts Strategy 2019-2024,” dated April 2, 2019, from the Director, Arts, Culture and Heritage Services, be adopted for the purpose of seeking stakeholder and public feedback on the strategy; and*
- (2) *That the Final Richmond Arts Strategy 2019-2024, including the results of the stakeholder and public feedback, be reported back to the Parks, Recreation and Cultural Services Committee.*



Consent
Agenda
Item

9. **STRENGTHENING THE UNSIGHTLY PREMISES REGULATION
BYLAW RELATED TO VACANT HOMES**
(File Ref. No. 12-8060-02-01; 12-8060-20-009819/9820/9821) (REDMS No. 6129635 v. 3; 5717742;
6152819; 6152828)

CNCL-200

See Page CNCL-200 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Unsightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819, to strengthen the City’s approach to unsightly properties and vacant homes, be introduced and given first, second and third readings;*
- (2) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820, to increase fines for unsightly properties, be introduced and given first, second and third readings; and*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821, to add additional ticketing authority, be introduced and given first, second and third readings.*



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10. **DRAFT RICHMOND HOMELESSNESS STRATEGY 2019–2029**
(File Ref. No. 08-4057-11-01) (REDMS No. 6153845 v. 3)

CNCL-214

See Page CNCL-214 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the Draft Richmond Homelessness Strategy 2019–2029, as outlined in Attachment 1 of the staff report titled “Draft Richmond Homelessness Strategy 2019–2029”, dated April 12, 2019, be approved for the purpose of seeking public feedback on the Draft Strategy; and*
- (2) *That the final Richmond Homelessness Strategy, including a summary of public feedback received, be reported back to General Purposes Committee.*



Consent
Agenda
Item

11. **2018 CONSOLIDATED FINANCIAL STATEMENTS**
(File Ref. No. 03-09-05-01) (REDMS No. 6168681 v. 2; 6143862; 6168895; 6172261)

CNCL-257

See Page CNCL-257 for full report

FINANCE COMMITTEE RECOMMENDATION

That the City’s audited consolidated financial statements for the year ended December 31, 2018 be accepted.



Consent
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Item

12. **APPLICATION BY PAUL DOROSHENKO FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL RETAIL (IR1)” ZONE TO PERMIT A DISTILLERY AT 5800 CEDARBRIDGE WAY**
(File Ref. No. 12-8060-20-010022; ZT 18-815709) (REDMS No. 5981442; 6157113)

CNCL-325

See Page CNCL-325 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to permit “microbrewery, winery and distillery”, as a site-specific use and limited to one establishment, at 5800 Cedarbridge Way, be introduced and given first reading.



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13. **AMENDMENT TO HERITAGE ALTERATION PERMIT (HA 18-818536) FOR 3711 AND 3731 CHATHAM STREET AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT PROGRAM APPLICATION BY THE RICHMOND HOSPITAL/HEALTHCARE AUXILIARY**

(File Ref. No. HA 18-818536) (REDMS No. 6162947 v. 2)

CNCL-340

See Page CNCL-340 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That an amendment to the Heritage Alteration Permit (HA 18-818536) for foundation replacement work at 3711 and 3731 Chatham Street, which was issued on May 14, 2018, be approved; and*
- (2) *That a grant request of \$150,000 to the Richmond Hospital/Healthcare Auxiliary be approved under the Steveston Village Heritage Conservation Grant Program to assist with the foundation replacement work for the heritage protected building located at 3711 and 3731 Chatham Street and disbursed in accordance with Council Policy 5900.*



Consent
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14. **APPLICATION BY IBI GROUP ARCHITECTS (CANADA) INC. TO AMEND SCHEDULE 2.10 OF OFFICIAL COMMUNITY BYLAW 7100 (CITY CENTRE AREA PLAN), CREATE THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 9520 BECKWITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009931/010019/010034; RZ 18-821103) (REDMS No. 6156129 v. 6; 6166391; 6157112; 6157109; 6157114; 6157177; 5870814)

CNCL-376

See Page CNCL-376 for full report

CNCL-448

See Page CNCL-448 for staff memo and revised Bylaw 10034

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw 10019, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to change the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 floor area ratio (FAR) and a maximum of 60% of the net floor area for non-industrial uses within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation for 9520 Beckwith Road, be introduced and given First Reading;*
- (2) *That Official Community Plan Amendment Bylaw 10034, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to amend the term “Industrial Reserve” in Appendix 1 – Definitions to require that all office use within the “Industrial Reserve: Limited Commercial” area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the total development density exceeds that in the underlying Transect; and amend the term “Village Centre Bonus” in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the VCB exceeds 1.0 FAR, be introduced and given First Reading;*
- (3) *That Bylaw 10019 and Bylaw 1034, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Bylaw 10019 and Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, to create the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, and to rezone 9520 Beckwith Road from the "Single Detached (RS1/F)" zone to the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, be introduced and given First Reading; and*

- (6) *That staff be directed to conduct public consultation with property owners, the development community and general public regarding whether potential restrictions on stratification and airspace subdivision of office space should be considered, and report back.*



Consent
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15. **APPLICATION BY EVERNU DEVELOPMENTS FOR REZONING AT 11540 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD THE TWO-UNIT DWELLINGS (RDA)” ZONE**

(File Ref. No. 12-8060-010030; RZ 18-819258) (REDMS No. 6162976; 6163247)

CNCL-453

See Page CNCL-453 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, for the rezoning of 11540 Railway Avenue from the “Single Detached (RS1/E)” zone to “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given First Reading.



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16. **SIGNAGE IMPROVEMENTS FOR REZONING AND DEVELOPMENT PROJECTS**

(File Ref. No. 08-4100-01; 12-8060-20-010004/010005) (REDMS No. 6118110 v. 2; 6165828; 6122871; 6137680; 6137679)

CNCL-475

See Page CNCL-475 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given first reading; and*
- (2) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be introduced and given first reading.*



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17. DEVELOPMENT NOTIFICATION REQUIREMENTS AND SERVICE LEVELS

(File Ref. No. 01-0105-06-01; 12-8060-20-010031) (REDMS No. 6088524; 6164384)

CNCL-497

See Page CNCL-497 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the proposed updates to the format of the Public Hearing, Development Permit Panel and Board of Variance meeting notices and mailed notices, as outlined in the staff report dated April 2, 2019 from the Director, City Clerk's Office, be endorsed;*
- (2) *That the opportunity to subscribe to email notifications for development notices be provided to members of the public as an enhanced level of service;*
- (3) *That staff bring forward the appropriate bylaw amendments and/or Council policies to implement and to recover costs for an expanded level of service in relation to development notices in accordance with Option 3, as outlined in the staff report dated April 2, 2019; and*
- (4) *That Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031, to make various housekeeping amendments, be introduced and given first, second and third readings.*



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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



CNCL-509

Nancy Trant, Richmond resident, to speak on cycling in Richmond and climate change.

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19. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-510** Development Cost Charges Imposition Bylaw No. 9499, Amendment **Bylaw No. 10003**

Opposed at 1st Reading – None.

Opposed at 2nd/3rd Readings – None.

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- CNCL-512** Building Regulation Bylaw No. 7230, Amendment **Bylaw No. 10013**

Opposed at 1st Reading – None.

Opposed at 2nd/3rd Readings – None.

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- CNCL-514** Council Procedure Bylaw No. 7560, Amendment **Bylaw No. 10015**

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

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CNCL-516 Annual Property Tax Rates (2019) **Bylaw No. 10016**
Opposed at 1st/2nd/3rd Readings – None.

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CNCL-521 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9977**
(6260 Graybar Road, ZT 18-841250)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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ADJOURNMENT

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Regular Council

Tuesday, April 23, 2019

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

- R19/7-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on April 8, 2019, be adopted as circulated; and*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on April 15, 2019, be adopted as circulated.*

CARRIED



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COMMITTEE OF THE WHOLE

- R19/7-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 17 – Non-Farm Use Fill Application – 21800 River Road (Yee)

Stephen Easterbrook, Richmond resident, farmer and member of the Agricultural Advisory Committee, spoke in favour of the non-farm use fill application. He noted that the subject site does not lend itself well to farming due to the grade of the soil and as a result of previous improper fill. Mr. Easterbrook stated that the applicant is proposing to bring in fertile top soil, and the soil will be approved by an agrologist. He then remarked that the applicant is seeking a modest amount of fill (approximately 0.6 meters) and highlighted that the soil to be deposited will render the subject site farmable.

- R19/7-3 4. It was moved and seconded
That Committee rise and report (7:12 p.m.).

CARRIED

CONSENT AGENDA

- R19/7-4 5. It was moved and seconded
That Items No. 6 through No. 16 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on April 9, 2019;*



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- (2) *the General Purposes Committee meeting held on April 15, 2019;*
 - (3) *the Special Finance Committee meeting held on April 15, 2019;*
 - (4) *the Planning Committee meeting held on April 16, 2019;*
 - (5) *the Public Works and Transportation Committee meeting held on April 17, 2019;*
- be received for information.*

ADOPTED ON CONSENT

7. IMPERIAL PARKING CANADA CORPORATION CONTRACT RENEWAL

(File Ref. No. 03-1000-20-4688) (REDMS No. 6023553 v. 5; 4214152)

- (1) *That the City enter into a five year-renewal contract (2019-2023) with Imperial Parking Canada Corporation, as outlined in the staff report titled, "Imperial Parking Canada Corporation Contract Renewal", dated March 19, 2019, from the General Manager, Community Safety; and*
- (2) *That the General Manager of Community Safety be authorized to execute the contract with Imperial Parking Canada Corporation.*

ADOPTED ON CONSENT

8. HOMELESS CAMPS IN HAMILTON

(File Ref. No. 08-4057-11-01)

That staff be directed to conduct a public meeting with Hamilton area residents regarding the homeless camp as soon as possible.

ADOPTED ON CONSENT



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9. APPLICATION FOR A NEW FOOD PRIMARY LIQUOR LICENCE WITH PATRON PARTICIPATION ENTERTAINMENT ENDORSEMENT FOR KARAOKE AND EXTENDED HOURS FROM 1091919 BC LTD., AT 3300 - 4000 NO. 3 ROAD

(File Ref. No. 12-8275-30-001) (REDMS No. 6150172 v. 2)

- (1) That the application from 1091919 BC Ltd, operating at 3300 – 4000 No. 3 Road, requesting a Food-Primary Liquor Licence with Entertainment Endorsement for Patron Participation to enable karaoke at the establishment, be supported;*
- (2) That a letter be sent to Liquor and Cannabis Regulation Branch advising that:*
 - (a) Council supports the application for a Food Primary Liquor Licence with:*
 - (i) Patron Participation Entertainment Endorsement which ends at Midnight;*
 - (ii) hours of liquor service, Monday to Sunday, from 9:00 AM to 2:00 AM;*
 - (b) person capacity will be set at 120 seats and 20 staff for total capacity of 140 persons;*
- (3) Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) the potential for additional noise and traffic in the area was considered;*
 - (b) the impact on the community was assessed through a community consultation process;*
 - (c) given that this business is new, there is no history of non-compliance with the operation, the addition to permit patron participation entertainment endorsement under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;*



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- (d) as the operation of a licenced establishment may affect nearby residents, businesses and property owners, the impact assessment was conducted through the City's community consultation process as follows:*
 - (i) residents, businesses and property owners within a 50 meter radius of the subject property were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and*
 - (ii) signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how comments or concerns could be submitted;*
- (e) Council's comments and recommendations respecting the view of the residents, businesses and property owners are as follows:*
 - (i) the community consultation process was completed as part of the application process; and*
 - (ii) that based on the number of letters sent and the few opposed responses received and significant supporting responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents, businesses and property owners in the area and the community;*
- (f) Council recommends the approval of the Food Primary Liquor Licence with patron participation entertainment for the reasons that the application is acceptable to the majority of the residents, businesses and property owners in the area and the community.*

ADOPTED ON CONSENT

10. 2019 ANNUAL PROPERTY TAX RATES BYLAW
(File Ref. No. 12-8060-20-010016) (REDMS No. 6152233 v. 4; 6151947)

That the Annual Property Tax Rates (2019) Bylaw No. 10016 be introduced and given first, second and third readings.

ADOPTED ON CONSENT



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**11. APPLICATION BY THE CITY OF RICHMOND FOR A
TEMPORARY COMMERCIAL USE PERMIT AT 8620 AND 8660
BECKWITH ROAD**

(File Ref. No. TU 18-841880) (REDMS No. 6139926)

- (1) *That the application by the City of Richmond for a Temporary Commercial Use Permit for the properties at 8620 and 8660 Beckwith Road to allow non-accessory parking as a permitted use be considered for a period of three years; and*
- (2) *That this application be forwarded to the May 21, 2019 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

ADOPTED ON CONSENT

**12. VANCOUVER AIRPORT AUTHORITY'S PROPOSED AIRPORT
ZONING REGULATIONS: PROPOSED AMENDMENTS TO THE
CITY CENTRE AREA PLAN AND ZONING BYLAW**

(File Ref. No. 01-0153-01, 12-8060-20-0010020/21 Xr: 01-0153-01) (REDMS No. 6150504 v. 3, 6155467, 6156349)

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, having been considered in conjunction with:*
 - (a) *the City's Consolidated 5 Year Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;

- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation; and*



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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10021, be introduced and given first reading.*

ADOPTED ON CONSENT

13. ICBC-CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM – 2019 UPDATE

(File Ref. No. 01-0150-20-ICBC1-01, 03-1000-03-006) (REDMS No. 6143801)

- (1) *That the list of proposed road safety improvement projects, as described in Attachment 2 of the staff report titled “ICBC-City of Richmond Road Improvement Program – 2019 Update,” dated March 27, 2019 from the Director, Transportation be endorsed for submission to the ICBC 2019 Road Improvement Program for consideration of cost-share funding; and*
- (2) *That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to negotiate and execute the cost-share agreements, and that the Consolidated 5 Year Financial Plan (2019-2023) be amended accordingly.*

ADOPTED ON CONSENT

14. ANNUAL REPORT 2018: RECYCLING AND SOLID WASTE MANAGEMENT – BUILDING MOMENTUM TOWARDS 80% DIVERSION

(File Ref. No. 10-6370-01) (REDMS No. 6149029 v. 3)

- (1) *That the annual report titled, “Report 2018: Recycling and Solid Waste Management – Building Momentum Towards 80% Diversion” be endorsed and be made available to the community on the City’s website and through various communication tools including social media channels and as part of community outreach initiatives; and*
- (2) *That the annual report titled, “Report 2018: Recycling and Solid Waste Management – Building Momentum Towards 80% Diversion” be forwarded to the Council/School Board Liaison Committee.*

ADOPTED ON CONSENT



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15. MITCHELL ISLAND ENVIRONMENTAL STEWARDSHIP INITIATIVES

(File Ref. No. 10-6175-01, 10-6125-11-06) (REDMS No. 6121739 v. 5)

That the outreach initiatives proposed within the staff report titled “Mitchell Island Environmental Stewardship Initiatives” dated March 11, 2019 from the Senior Manager, Sustainability and District Energy, be endorsed.

ADOPTED ON CONSENT

16. WATER METER PROGRAM AND SEWER RATE UPDATE

(File Ref. No. 10-6650-02) (REDMS No. 6037213 v. 8)

That Option 3 – Sewer Rate Cap, as outlined in the report titled “Water Meter Program and Sewer Rate Update” dated March 21, 2019, from the Acting Director, Engineering, be endorsed for use in the preparation of the 2020 utility rate options.

ADOPTED ON CONSENT

MONTHLY PARKING PERMIT FEE AT 8620 AND 8660 BECKWITH ROAD

(File Ref. No. 12-8060-20-008636)

Discussion took place on the cost of a monthly parking permit fee of \$41 and in reply to a query from Council, Wayne Craig, Director, Development, advised that the fee is in accordance with the Consolidated Fees Bylaw No. 8636. As a result of the discussion, the following **referral motion** was introduced:

R19/7-5

It was moved and seconded

That staff review the parking rates in the Consolidated Fees Bylaw No. 8636 in relation to 8620 and 8660 Beckwith Road and report back through Committee.

CARRIED



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE –
Mayor Malcolm D. Brodie, Chair

17. **NON-FARM USE FILL APPLICATION - 21800 RIVER ROAD (YEE)**
(File Ref. No. 12-8080-12-01, 12-8350-05-CD43803, 08-4105-04-04) (REDMS No. 6112332 v. 17; 5981518, 5981518)

R19/7-6

It was moved and seconded

That the Non-Farm Use Fill Application proposed for the purpose of developing a vegetable farm and the corresponding staff report titled “Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)”, dated November 14, 2018 (Attachment 1), be referred to the Agricultural Land Commission (ALC) for the ALC’s review and decision as all reporting requirements specified by the City have been satisfied by the proponent.

The question on Resolution R19/7-6 was not called as discussion took place and the following Council comments were noted:

- farmland should be farmed based on what the land’s soil is conducive to growing in an effort to eliminate the need for soil deposits;
- due to rising sea level, it is a matter of time until the subject site will have to be raised;
- the Applicant has followed the City’s process and met all its conditions;
- there is uncertainty with regard to the integrity of the soil to be deposited as a result of past illegal fill on this site and throughout the city;
- the Applicant’s projected earnings are much less than the potential amount of tipping fees that may be collected; and
- the Applicant is seeking a modest amount of fill (approximately 0.6 meters).



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In reply to queries from Council, staff advised that the Applicant wishes to grow vegetables on the subject site, and the proposed soil deposit would render the subject site's soil rating to a Class 4 from its current Class 2 rating.

The question on R19/7-6 was then called and it was **DEFEATED** with Cllrs. Au, Day, Greene, McNulty, Steves, and Wolfe opposed.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R19/7-7 18. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:00 p.m.).

CARRIED

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Gordon Cornwall, Volunteer, West Coast Environmental Law, spoke on recovering climate costs and the West Coast Environmental Law's "Climate Law in our Hands" campaign and the following information was highlighted:

- the costs of climate change are significant;
- Richmond is at risk of flooding due to rising sea level and the costs of raising the dike to protect the city fall on its taxpayers;
- fossil fuel corporations profit without sharing the costs of the pollution caused by their operations and their products;
- a number of cities in the United States are managing their exposure by suing companies that have contributed to climate change; and
- in Ontario, Bill 21 – *Liability for Climate-Related Harms Act* – proposed to provide that a fossil fuel producer is strictly liable for climate-related harms that occur if the producer is responsible for greenhouse gas emissions at a globally detectable level.

Mr. Cornwall concluded by requesting that Council send climate accountability letters to the 20 largest fossil fuel companies and a letter to the Honourable John Horgan, Premier of British Columbia, requesting the introduction of climate liability legislation.



Regular Council
Tuesday, April 23, 2019

In response to queries from Council, Mr. Cornwall, accompanied by Dustin Klaudt, Lawyer, Power Law, and Anna Barford, Fossil Fuel Moratorium Community Organizer, Georgia Strait Alliance, provided the following information:

- support at the municipal level is key in garnering support at the Lower Mainland Local Government Association (LMLGA), the Union of British Columbia Municipalities (UBCM), and the Federation of Canadian Municipalities (FCM);
- sample letters to fossil fuel companies were included for reference as part of the agenda materials;
- the Province of BC has indicated that it would support the direction of BC municipalities; and
- an economic impact analysis has not been conducted.

In reply to further queries from Council, Mr. Klaudt commented on various arguments with regard to liability and negligence litigation, noting that recovering climate costs is a novel form of litigation.

- R19/7-8 19. It was moved and seconded
That Committee rise and report (8:38 p.m.).

CARRIED

Discussion took place on the non-agenda delegation and the following Council comments were noted:

- the matter is of a political nature and therefore a referral to staff is unnecessary;
- Council should (a) send climate accountability letters to the 20 largest fossil fuel companies, (b) send a letter to the Honourable John Horgan, Premier of British Columbia, requesting the introduction of climate liability legislation, (c) submit a resolution to UBCM, and (d) join other municipalities in seeking damages if the Province of BC does not act;
- it would be valuable for Council to review a draft letter to the Province of BC; and



**Regular Council
Tuesday, April 23, 2019**

- a draft resolution to UBCM should accompany any staff report back to Council on the matter.

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

R19/7-9

It was moved and seconded

That the presentation titled “Recovering Climate Costs” by Gordon Cornwall be referred to staff to:

- (1) examine how it aligns with City policies and strategies;***
 - (2) provide an analysis of the impacts of any proposed legislation;***
 - (3) prepare a draft letter to the Province of BC; and***
 - (4) prepare a draft resolution to UBCM;***
- and report back.***

CARRIED

Opposed: Cllrs. Day
Greene
Steves
Wolfe

PUBLIC ANNOUNCEMENT

Mayor Brodie announced that Contract 6512Q for the On-Call Repair and Maintenance Services for Refrigeration Systems at the Richmond Ice Centre and Minoru Arenas has been awarded to Cimco Refrigeration, for a five-year term in the estimated average annual amount of \$150,000, for an estimated total of \$750,000.



**Regular Council
Tuesday, April 23, 2019**

BYLAWS FOR 2ND AND 3RD READINGS

R19/7-10

It was moved and seconded

- (1) *That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10003 be given second and third readings; and*
- (2) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10013 be given second and third readings.*

CARRIED

DEVELOPMENT PERMIT PANEL

R19/7-11 20.

It was moved and seconded

- (1) *That the minutes of the Development Permit Panel meeting held on April 10, 2019, and the Chair's report for the Development Permit Panel meeting held on April 10, 2019 be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Variance Permit (DV 18-829639) for the property at 7266 Lynnwood Drive; and*
 - (b) *a Development Permit (DP 18-835560) for the property at 5991 No. 3 Road;**be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

R19/7-12

It was moved and seconded

That the meeting adjourn (8:58 p.m.).

CARRIED



**City of
Richmond**

Minutes

**Regular Council
Tuesday, April 23, 2019**

Certified a true and correct copy of the
Minutes of the Regular meeting of the
Council of the City of Richmond held on
Tuesday, April 23, 2019.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



**Special Council
Tuesday, April 23, 2019**

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 4:03 p.m.

RES NO. ITEM

1. **CHAUFFEUR'S PERMIT APPEAL – MR. AMRITPAL SANDHU**
(File Ref. No.: 12-8275-02) (REDMS No. 6163823, 6050671, 6136252)

The Chair remarked that Council has received Cpl. Etienne's report and in reply to queries from Council, Cpl. Etienne advised that the *Motor Vehicle Act* does not specify a time period before an applicant may re-apply, and police files were reviewed dating back to 2008 as he found them to be relevant to Mr. Sandhu's application.

Amritpal Sandhu, applicant for a Chauffeur's Permit, appeared before Council and provided the following information with regard to his application:

- he has been sober for approximately six months;
- he has been driving a taxi for 37 years and does not drink and drive;
- he has a valid Chauffeur's Permit in Burnaby and works as a taxi driver for Bonny's Taxi;



Special Council
Tuesday, April 23, 2019

RES NO. ITEM

- he does not have any traffic violations and thus queried why he was denied a Chauffeur's Permit in Richmond;
- his family is pleased with his sobriety; and
- he approaches his sobriety one day at a time and works with a counsellor and sponsor.

Mr. Sandhu then provided the Chair with a copy of his driving abstract that he obtained from the driver licencing office.

The Chair read Mr. Sandhu's driving abstract aloud, stating that Mr. Sandhu has "no record of any prohibitions from driving or licence suspensions as of April 23, 2019 (attached to and forming part of these minutes as Schedule 1).

In response to queries from Council, Cpl. Etienne advised that (i) the *Motor Vehicle Act* delegates authority on Chauffeur Permits to municipalities and therefore the manner in which permits are managed are unique to each municipality, (ii) the files noted on the report are strictly those where police were involved; there may be other instances where the police were not contacted, (iii) Mr. Sandhu's substance abuse history is found to be relevant to his ability to operate a taxi, and (iv) it would be up to Mr. Sandhu to bring forward evidence or witnesses to speak to his rehabilitation.

SP19/4-1

It was moved and seconded

That the RCMP's denial of a Chauffeur's Permit to Mr. Amritpal Sandhu be upheld.

The question on the motion was not called as discussion ensued and Council commented that Mr. Sandhu's livelihood is unaffected as he remains a full-time taxi driver in Burnaby and ultimately, the community's safety is paramount; although Mr. Sandhu can be applauded for overcoming his problems, a longer track record of sobriety and improved mental health would be encouraging.

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



Special Council
Tuesday, April 23, 2019

RES NO. ITEM

Discussion then took place on the potential to delay consideration of the application and a time period in which a subsequent application for a Chauffeur's Permit by Mr. Sandhu may be considered.

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

SP19/4-2

It was moved and seconded

That a Chauffeur's Permit application for Mr. Amritpal Sandhu not be re-considered until April 23, 2020.

The question on the motion was not called as discussion took place on the value of hearing from Mr. Sandhu's employer, sponsor and family when he re-applies. Also, Council commented on Mr. Sandhu's rehabilitation efforts, noting that he has indicated he has been sober for approximately six months. As a result, the following **amendment motion** was introduced:

SP19/4-3

It was moved and seconded

That the main motion be amended to read "until January 1, 2020."

CARRIED

The question on Resolution SP19/4-2, as amended, was then called and it was **CARRIED**.

ADJOURNMENT

SP19/4-4

It was moved and seconded

That the meeting adjourn (4:28 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 Tuesday, April 23, 2019.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



Schedule 1 to the Minutes of the
Special meeting of Richmond
City Council held on Tuesday,
April 23, 2019.

BRITISH COLUMBIA DRIVING RECORD SEARCH

P

SANDHU, AMRITPAL SINGH
7931 18TH AVE
BURNABY BC V3N 1J7

LICENCE NO : 4132002
TYPE : 5 YR RENEWAL
BIRTHDATE : 11NOV1962
DRIVER STATUS : NORMAL
FILE REFERENCE: F000000

DRIVER CLASS: 100
EXPIRY DATE : 11NOV2022
ORIGINAL DATE: 01JUN1982

RESTRICTIONS/ENDORSEMENTS

15: VEHICLES WITH AIR BRAKES

NO CONTRAVENTIONS

NO CORRESPONDENCE

THIS OFFICE HAS NO RECORD OF ANY PROHIBITIONS FROM DRIVING OR LICENCE SUSPENSIONS AS OF 23 APRIL, 2019

THIS SEARCH REPORTS ONLY CONTRAVENTIONS, PROHIBITIONS FROM DRIVING AND LICENCE SUSPENSIONS
FOR THE PREVIOUS FIVE YEARS THAT HAVE BEEN RECEIVED AT THIS OFFICE AS OF 23 APRIL, 2019

A COPY OF INSURANCE RECORDS MAY BE OBTAINED FROM:

PUBLIC INFORMATION, INSURANCE CORPORATION OF BRITISH COLUMBIA,
151 WEST ESPLANADE, NORTH VANCOUVER B.C., V7M 3H9.
PHONE: 1-800-663-3051 OR 1-604-661-2800

INSURANCE CORPORATION OF BRITISH COLUMBIA 23 APRIL, 2019
VICTORIA B.C.



**Special Council
Monday, May 6, 2019**

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Corporate Officer – David Weber

Absent: Councillor Chak Au
Councillor Carol Day

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

RES NO. ITEM

COMMUNITY SAFETY DIVISION

- 1. NUISANCE STRUCTURES AT 10280 SPRINGMONT DRIVE AND 10140/10160 CORNERBROOK CRESCENT**
(File Ref. No. 12-8080-05) (REDMS No. 6166204, 6166871)

Carli Williams, Manager, Community Bylaws and Licencing, advised that staff have continued to monitor the nuisance structures since the writing of the report and the properties remain non-compliant with the City's bylaws.

In reply to queries from Council, Ms. Williams advised that the photographs included as part of staff's report remain accurate depictions of the state of the subject properties, and a recent title search indicated that no mortgages are registered for either property.



Special Council
Monday, May 6, 2019

RES NO. ITEM

Carson Lei, owner of 10280 Springmont Drive, stated that he wishes to obtain a property survey in the upcoming two weeks and then he would proceed to apply for a demolition permit. Mr. Lei remarked that the property has remained as-is due to unfavourable market conditions.

In reply to queries from Council, James Cooper, Director, Building Approvals, reviewed the City's demolition permit process and noted that (i) a legal survey is required, (ii) the City would follow the same process as a homeowner for obtaining a demolition permit, (iii) the demolition permit process may be expedited to fulfil any Council resolution(s), (iv) a tree protection review would be conducted as part of the demolition permit process, and (v) following demolition, active construction sites require perimeter fencing.

In reply to further queries from Council, Ms. Williams advised that staff have not pursued remedial action of nuisance properties in the past; however a referral from Council on how the City can effectively manage nuisance properties lead staff to examine this avenue under the provisions of the *Community Charter*. Also, Ms. Williams commented on the length of time to bring these matters before Council, noting a combination of factors such a change in ownership and ongoing investigations contributed to the delay.

Discussion then took place on impacts of the subject properties to the neighbourhood and in particular with regard to pest management and Council remarked that pest management be included in staff's process of nuisance properties in the future.

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

SP19/5-1

It was moved and seconded

- (1) *That the existing structures at 10280 Springmont Drive are declared a nuisance and the owner be required to demolish all structures within 60 days of the date this motion is passed by Council and take necessary steps in relation to non-toxic pest control; and*



Special Council
Monday, May 6, 2019

RES NO. ITEM

- (2) *That the existing structures at 10140 and 10160 Cornerbrook Crescent are declared a nuisance and the owner be required to demolish all structures within 60 days of the date this motion is passed by Council and take necessary steps in relation to non-toxic pest control.*

CARRIED

DEPUTY CAO'S OFFICE

2. UBCM COMMUNITY EXCELLENCE AWARDS

(File Ref. No. 01-0185-01) (REDMS No. 6176291)

SP19/5-2

It was moved and seconded

That the City's entries for the Union of BC Municipalities (UBCM) Community Excellence Awards be endorsed, including:

- (1) *Excellence in Governance: 2017–2022 Richmond Child Care Needs Assessment and Strategy;*
- (2) *Excellence in Service Delivery: MyRichmond; and*
- (3) *Excellence in Sustainability: Richmond development and implementation of BC Energy Step Code.*

CARRIED

ADJOURNMENT

SP19/5-3

It was moved and seconded

That the meeting adjourn (4:25 p.m.).

CARRIED



City of Richmond

Minutes

Special Council Monday, May 6, 2019

RES NO. ITEM

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, 2019.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

For Metro Vancouver meetings on Friday, April 26, 2019

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

Greg.Valou@metrovanancouver.org or Kelly.Sinowski@metrovanancouver.org

Metro Vancouver Regional District**E 1.1 Metro Vancouver Regional Greenways Plan Update****APPROVED**

Metro Vancouver is undertaking an update of the Metro Vancouver Regional Greenways Plan. The updated plan will guide collaborative planning and development of regional greenways and clarify the role of Metro Vancouver in their implementation. A stakeholder and public engagement process will ensure that the final plan is reflective of municipal, stakeholder and public input.

The Board authorized staff to proceed with the public engagement process as presented. Staff anticipate the stakeholder engagement will occur between May and June and the public survey between October and November 2019.

E 1.2 Widgeon Marsh Regional Park – Draft Management Plan and Public Engagement Process**APPROVED**

Development of Widgeon Marsh Regional Park is a significant addition to the Metro Vancouver regional parks system. At 621 hectares (1,535 acres) once open, regional parks visitors will have the opportunity to explore these diverse and natural landscapes. Over the past two years, staff hosted a series of public and stakeholder engagement opportunities, met with governmental and non-governmental agencies and local First Nations. The information gathered during this process informed the development of the draft management plan. Key concepts and ideas from the engagement process were focused on ensuring the continued protection of sensitive areas, limiting the impacts on park development to previously developed areas, incorporating First Nations culture into park management, exploring interpretative opportunities, and providing locations for wildlife viewing.

The Board approved the scope of the proposed Widgeon Marsh Regional Park Draft Management Plan and authorized staff to proceed with the engagement process as presented.

E 2.1 Transit-Oriented Affordable Housing Study Phase 2 – Key Findings**APPROVED**

The Transit-Oriented Affordable Housing Study (TOAH) is a multi-year policy research initiative led by Metro Vancouver and undertaken in partnership with the BC Non-Profit Housing Association, BC Housing, Ministry of Municipal Affairs and Housing, Canada Mortgage and Housing Corporation, TransLink, Urban Development Institute, and Vancity. The Study aims to expand the knowledge base of practitioners and decision-makers about the challenges and opportunities to incrementally increase affordable rental housing along the Frequent Transit Network.

TOAH Phase 2 comprised two research components: a business framework for a regional TOAH fund; and review of policy tools to address the barrier of high land cost. The research components are set out in the Regional Affordable Housing Strategy.

A regional TOAH fund shows promise as a financial tool that could incrementally improve the delivery of affordable rental housing in transit-oriented locations. In the Metro Vancouver region, this would be an innovative undertaking and would entail a deeper integration of regional land use and housing objectives with the business side of housing development.

The MVRD Board resolved to send a letter communicating the key findings from the Transit-Oriented Affordable Housing Study Phase 2 to the following parties to encourage continued efforts to support transit-oriented affordable rental housing and equitable transit-oriented communities:

- the Federal Ministers of Infrastructure, and Families, Children and Social Development
- the Provincial Ministers of Municipal Affairs and Housing, Transportation and Infrastructure, and Finance, as well as the Parliamentary Secretary for TransLink
- Mayors' Council on Regional Transportation and TransLink Board of Directors
- Member jurisdiction Councils

Furthermore, the Board directed staff to continue to explore options to collaborate with interested partners on a regional transit-oriented affordable rental housing fund, including identifying potential champions, and report back to the Regional Planning Committee.

E 2.2 Land Value Capture and Opportunities for Regional Transportation and Transit-Oriented Affordable Rental Housing

**RECEIVED
APPROVED**

Land value capture can be seen as a potential way to collect tax revenues on a portion of the increased property values that have resulted from regional transportation investments and to invest those revenues back into the regional transportation system. The research and policy proposals to date have not addressed the potential impacts on or synergies with funding transit-oriented affordable rental housing development as well.

Given the housing affordability crisis in the region, the significant mismatch in available rental housing affordable to lower income renters currently and projected, and the transit ridership boost that renters, in particular lower income renters, generate, it is appropriate to consider evaluating tools such as land value capture as a means of funding, not only for regional transportation, but also for delivering affordable rental housing supply in transit-oriented locations. An important component of the evaluation will be on the equitable distribution of benefits and detriments to property owners and land uses in affected neighbourhoods.

The Board received the report for information and directed staff to work with TransLink to explore additional research regarding Land Value Capture.

E 2.3 Regional Long-Range Growth and Transportation Scenarios Summary Report**RECEIVED**

Following authorization from the MVRD Board, Metro Vancouver and TransLink partnered in the development of long-range scenarios to: better understand future global trends and disruptors and their impacts on our region; test the resiliency of current and future plans and policies; and to support future updates to population, jobs and housing projections. The scenarios will inform updates to the regional growth strategy and the new Regional Transportation Strategy.

The scenarios have been developed with a focus on what might happen in the absence of substantive changes to the existing policy framework. Exploring and testing policy responses will be included as part of anticipated updates to the regional growth strategy.

The Board received the report for information.

E 2.4 Towards Metro 2050: Updating Metro Vancouver 2040: Shaping our Future**APPROVED**

The proposed update to Metro 2040 will be largely framed around the results of the policy reviews, recognizing that the reviews themselves were undertaken to address already identified gaps and opportunities for improvements. The proposed update will extend the strategy to the year 2050 and leverage its strengths, supplemented with a greater focus on climate adaptation, the addition of an equity lens, and strengthening the resilience of policies to future uncertainties. In addition, the policy actions for Metro Vancouver and municipalities will be updated to reflect plans that have been completed since Metro 2040's adoption - with a greater focus on affordable housing in transit locations and enhanced integration of land use and transportation planning.

The Board initiated a comprehensive update to Metro Vancouver 2040, directed staff to prepare a Stakeholder Engagement Plan for the update to Metro Vancouver 2040 and authorized staff to partner with TransLink in its May to September 2019 'Vision and Values' public engagement process for the future of the region.

E 2.5 Metro 2040 Environment Policy Review – Scope and Process**RECEIVED**

The Board received an overview of the proposed scope and process for the Metro 2040 Environment Policy Review.

Metro 2040 Environment Policy Review, consists of three phases:

1. Evaluating the existing policies and researching good examples from other areas,
2. Hosting a policy forum with key stakeholders to better understand environmental policy gaps and implementation challenges, and
3. Exploring environmental policy options.

Metro Vancouver staff will involve the Regional Planning Advisory Committee, the RPAC-Environment Subcommittee, and the Regional Planning Committee throughout the process and will report on the outcomes at the end of each phase.

E 3.1 Audited 2018 Financial Statements**APPROVED**

The Board approved the Audited 2018 Consolidated Financial Statements for the Metro Vancouver Regional District.

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

E 3.2 2018 Financial Results Year-End**RECEIVED**

The Board received the final report on financial performance for the year ending December 31, 2018 as compared to the 2018 annual budget.

Overall, the 2018 financial results for the Metro Vancouver entities and functions were favourable to budget with a surplus of \$31.8 million.

E 4.1 George Massey Crossing – Project Principles and Goals**APPROVED**

The Province completed the first phase of the George Massey Crossing project engagement with input from TransLink, local municipalities, and First Nations and Metro Vancouver. Based on this engagement, the Province developed four high level principles and goals for the George Massey Crossing project for consideration by the Finance and Intergovernment Committee and MVRD Board.

The Board supported the principles and goals for the George Massey Crossing developed by the Ministry of Transportation and Infrastructure and directed staff to send a letter to the Ministry of Transportation and Infrastructure to express general support for the principles and goals.

E 4.2 Regional Parks Asset Management Policy**APPROVED**

The Board approved the Asset Management for Regional Parks Policy as presented, which will establish asset management principles and a framework to balance asset performance, risk and cost that supports the long-term provision of Regional Parks Service.

The goal of the Asset Management for Regional Parks Policy is to balance asset performance, risk, and cost. This policy outlines MVRD's commitment and methodology to manage regional parks assets in a manner that minimizes asset failure risks and impacts to park users while optimizing the life cycle of assets. The policy will guide Regional Parks to meet asset performance targets within a specified budget and enable evidence based decision making with respect to infrastructure rehabilitation and replacement.

E 5.1 Abandoned Waste – 2019 Waste in its Place Regional Campaign Update**RECEIVED**

The Board received for information a summary of the 2019 Waste in its Place regional campaign.

Abandoned waste is a regional issue, with environmental, health and social impacts. The financial burden is also significant; local governments spend around \$5 million annually to clean up abandoned waste and operate associated large-item disposal programs. The 2019 Waste in its Place regional campaign builds upon the findings of research conducted with members and the public to clearly provide local alternatives to illegally dumping unwanted items. The campaign will enter market in mid-April via a range of digital, outdoor and ethnic advertising; all materials will promote the www.wasteinitsplace.ca webpage, which promotes regional disposal options and municipal programs.

E 5.2 National Zero Waste Council 2018 Update**RECEIVED**

The Board received an update on the activities and work of the National Zero Waste Council in 2018.

In May, the Council released a major report – a Food Loss and Waste Strategy for Canada – identifying important actions for reducing food waste which was followed by a launch in July of a cross Canada behaviour change campaign to reduce household food waste. In addition, the Council became a founding member of the Circle Economy Leadership Coalition – an important leadership collaboration on increasing awareness of the economic and environmental benefits of moving to a closed-loop production and consumption system and in identifying potential policy-levers and other tools that will facilitate a transition to the circular economy.

Currently the Council enjoys tremendous in-kind support and engagement through its working groups, management board and others, however, ongoing financial support is mainly through Metro Vancouver; both in terms of providing staff for the Secretariat and funding program delivery and administration activities. Initiatives in late 2018 and early 2019 have confirmed the opportunity for the Council to leverage Metro Vancouver's financial support to attract project funding as demonstrated with the launch of Love Food Hate Waste Canada and work on the circular economy plastics. Efforts in 2019 will focus on developing a business model for the Council that will ensure its financial sustainability into the future.

E 6.1 Development and Engagement Process for the Metro Vancouver Clean Air Plan**RECEIVED**

Development of the Clean Air Plan is proposed to set air quality and greenhouse gas management directions for Metro Vancouver for the next five to ten years. A refreshed plan will identify a vision for the future and describe Metro Vancouver's role in further improving air quality and reducing emissions in the region. The Clean Air Plan will also support development of the Climate 2050 Roadmaps. A Discussion Paper will be developed as the basis for stakeholder engagement on the Clean Air Plan and the Roadmaps. The engagement process will inform the development of the Clean Air Plan, which staff expect to bring to Committee and Board for consideration in 2020.

The Board received the report for information.

E 6.2 Staff Appointment as a Board-designated Officer**APPROVED**

A recent staff hire has resulted in a need to update staff appointments as MVRD Board-designated officers under Greater Vancouver Regional District Air Quality Management Bylaw and the Environmental Management Act.

The Board, pursuant to the Greater Vancouver Regional District Air Quality Management Bylaw and the Environmental Management Act, appointed Curtis Wan, Project Engineer, as an officer.

E 6.3 Wildfire Smoke Preparedness and Air Quality Advisory Planning for 2019**RECEIVED**

The Board received for information a report about Metro Vancouver's wildfire smoke preparedness and air quality advisory planning for the 2019 summer season.

The summers of 2015, 2017 and 2018 all had unprecedented wildfire smoke impacts on the Metro Vancouver region, with each successive year establishing new records in terms of geographic scope, duration and intensity of smoke impacts. Communications have increased with counterparts in other Canadian and US jurisdictions with similar recent experience and concerns relating to wildfire smoke.

In light of this, Metro Vancouver staff are preparing for the 2019 season in anticipation there may be significant wildfire smoke impacts occurring again. In cooperation with partner agencies, staff are refining advisory procedures, developing updated messaging and outreach materials, and conducting early engagement with local media. Additionally, staff in other functions are actively working to prevent wildfires within our region, such as in watersheds and regional parks, thus ensuring that local sources of smoke are not compounding the impacts of wildfires outside of the region.

E 6.4 Metro Vancouver Odour Management Communication and Engagement Strategy**APPROVED**

The Board endorsed the communication and engagement strategy described in the report, intended to increase awareness of Metro Vancouver's enhanced framework for managing emissions of odorous air contaminants.

In July 2018, the MVRD Board approved the Odour Management Policy Development Plan to enhance the management of emissions of odorous air contaminants in the Metro Vancouver region, which included initiatives related to increased communication and engagement based on feedback received during consultation. Metro Vancouver has outlined an Odour Management Communication and Engagement Strategy to raise awareness about odour management in the region and to pursue opportunities for municipal staff, local firms specialized in emission monitoring and measurement, industry, and the public to participate in enhancing odour management in the region.



E 6.5 Outreach on the Non-Road Diesel Engine Emission Program and Future Directions

RECEIVED

The Board received an update about upcoming outreach activities related to the Tier 1 engine registration deadline for the MVRD Non-Road Diesel Engine Emission Regulation Bylaw No. 1161, 2012 and the process for considering any future directions or expansions in scope of the bylaw requirements that could be pursued to further reduce emissions from non-road diesel engines.

The Bylaw has initially focused on Tier 0 and Tier 1 engines and has been successful in promoting emission reductions over time. To continue to improve emissions and reduce impacts from non-road diesel engines, potential expansions to the scope of the Bylaw could encompass: registration and labelling requirements for Tier 2, Tier 3 and Tier 4 engines; phased-in prohibitions for unregistered Tier 2 and Tier 3 engines; and expansion of the types of approved emission reduction measures to include engine electrification or switching of fuel to propane or natural gas. The Bylaw's economic incentives have been successful for encouraging emission reductions, and adjustments to the registration fee rebate program could be considered to create further incentives for the retirement of higher emitting engines. Future directions would be consulted on prior to the Board considering adoption of any Bylaw amendments.

E 7.1 Delegations Received at Committee April 2019

RECEIVED

The Board received summaries of delegations received at committee.

- Regional Planning Committee: Brian Clifford, Policy Manager, BC Non-Profit Housing Association
- Climate Action Committee: Rebecca Hamilton, Lilah Williamson and Amy Daiminger, Sustainabiliteens

E 7.2 City of Pitt Meadows' Regional Context Statement – Reacceptance

APPROVED

The Board accepted the City of Pitt Meadows' Regional Context Statement as submitted to Metro Vancouver on January 14, 2019.

The City of Pitt Meadows has requested continued acceptance of its 2013 Regional Context Statement. In accordance with the provisions of the Local Government Act, each member jurisdiction's RCS must be reviewed at least every five years, giving the local government an opportunity to consider whether any recent municipal planning studies, initiatives or changes to its OCP trigger changes to its RCS.

The City's 2013 Regional Context Statement remains generally consistent with the goals, strategies and actions in Metro 2040. Continued acceptance of the City of Pitt Meadows' Regional Context Statement is advisable, acknowledging the City's intent to update its RCS in concert with the OCP update that is underway and anticipated to be completed by 2020.

G 1.1 Metro 2040 Land Use Designation Amendment Request from the City of Delta – MK Delta Lands

WITHDRAWN

Greater Vancouver Water District

E 1.1 Audited 2018 Financial Statements

APPROVED

The Board approved the Audited 2018 Financial Statements for the Greater Vancouver Water District.

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

E 2.1 Water Supply Forecast and Water Consumption Update for Summer 2019

RECEIVED

The Board received the annual update on the current water supply and water consumption situation in advance of the approaching summer peak demand period.

Although the existing snowpack is at slightly lower-than-average levels, it is expected that source lake storage will be sufficient to ensure adequate water supply for the 2019 summer season. Overall precipitation in the form of rainfall also contributes to the water levels in the three source lakes.

Although the region's population continues to grow; historically, overall water demand has remained relatively steady, generally offset by conservation measures. However, overall water use is increasing gradually as the effect of the rate of population growth on water demands begins to exceed the per capita water use reductions.

Summer 2019 will be the second summer implementing water restrictions under the new Drinking Water Conservation Plan. Stage 1 restrictions on outdoor watering, between May 1 and October 15, along with Metro Vancouver and member local government implementation of the Board endorsed Region-wide Guide for Enforcement of the DWCP, are expected to help manage water demands during the peak season. During periods of water shortages and emergencies, or when experiencing unusually high demand for water, Metro Vancouver has the ability to implement higher stages of the Drinking Water Conservation Plan, if necessary.

Recent system improvements such as the Barnston/Maple Ridge Pump Station, the Port Mann Water Supply Tunnel, Clayton Reservoir, and South Delta Main No. 1 Replacement (Phases 1 and 2) have increased the capacity of the transmission system to meet peak summer demands.

E 2.2 Regional Assessment of Residential Water Metering

RECEIVED

The Board received an update on the work completed to date on the Regional Assessment of Residential Water Metering.

Based on a triple-bottom-line evaluation, the Regional Assessment of Residential Water Metering evaluated the overall regional costs and benefits of residential water metering for single-family homes.

The study findings conclude that the greatest regional benefits would be achieved by implementing universal metering on all single-family residential dwellings over an accelerated timeframe; however, more gradual approaches would also provide net benefits assuming that initial meter installation costs associated with specific metering programs are paid for by developers, home builders, and homeowners.

Overall benefits of water metering include several non-financial benefits, such as improved billing equity, water efficiency and conservation, leak detection and reduction, overall water systems management, and environmental stewardship. Reducing water use through metering practices also builds resiliency to climate change by encouraging sustainable water use habits.

E 2.3 GVWD Capital Program Expenditure Update as at December 31, 2018

RECEIVED

The Board received the final report on the financial performance of the capital program for the year ending December 31, 2018.

In 2018, the GVWD underspent its Capital Budget by \$133.7 million or 64.94%. The delays experienced in projects in the early stages of completion resulted in the timing of expenditures differing from expectations. The underspending in the 2018 GVWD Capital Budget, resulted in a realization of a surplus in capital funding of \$2.9 million. This surplus, per policy, will be used in future years to fund capital and avoid debt.

Although the 2018 GVWD Capital Budget was underspent, the variance is a result of timing with the actual overall spending on a capital project expected to be close to or less than the overall budget for that project due to the savings of any budgeted contingencies.

E 2.4 2018 GVWD Water Quality Annual Report

RECEIVED

The Board received a summary of the 2018 GVWD Water Quality Annual Report.

Metro Vancouver's water quality monitoring program continues to fulfill its role in confirming that the multiple protection barriers for drinking water that the GVWD has in place including watershed protection, water treatment and ongoing operation of the water system to maintain water quality, are working effectively. As such, the drinking water provided by the GVWD to its customers met or exceeded water quality standards and guidelines in 2018.

E 2.5 Award of Contract Resulting from Tender No. 18-414: Installation of Whalley Main

APPROVED

The Board approved the award of a contract in the amount of \$17,205,000 (exclusive of taxes) to Graham Infrastructure LP resulting from Tender No. 18-414 for the Installation of Whalley Main.

Greater Vancouver Sewage and Drainage District

E 1.1 Audited 2018 Financial Statements

APPROVED

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2018 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

E 2.1 Impact of Wipes on the Wastewater System

RECEIVED

Wipes cause major issues for the wastewater industry both in Canada and the Metro Vancouver region. Many of these wipes are labelled 'flushable' which causes confusion for consumers. Metro Vancouver has sought to address this issue through public education, by endorsing the International Water Industry Position Statement on Non-flushable and Flushable Labelled Products and by contributing funds and staff time to efforts by the wastewater industry to develop a standard for "flushability." A specification developed and approved by the wastewater industry exists, but has not yet been made into an enforceable Canadian standard.

The Board received the report for information.

E 2.2 Recreational Water Quality Monitoring Program

RECEIVED

The Board received for information a report with an overview of the Recreational Water Quality Monitoring Program in the region prior to the 2019 monitoring season and to offer additional information about the program arising from the March 14, 2019 Liquid Waste Committee meeting.

Metro Vancouver's Recreational Water Quality Monitoring Program currently includes sample collection at 113 sites and 41 beach locations across the region. The samples are analyzed at Metro Vancouver's Microbiology Laboratory, and results are reported to the health authorities and beach operators. The Vancouver Coastal Health and Fraser Health Authority use the information reported to assess the risk to public health and issue swimming advisories, as they deem appropriate.

E 2.3 Award of a Contract Resulting from Tender No. 18-328: Construction of the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2 Influent Pump Station Expansion Project

APPROVED

The Board approved the award of a contract in the amount of \$15,946,950 (exclusive of taxes) to Graham Infrastructure LP & AECON Water Infrastructure Inc. – a Joint Venture, resulting from Tender No. 18-328:

Construction of the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2 Influent Pump Station Expansion Project.

E 2.4 Award of a Contract Resulting from Tender No. 18-412: Construction of the Lulu Island Wastewater Treatment Plant Biogas Cleanup Project **APPROVED**

The Board approved the award of a contract in the amount of \$9,731,000 (exclusive of taxes) to Maple Reinders Constructors Ltd., resulting from Tender No. 18-412: Construction of the Lulu Island Wastewater Treatment Plant Biogas Cleanup Project, and increased the budget for the project by \$1,931,000.

E 2.5 Status of Liquid Waste Services Capital Expenditures to December 31, 2018 **RECEIVED**

The Board received for information a report with an update on the status of utility capital expenditures for the Liquid Waste Services for the year ending December 31, 2018.

In 2018, Liquid Waste Services underspent its Capital Budget by \$82.6 million or 21.7%. The delays experienced in projects in the early stages of completion resulted in the timing of expenditures differing from expectations. The underspending in the 2018 Liquid Waste Services Capital Budget, resulted in a realization of a surplus in capital funding of \$1.8 million. This surplus, per policy, will be used in future years to fund capital and avoid debt.

Although the 2018 Liquid Waste Services Capital Budget was underspent, the variance is a result of timing with the actual overall spending on a capital project expected to be close to or less than the overall budget for that project due to the savings of any budgeted contingencies.

E 3.1 Recycling Update **RECEIVED**

The Board received a report containing an update on recycling markets and Extended Producer Responsibility programs.

Recycling producers throughout North America and Europe have been impacted as a result of changes in contamination standards for recyclables entering China and other foreign markets. This report provides an overview of the recycling markets and Extended Producer Responsibility programs in the region. Investments by Recycle BC as well as high quality recyclables have helped ensure that recyclables from Metro Vancouver and the rest of British Columbia continue to be marketed for recycling either locally or other markets.

E 3.2 Acceptance of Health Care Facility Waste at Metro Vancouver Transfer Stations **RECEIVED**

The Board received a report about the acceptance of health care facility waste at Metro Vancouver transfer stations.

Metro Vancouver, the City of Vancouver, Metro Vancouver's contractor Emterra and the health authorities have worked together to safely accept health care facility waste at both the North Shore and



Coquitlam Transfer Stations. Access to these transfer stations will allow health authorities to reduce waste hauling costs, reduce truck travel distance by 13,500 km per year and reduce greenhouse gas emissions by approximately 50 tonnes CO2 equivalent per year.

E 3.3 Reallocation of Capital Funds for Transfer Station Compactor Replacements

APPROVED

The Board authorized reallocation of 2019 capital funds originally approved for a Surrey Transfer Station compactor to the purchase of a compactor for the replacement Coquitlam Transfer Station.

Recent inspections have indicated that the Surrey and North Shore Transfer Station compactors' service lives can be extended. A review of the potential to move the compactor from the existing Coquitlam Transfer Station to the replacement facility concluded that moving the compactor would not be efficient.

E 3.4 Waste-to-Energy Facility 2018 Financial Update

RECEIVED

The Board received for information a financial update for the Metro Vancouver Waste-to-Energy Facility located in Burnaby.

Expenditures in 2018 for the Waste-to-Energy Facility totaled \$20.5 million, including \$0.88 million in debt charges, resulting in an expenditure of \$80.98 per tonne. Metro Vancouver's portion of electrical and metals revenues totaled \$5,775,836 or \$22.82 per tonne. Based on the plant processing 253,123 tonnes of municipal solid waste, the net unit cost per tonne for operation and maintenance of the Waste-to-Energy Facility in 2018 was \$58.16 per tonne. Tipping fee revenues are accounted for separately and are not included in this analysis.

E 3.5 Status of Solid Waste Services Capital Expenditures to December 31, 2018

RECEIVED

The Board received for information an update on the status of utilities capital expenditures for the Solid Waste Services Department for the year ending December 31, 2018.

In 2018, the Solid Waste Services underspent its Capital Budget by \$17.3 million or 41.6%. The delays experienced in projects in the early stages of completion resulted in the timing of expenditures differing from expectations. The underspending in the 2018 Solid Waste Capital Budget, resulted in a realization of a surplus in capital funding of \$1.1 million. This surplus, per policy, will be used in future years to fund capital and avoid debt.

Although the 2018 Solid Waste Capital Budget was underspent, the variance is a result of timing with the actual overall spending on a capital project expected to be close to or less than the overall budget for that project due to the savings of any budgeted contingencies.

E 3.6 Board Appointment and Rescindments of Bylaw Enforcement Officers**APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated officers under Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw and the Offence Act.

The Board, pursuant to Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw, rescinded the officer appointments of Lynne Bosquet, Donna Hargreaves, Alex Clifford, and Jeff Gogol, then appointed Brian Kerin as officer.

The Board, pursuant to the Offence Act appoint the following Metro Vancouver employee for the purpose of serving summons under section 28 of the Offence Act for alleged violations under the Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw, appointed Brian Kerin as Permitting and Enforcement Officer.

E 4.1 Delegations Received at Committee April 2019**RECEIVED**

The Board received for information a submission received from Helmut Blanken, HBHE Consulting, Duncan, delegate to the Zero Waste Committee.

G 1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 325, 2019**APPROVED**

The 2018 budget contemplated the transfer of DCC revenues collected to meet actual debt charge funding requirements related to the Liquid Waste growth capital program. This bylaw completes that process.

The Board gave first, second and third readings to Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 325, 2019; and passed and finally adopted the bylaw.

Metro Vancouver Housing Corporation**E 1.1 Audited 2018 Financial Statements****APPROVED**

Legislation requires that annual Audited Financial Statements be prepared for the Metro Vancouver Districts and Metro Vancouver Housing Corporation and presented at a public meeting of the Board of Directors. The Audited Financial Statements for 2018 have been prepared by management in accordance with Canadian public sector accounting standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP.

The Board approved the Audited 2018 Financial Statements for the Metro Vancouver Housing Corporation.



Parks, Recreation and Cultural Services Committee

Date: Wednesday, April 24, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Michael Wolfe

Absent: Councillor Chak Au

Also Present: Councillor Carol Day – entered at 4:01 p.m.

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on March 26, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 28, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

AGENDA ADDITIONS AND DELETIONS

It was moved and seconded

That Item No. 3, “Proposed Tidally Influenced Terra Nova Slough Update” be deferred to the next Parks, Recreation and Cultural Services Committee meeting.

CARRIED

Parks, Recreation & Cultural Services Committee
Wednesday, April 24, 2019

COMMUNITY SERVICES DIVISION

1. ARTS SERVICES YEAR IN REVIEW 2018

(File Ref. No. 11-7000-01) (REDMS No. 6156917 v. 2)

A brief video providing an overview and highlights of the Arts Services year in review for 2018 was presented to Committee (copy on file, City Clerk's Office).

Councillor Carol Day entered the meeting (4:01 p.m.).

Discussion took place on (i) presenting the video at the next Council meeting (ii) Door's Open, and (iii) posting the Arts Services Year in Review 2018 report on the City's website.

In response to queries from Committee, Liesl G. Jauk, Manager Arts Services remarked that summer activities and workshops offered at Branscombe House by the artist-in-residence will be listed online and the Art Truck program has been in operation since 2011.

It was moved and seconded

That the Arts Services Year in Review 2018 as presented in the staff report titled, "Arts Services Year in Review 2018," dated March 29, 2019, from the Director, Arts, Culture and Heritage Services, be circulated to the Community Partners and Funders for their information.

CARRIED

2. DRAFT RICHMOND ARTS STRATEGY 2019-2024

(File Ref. No. 11-7000-01) (REDMS No. 6158128; 6160962)

With the aid of a PowerPoint presentation (attached to and forming part of these minutes as Schedule 1), Ms. Jauk reviewed the draft Richmond arts strategy 2019-2024 and provided the following additional comments:

- the Richmond Arts Strategy 2012-2017 has reached the end of its intended life and a new Arts Strategy is necessary to align with current community needs and build on successes and lessons learned;
- this draft strategy was developed with, by and for the community;
- the Arts Strategy Task Group comprised of Richmond-based arts and culture stakeholders, City staff and a diverse selection of community members from a range of sectors, cultural backgrounds and age groups provided support, direction and feedback and serve as community champions to promote public involvement in the planning process and act as a sounding board;

Parks, Recreation & Cultural Services Committee
Wednesday, April 24, 2019

- staff took a proactive approach to involving those typically under-represented in planning processes such as youth, Chinese-speakers and the Indigenous community; and
- in open-ended question asking people what they think makes Richmond's Arts scene unique, top points of pride were Richmond's Public Art, its Cultural Diversity and Natural Beauty, particularly coupled with the cultural heritage of Steveston.

In response to questions from Committee, Ms. Jauk remarked that (i) identifying short, medium and long term goals will be part of the implementation framework, (ii) the strategic directions and objectives are part of building leadership in the community and staff will utilize past experiences for ways to improve and staff will be presenting to the School District, (iii) work has begun on the cultural facilities needs assessment with completion anticipated over the summer for presentation to Council in the fall, (iv) often opportunities for cultural amenity spaces from new developments are ad hoc and staff are reviewing space needs criteria and general guidelines for future developer contribution opportunities for cultural amenity space, and (v) the dedicated affordable artist housing units are owned and operated by the developer there are specific criteria that need to be met to rent.

Discussion ensued regarding utilizing developer contributions and the rental of display space for artists in city facilities and in reply to queries, Ms. Jauk advised that artists who display their work at Minoru receive greatly subsidized rates and there is no cost for showcasing in any public space.

In response to additional questions from Committee, Ms. Jauk further noted that all materials regarding the Draft Strategy have been made available to the public and staff have already received a lot of feedback. Ms. Jauk further advised that the task group was comprised of members from a variety of groups and backgrounds including youth representation and staff will be presenting the draft strategy to the Richmond School District to speak on more specific ways to involve youth.

It was moved and seconded

- (1) *That the Draft Richmond Arts Strategy 2019-2024, included as Attachment 1 of the staff report titled "Draft Richmond Arts Strategy 2019-2024," dated April 2, 2019, from the Director, Arts, Culture and Heritage Services, be adopted for the purpose of seeking stakeholder and public feedback on the strategy; and*
- (2) *That the Final Richmond Arts Strategy 2019-2024, including the results of the stakeholder and public feedback, be reported back to the Parks, Recreation and Cultural Services Committee.*

CARRIED

Parks, Recreation & Cultural Services Committee
Wednesday, April 24, 2019

3. **PROPOSED TIDALLY INFLUENCED TERRA NOVA SLOUGH UPDATE**

(File Ref. No. 06-2345-20-TNOV4) (REDMS No. 6160886 v. 10; 5621988)

Please see Page 1 of these minutes for action on this item.

4. **UPDATE ON COMMUNITY RECREATION PROGRAMS AND SERVICES 2018**

(File Ref. No. 11-7000-01) (REDMS No. 6151724 v. 41)

David Ince, Manager, Community Recreation Services provided an overview on the community recreation programs and services 2018 update, noting that services offered were in collaboration with community associations and societies.

In reply to queries from Committee, Mr. Ince remarked that (i) the East Richmond Community Association will be looking at program development in the Bridgeport area, (ii) the number of volunteer hours noted in the staff report are based on self-reporting, and (iii) the recreation fee subsidy program allows those between the ages of 55 and 65 who no longer qualify for seniors facility passes to still benefit from a cost savings and that staff anticipate that the same amount of opportunities are provided for those who qualify for a subsidy.

It was moved and seconded

That the staff report titled "Update on Community Recreation Programs and Services 2018," dated April 5, 2019, from the Director, Recreation and Sport Services be received for information.

CARRIED

5. **LONDON FARM MASTER PLAN**

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

The Chair spoke to a referral regarding a Master Plan for the London Heritage Farm and discussion took place on site orientation and building locations.

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

It was moved and seconded

That staff update the London Farm Master Plan and investigate the cost, and potential, of reconstructing a timber barn, similar to the barn reconstructed, with a barn raising event, in Ladner by Delta Municipality.

CARRIED

6. **MANAGER'S REPORT**

Parks, Recreation & Cultural Services Committee
Wednesday, April 24, 2019

Committee offered congratulations to Jane Fernyhough, Director, Arts, Culture and Heritage Services on her retirement and recognized and commended her for her 39 years of service to the City.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:47 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Wednesday, April 24, 2019.

Councillor Harold Steves
Chair

Amanda Welby
Legislative Services Coordinator



ArtWorks

RICHMOND ARTS STRATEGY

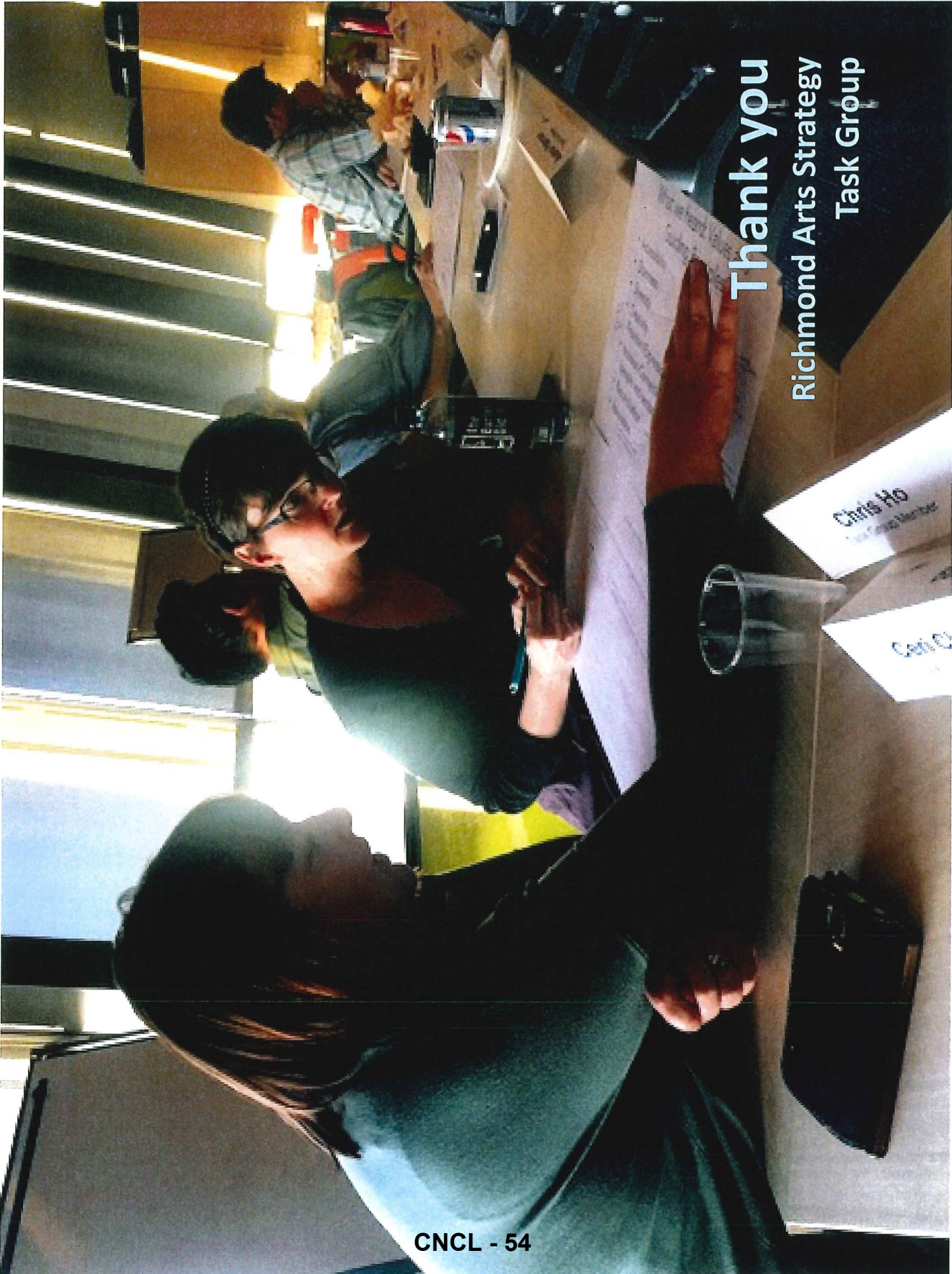
2019-2024

Richmond Arts, Culture and Heritage Services

April 2019 | DRAFT

Purpose

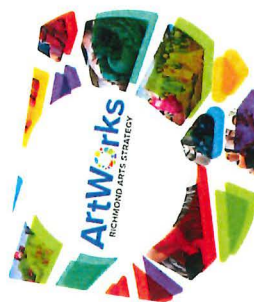
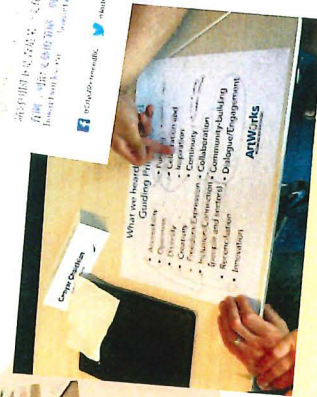
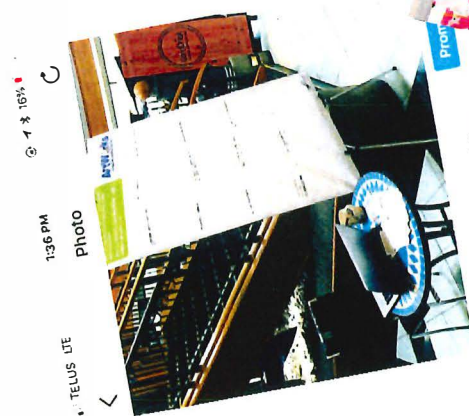
- To understand the current state of the arts in Richmond;
- To provide a blueprint for the City over the next five years with key principles and criteria for decision-making to enable the broadest possible access to, and awareness of, the City's diverse arts opportunities to enrich quality of life through engagement with the arts;
- To provide strategies to integrate the arts into the broader community with a collaborative plan that strengthens arts groups to meet community needs; and
- Through engagement, to access the wisdom of the broader community to champion the provision of arts activities, facilities and opportunities as integral and essential to a healthy society.



Thank you
Richmond Arts Strategy
Task Group

Community Engagement

- 470+ complete online surveys
- 30+ pop-up kiosks and sounding boards
- 9 one-on-one interviews
- 8 stakeholder meetings and presentations
- 6 facilitated community events



誠邀大家參與!

ArtWorks Richmond Arts Strategy is a community-led organization that works to create a vibrant, inclusive, and sustainable arts and culture scene in Richmond. We are currently seeking community members to participate in our ongoing research and planning process. Your input is valuable and will help shape the future of arts and culture in our community.

ArtWorks Richmond Arts Strategy is a community-led organization that works to create a vibrant, inclusive, and sustainable arts and culture scene in Richmond. We are currently seeking community members to participate in our ongoing research and planning process. Your input is valuable and will help shape the future of arts and culture in our community.

ArtWorks Richmond Arts Strategy is a community-led organization that works to create a vibrant, inclusive, and sustainable arts and culture scene in Richmond. We are currently seeking community members to participate in our ongoing research and planning process. Your input is valuable and will help shape the future of arts and culture in our community.



Highlights

- Rooted in local context, reflecting Richmond's rapidly growing, changing and diverse community.
- Built upon a solid foundation of civic investment and community cultural development since the first Richmond Arts Strategy in 2004.
- Positions the arts as playing a strategic role in supporting community development and City planning goals such as accessibility, inclusivity, wellness and public space activation.
- Calls for bolstered cultural leadership and collaboration at the grassroots level.

Guiding Principles

officially endorsed by City Council on July 23, 2018

- Striving for **EXCELLENCE** among all who participate in and contribute to the artistic life of Richmond from City services to community organizations to individuals of all ages and skill levels.
- **SUSTAINABILITY** to 'future-proof' the arts through funding, education, infrastructure, mentorship and the integration of the arts into the everyday fabric of our city.
- Expressing **CREATIVITY** through experimentation and fostering collaboration among diverse voices.
- Providing broad **ACCESSIBILITY** to arts experiences and advancing **INCLUSIVITY** to connect people through the arts.
- **COMMUNITY-BUILDING** through creative engagement and dialogue, and honouring the spirit of Reconciliation.
- **CELEBRATION** to showcase and inspire Richmond's artistic vibrancy

What We Heard Points of Pride



Public Art



Cultural Diversity



Natural Beauty

What We Heard Key Focus Areas



Free Public Events



New and Improved Spaces



Increased Awareness

Strategic Directions

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

Strategic Direction 1

Ensure affordable and accessible arts for all.

HIGHLIGHTS

- support a diverse range of free and affordable arts programming.
- ensure that quality arts experiences are available throughout the community, for all generations.
- Identify and address physical accessibility barriers as well as transportation and cost barriers.
- Ensure spaces are appealing and welcoming to newcomers and other typically under-represented groups.

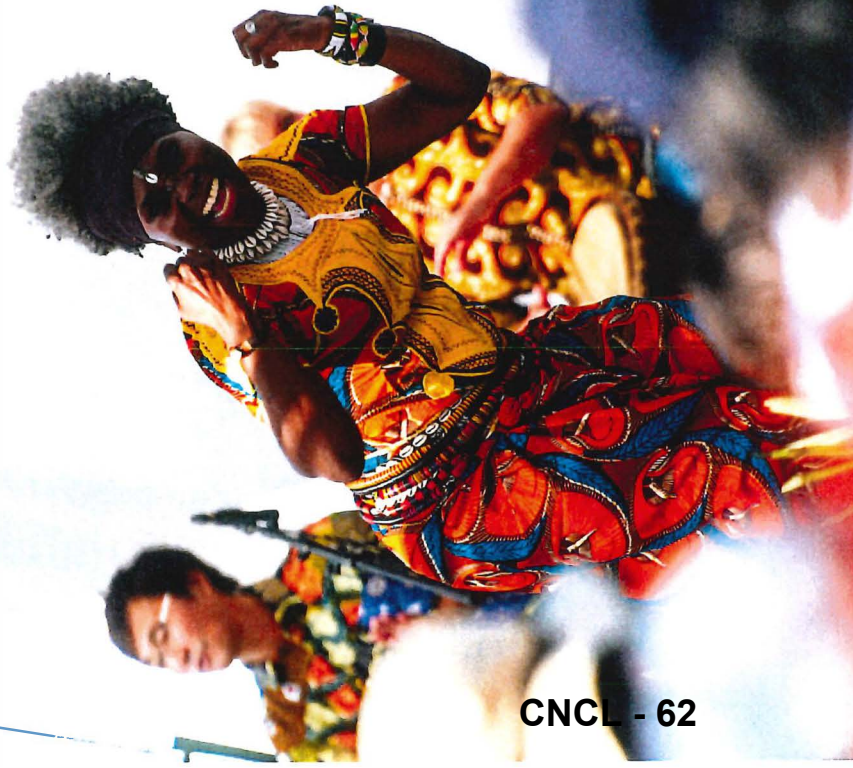


Strategic Direction 2

Promote inclusivity and diversity in the arts.

HIGHLIGHTS

- Celebrate Richmond diversity with programming that involves work by indigenous artists and other under-represented groups
- Cultivate intercultural communication with arts-based programs including multilingual experiences
- Broaden the definitions of what artistic expression can be through education and experimentation
- Encourage non-traditional collaborations as well as cultural and artistic cross-pollination



Strategic Direction 3

Invest in the arts.

HIGHLIGHTS

- Establish a Cultural Leaders Roundtable
- Ensure alignment with other City strategies and plans
- Provide and promote professional development opportunities, support and tools for artists
- Foster opportunities for businesses to invest in the arts.





Strategic Direction 4

Increase awareness and participation in the arts.

HIGHLIGHTS

- Cultivate arts and cultural leadership in the community
- Expand programs for community-engaged arts practices
- Foster a built environment where one has spontaneous encounters with art
- Promote HowArtWorks.ca as Richmond's online resource to connect creators and community with arts information



Strategic Direction 5

Activate public spaces through (and for) the arts.

HIGHLIGHTS

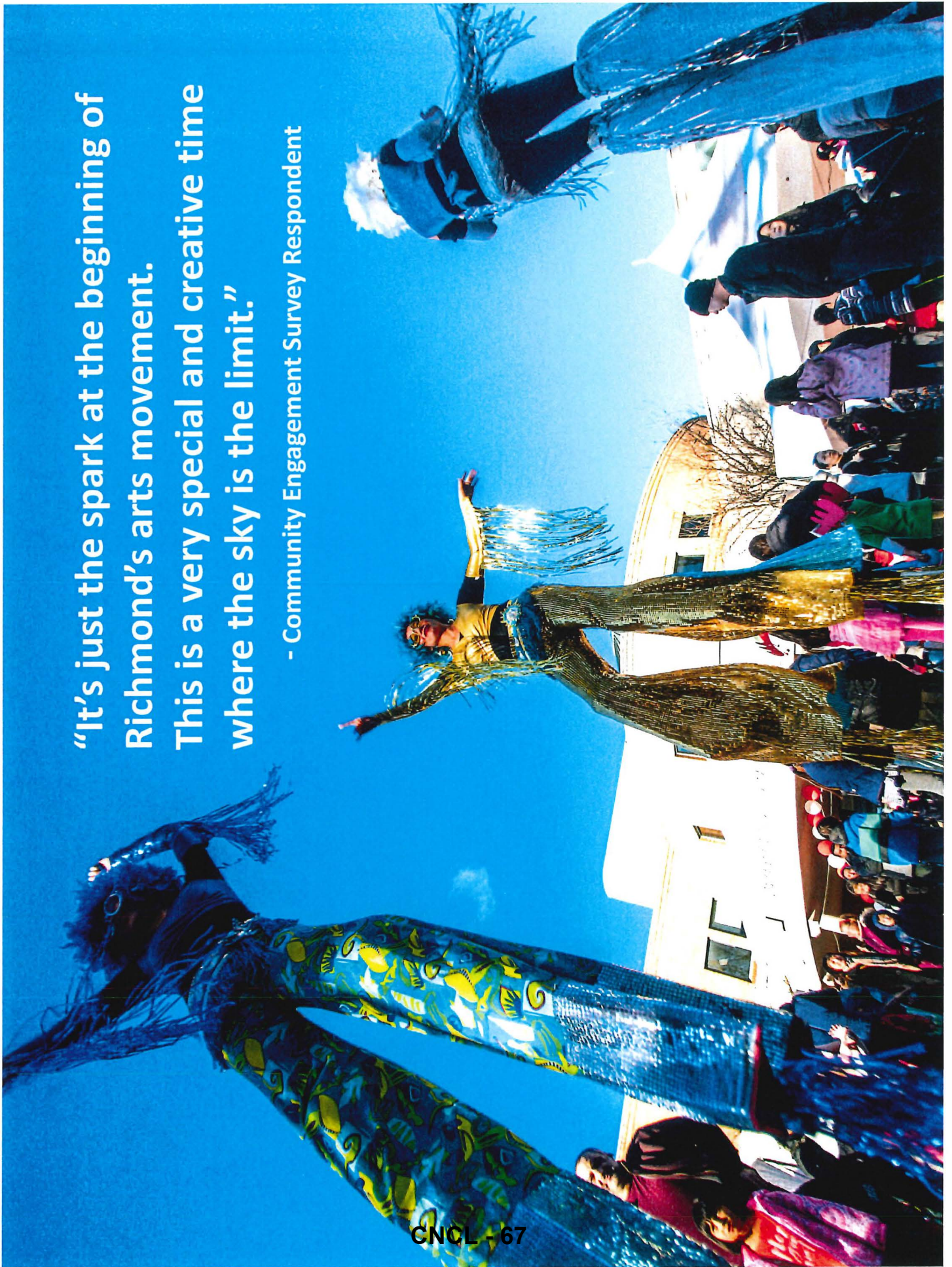
- Work towards meeting growing demand for creative spaces and cultural facilities
- Use public art and cultural programming to reimagine public spaces
- Complete Cultural Facilities Needs Assessment
- Continue to develop distinct arts districts and cultural hubs as identified in the City Centre Area Plan

Next Steps

1. Stakeholder and community feedback on Draft Richmond Arts Strategy posted online. (Spring 2019)
2. Implementation Framework “living document” identifying partners, schedule, success indicators, etc. (Spring 2019)
3. Council Endorsement of final Richmond Arts Strategy (Spring 2019)
4. Launch campaign (Summer/Fall 2019)

**“It’s just the spark at the beginning of
Richmond’s arts movement.
This is a very special and creative time
where the sky is the limit.”**

- Community Engagement Survey Respondent





General Purposes Committee

Date: Monday, May 6, 2019

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Absent: Councillor Chak Au
Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:26 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on April 15, 2019, be adopted as circulated.

CARRIED

COMMUNITY SAFETY DIVISION

1. **STRENGTHENING THE UNSIGHTLY PREMISES REGULATION BYLAW RELATED TO VACANT HOMES**

(File Ref. No. 12-8060-02-01; 12-8060-20-009819/9820/9821) (REDMS No. 6129635 v. 3; 5717742; 6152819; 6152828)

In reply to queries from Committee, Carli Williams, Manager, Community Bylaws and Licencing, provided the following information:

- the proposed bylaw amendments will considerably strengthen the City's enforcement tools with regard to nuisance properties;

General Purposes Committee
Monday, May 6, 2019

- long form prosecution is when an offence is taken to court and is a separate process from ticketing and the fine amounts for this process are set by the court;
- a maximum fine of \$10,000 may be considered, however, it is recommended that a minimum fine of \$1,000 be added to Unsightly Premises Regulation Bylaw No. 7162; and
- a minimum fine of \$1,000 is recommended as this amount provides the City leverage to arrange guilty pleas; also, staff have found that higher fines are typically reduced by the court.

It was moved and seconded

- (1) *That Unsightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819, to strengthen the City's approach to unsightly properties and vacant homes, be introduced and given first, second and third readings;*
- (2) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820, to increase fines for unsightly properties, be introduced and given first, second and third readings; and*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821, to add additional ticketing authority, be introduced and given first, second and third readings.*

CARRIED

COMMUNITY SERVICES DIVISION

2. **DRAFT RICHMOND HOMELESSNESS STRATEGY 2019–2029**

(File Ref. No. 08-4057-11-01) (REDMS No. 6153845 v. 3)

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development and Cody Spencer, Program Manager, Affordable Housing, provided the following information with regard to the proposed Draft Richmond Homelessness Strategy 2019–2029:

- the proposed Strategy is a collaborative approach focused on multi-stakeholders including housing and service providers;
- the proposed Strategy introduces several actions to enhance effective collaboration and coordination between a variety of local organizations such as the introduction of a new Leadership Table;
- staff can add language around the housing continuum in the proposed Strategy;

General Purposes Committee

Monday, May 6, 2019

- staff's outreach will be broadened to engage with more youth and Indigenous groups in an effort to increase services to these underserved groups;
- staff are examining permanent supportive housing options for youth experiencing homelessness in the community;
- the City liaises with the Richmond School District and Vancouver Coastal Health regularly through its Youth Services team to gain a better understanding of vulnerable youth in the city;
- staff have ongoing discussions with BC Housing regarding upcoming housing opportunities as well as regularly monitoring upcoming developments for other housing opportunities;
- members of the public may provide feedback on the proposed Strategy through LetsTalkRichmond.ca as well as at an open house at the Richmond Cultural Centre;
- staff are actively monitoring *Reaching Home* – Canada's Homelessness Strategy; and
- staff can examine the potential for a renters advisory committee in partnership with the City's Planning and Development Division.

It was moved and seconded

- (1) *That the Draft Richmond Homelessness Strategy 2019–2029, as outlined in Attachment 1 of the staff report titled “Draft Richmond Homelessness Strategy 2019–2029”, dated April 12, 2019, be approved for the purpose of seeking public feedback on the Draft Strategy; and*
- (2) *That the final Richmond Homelessness Strategy, including a summary of public feedback received, be reported back to General Purposes Committee.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:50 p.m.).

CARRIED

General Purposes Committee
Monday, May 6, 2019

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, 2019.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



Finance Committee

Date: Monday, May 6, 2019

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Absent: Councillor Chak Au
Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:51 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on April 15, 2019, be adopted as circulated.

CARRIED

1. 2018 Audit Findings on the City's Financial Statements

C.J. James, Engagement Partner, KPMG LLP, and Asifa Hirji, Senior Manager, KPMG LLP, presented the 2018 Audit findings on the City's financial statements and the following information was highlighted:

- KPMG is independent and the Audit Report is unqualified;
- the Audit Report focused on two areas: (i) deferred revenue and development cost charges and (ii) post-employment benefits; and
- there have been no significant changes regarding the Audit Report from the audit planning report previously presented to Council.

Finance Committee
Monday, May 6, 2019

It was moved and seconded

That the Audit Findings Report for the year ended December 31, 2018 prepared by KPMG LLP be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

2. RICHMOND OLYMPIC OVAL CORPORATION – 2018 AUDITED FINANCIAL STATEMENTS

(File Ref. No.) (REDMS No. 6172799)

It was moved and seconded

That the report on the 2018 audited Financial Statements for the Richmond Olympic Oval Corporation from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

3. RICHMOND OLYMPIC OVAL CORPORATION – 2019 ANNUAL OPERATING AND CAPITAL BUDGETS

(File Ref. No.) (REDMS No. 6097633)

It was moved and seconded

That the report on the 2019 Annual Operating and Capital budgets for the Richmond Olympic Oval Corporation from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

LULU ISLAND ENERGY COMPANY

4. 2018 FINANCIAL STATEMENTS FOR THE LULU ISLAND ENERGY COMPANY

(File Ref. No. 10-6600-10-01) (REDMS No. 6166416)

In reply to a query from Committee, Alen Postolka, Manager, District Energy, commented on how district energy charges are calculated, noting that a combination of fixed rates based on square footage and metered rates based on consumption are utilized for heating, cooling and domestic water.

Finance Committee
Monday, May 6, 2019

It was moved and seconded

That the Lulu Island Energy Company report titled “2018 Financial Statements for the Lulu Island Energy Company” dated April 18, 2019 from the Chief Executive Officer and Chief Financial Officer, be received for information.

CARRIED

RICHMOND PUBLIC LIBRARY

5. 2018 FINANCIAL STATEMENTS FOR THE RICHMOND PUBLIC LIBRARY

(File Ref. No. 03-0905-01) (REDMS No. 6168884)

It was moved and seconded

That the 2018 Richmond Public Library audited financial statements for the year ended December 31, 2018, as presented in the attached report from the Chief Librarian, be received for information.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

6. 2018 CONSOLIDATED FINANCIAL STATEMENTS

(File Ref. No. 03-09-05-01) (REDMS No. 6168681 v. 2; 6143862; 6168895; 6172261)

In reply to queries from Committee, Cindy Gilfillan, Manager, Financial Reporting, commented on the various definitions of ‘surplus’ in accounting standards and noted that a simplified reconciliation of the City’s financials can be provided for ease of use in upcoming reports.

It was moved and seconded

That the City’s audited consolidated financial statements for the year ended December 31, 2018 be accepted.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:05 p.m.).

CARRIED

Finance Committee
Monday, May 6, 2019

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, 2019.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



Planning Committee

Date: Tuesday, May 7, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Alexa Loo
Councillor Harold Steves

Absent: Councillor Carol Day

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 April 16, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 22, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY PAUL DOROSHENKO FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL RETAIL (IR1)” ZONE TO PERMIT A DISTILLERY AT 5800 CEDARBRIDGE WAY

(File Ref. No. 12-8060-20-010022; ZT 18-815709) (REDMS No. 5981442; 6157113)

Staff reviewed the application, noting that (i) the proposed zoning text amendment will allow for the addition of distillery as a site specific use including the retail lounge component, (ii) staff are working with the applicant to reduce the potential parking impact to the existing tenants in the building, and (iii) any odour issues would be dealt with through Metro Vancouver air quality permits and the lounge component will go through the Liquor Control and Licensing Branch’s Liquor Licensing process prior to occupation.

Paul Doroshenko, applicant, expressed that the distillery will be processing spirits which generally have minimal odour and that the applicant will be working with existing tenants, such as the Richmond Food Bank, to minimize impact to parking.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to permit “microbrewery, winery and distillery”, as a site-specific use and limited to one establishment, at 5800 Cedarbridge Way, be introduced and given first reading.

CARRIED

2. AMENDMENT TO HERITAGE ALTERATION PERMIT (HA 18-818536) FOR 3711 AND 3731 CHATHAM STREET AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT PROGRAM APPLICATION BY THE RICHMOND HOSPITAL/HEALTHCARE AUXILIARY

(File Ref. No. HA 18-818536) (REDMS No. 6162947 v. 2)

Discussion ensued with proposed foundation repairs on-site and James Burton, project architect, noted that the proposed foundation works will utilize a screw pile system that will stabilize the foundation without the need to perform significant lifting of the existing building.

It was moved and seconded

(1) That an amendment to the Heritage Alteration Permit (HA 18-818536) for foundation replacement work at 3711 and 3731 Chatham Street, which was issued on May 14, 2018, be approved; and

Planning Committee
Tuesday, May 7, 2019

- (2) *That a grant request of \$150,000 to the Richmond Hospital/Healthcare Auxiliary be approved under the Steveston Village Heritage Conservation Grant Program to assist with the foundation replacement work for the heritage protected building located at 3711 and 3731 Chatham Street and disbursed in accordance with Council Policy 5900.*

The question on the motion was not called as discussion ensued with regard to the Steveston Village Heritage Conservation Grant Program (SVHCG) and Barry Konkin, Manager, Policy Planning, noted that staff will continue to promote the SVHCG for potential future conservation projects in the Steveston Village.

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

3. **APPLICATION BY IBI GROUP ARCHITECTS (CANADA) INC. TO AMEND SCHEDULE 2.10 OF OFFICIAL COMMUNITY BYLAW 7100 (CITY CENTRE AREA PLAN), CREATE THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 9520 BECKWITH ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LIGHT INDUSTRIAL AND OFFICE (ZI19) – BRIDGEPORT VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009931/010019/010034; RZ 18-821103) (REDMS No. 6156129 v. 6; 6166391; 6157112; 6157109; 6157114; 6157177; 5870814)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application, and briefed Committee on the proposed amendments to the City Centre Area Plan (CCAP) to limit stratification or airspace subdivision of office space in situations where additional density for office use is being considered. Also, he noted that proposed development will retain 10 trees on-site. He added that the proposed development will include 72 parking spaces and is in compliance with the City’s parking regulations.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 10019, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to change the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 floor area ratio (FAR) and a maximum of 60% of the net floor area for non-industrial uses within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation for 9520 Beckwith Road, be introduced and given First Reading;*

Planning Committee
Tuesday, May 7, 2019

- (2) *That Official Community Plan Amendment Bylaw 10034, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to amend the term "Industrial Reserve" in Appendix 1 – Definitions to require that all office use within the "Industrial Reserve: Limited Commercial" area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the total development density exceeds that in the underlying Transect; and amend the term "Village Centre Bonus" in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the VCB exceeds 1.0 FAR, be introduced and given First Reading;*
- (3) *That Bylaw 10019 and Bylaw 1034, having been considered in conjunction with:*
- (a) the City's Financial Plan and Capital Program; and*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Bylaw 10019 and Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, to create the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, and to rezone 9520 Beckwith Road from the "Single Detached (RS1/F)" zone to the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, be introduced and given First Reading.*

CARRIED

Discussion ensued with regard to proposed regulations to limit stratification and airspace subdivision of office space, and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff be directed to conduct public consultation with property owners, the development community and general public regarding whether potential restrictions on stratification and airspace subdivision of office space should be considered, and report back.

CARRIED

Planning Committee
Tuesday, May 7, 2019

4. **APPLICATION BY EVERNU DEVELOPMENTS FOR REZONING AT 11540 RAILWAY AVENUE FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD THE TWO-UNIT DWELLINGS (RDA)” ZONE**

(File Ref. No. 12-8060-010030; RZ 18-819258) (REDMS No. 6162976; 6163247)

Edwin Lee, Planner 1, reviewed the application noting that the proposed duplex will be in a front-to-back configuration and one unit will be convertible.

Discussion ensued with regard to the proposed special lane marking and driveway paving for the site’s cycling lane crossing along Railway Avenue. It was suggested that staff provide a memorandum to Council on the efficacy of special pavement and markings for cycling lanes.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, for the rezoning of 11540 Railway Avenue from the “Single Detached (RS1/E)” zone to “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given First Reading.

CARRIED

5. **SIGNAGE IMPROVEMENTS FOR REZONING AND DEVELOPMENT PROJECTS**

(File Ref. No. 08-4100-01; 12-8060-20-010004/010005) (REDMS No. 6118110 v. 2; 6165828; 6122871; 6137680; 6137679)

Staff noted that the proposed signage improvements will include (i) more information on project milestones and public input opportunities, (ii) project renderings on Development Permit signs, and (iii) simplified language. Staff added that the installation and maintenance of the signs will be at the developer’s cost and the signs will be updateable by using stickers.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given First Reading; and*

(2) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be introduced and given First Reading.*

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

6. DEVELOPMENT NOTIFICATION REQUIREMENTS AND SERVICE LEVELS

(File Ref. No. 01-0105-06-01; 12-8060-20-010031) (REDMS No. 6088524; 6164384)

David Weber, Director, City Clerk's Office, spoke on the proposed development notification requirements, noting that staff reviewed best practices from other municipalities and are recommending (i) updating the format of the newspaper and mailed meeting notices, (ii) expanding the notification radius to 100 metres, (iii) implementing early notices for development applications, and (iv) providing members of the public the opportunity to subscribe to email notification for development notices. Also, Mr. Weber noted that staff can explore options to provide development notifications through the City's mobile app.

It was moved and seconded

- (1) *That the proposed updates to the format of the Public Hearing, Development Permit Panel and Board of Variance meeting notices and mailed notices, as outlined in the staff report dated April 2, 2019 from the Director, City Clerk's Office, be endorsed;*
- (2) *That the opportunity to subscribe to email notifications for development notices be provided to members of the public as an enhanced level of service;*
- (3) *That staff bring forward the appropriate bylaw amendments and/or Council policies to implement and to recover costs for an expanded level of service in relation to development notices in accordance with Option 3, as outlined in the staff report dated April 2, 2019; and*
- (4) *That Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031, to make various housekeeping amendments, be introduced and given first, second and third reading.*

CARRIED

7. MANAGER'S REPORT

Community Information Session on Development, Affordable Housing, Transportation and Sustainability in the City

Wayne Craig, Director, Development noted that a Community Information Session took place on May 2, 2019 and was well attended. He added that the next session will take place on May 16, 2019 at the East Cambie Community Centre.

Planning Committee
Tuesday, May 7, 2019

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:31 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, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Jane Fernyhough
Director, Arts, Culture and Heritage Services

Re: **Arts Services Year in Review 2018**

Date: March 29, 2019

File: 11-7000-01/2019-Vol
01

Staff Recommendation

That the Arts Services Year in Review 2018 as presented in the staff report titled, "Arts Services Year in Review 2018," dated March 29, 2019, from the Director, Arts, Culture and Heritage Services, be circulated to the Community Partners and Funders for their information.

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

Att. 1

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

Staff Report

Origin

The Richmond Arts Strategy 2012–2017 was developed to help guide the City's actions to make Richmond a city with a thriving, cultural life where the opportunities for participation in the arts are accessible, where artists feel they have a place and are seen as contributing to the community, where cultural industries are welcomed and where cultural activity is visible and supported.

The five strategic directions outlined in the Strategy guide the City and its stakeholders' involvement in supporting Richmond's arts sector and ensuring a thriving and visible arts scene in Richmond:

1. Strengthen and support the arts community.
2. Increase the number of arts spaces and more effectively use existing ones.
3. Broaden the diversity of arts experiences and opportunities.
4. Expand public awareness and understanding of the arts.
5. Broaden the economic potential and contribution of the arts.

These strategic directions create a solid foundation and help to ensure the City is purposeful in its continued advancement of the arts in the community and that the arts play a strong role in place making, community building, tourism and economic development. This report presents Arts Services Year in Review 2018 (Attachment 1), which highlights the year's achievements in the arts.

Analysis

The Arts Services Year in Review 2018 profiles the arts with particular attention to the programs and activities led by Community Cultural Development, Richmond Arts Centre, Richmond Media Lab, Richmond Art Gallery, Richmond Public Art Program and Gateway Theatre. Together, these accomplishments reflect the City's continued support and investment in the arts.

Highlights and achievements of 2018 include:

- Over the spring and summer, the Community Cultural Development office invited the public to participate in the development of the new Arts Strategy to be launched in 2019. Public engagement included a bilingual online survey (that attracted more than 470 completed responses) and more than 30 pop-up kiosks and other feedback opportunities offered at events and public spaces throughout Richmond.
- During her tenure as the third annual Branscombe House artist-in-residence, visual and performing artist Keely O'Brien attracted more than 500 participants to a range of free hands-on workshops, walking tours and map drawing to explore the idea of "home" and what it means to create a sense of belonging and build community.
- Over the summer, the Richmond Art Gallery presented Germaine Koh's *Home Made Home*, a gallery exhibition and micro-dwelling outdoor installation (in collaboration with Public Art) to probe the complex issues surrounding housing in the Lower Mainland. In

November, the Gallery featured colourful sculptures and paintings representing more than 40 years of work by a previously unknown 82 year old Richmond artist, Pierre Vassura. These exhibitions attracted approximately 3,000 visitors each.

- The Public Art Program received three honours: the BC Recreation and Parks Association Program of Excellence Awards for *Pollinator Pasture*, Creative City Summit Year in Review recipient for Richmond's Canada 150 Public Art Program and Public Works Association of BC Project of the Year Award for the *No. 2 Road Pump Station*.
- The Richmond Arts Centre offered more than 400 courses in visual and performing arts taught by more than 30 professional instructors, registered 7,232 students and waitlisted 1,184.
- Art Truck programming expanded from four elementary schools to six (Cook, Tomsett, General Currie, Grauer, Blundell and Brighthouse). The program provided more than 340 students facing barriers with high quality after-school arts education paired with physical literacy and healthy eating components.
- The 10th annual Children's Arts Festival provided interactive arts programs, theatre and music performances and roving entertainers to more than 9,000 young people on Family Day and the following four school days. With the support of a community sponsor, a new program was introduced to enable a school with financial barriers to attend the festival with a full subsidy.
- Created in partnership with the Richmond Arts Coalition, the Richmond Arts Awards, emceed by Mayor Malcolm Brodie, also celebrated its 10th anniversary with a special video presentation honouring past recipients as part of the annual ceremony in May.
- The Media Lab continued to add to its complement of educational programs with Manga & Illustration as well as Online Comic Creation to augment programs such as Build a Website, GIF Creation, Filmmaking, Animation, Coding and Video Game Design.
- As the city's live performing arts hub and essential local rental venue for community and professional organizations, the Gateway Theatre facility drew audiences in excess of 33,000 to more than 152 performances. As part of the Gateway Theatre Society's Signature Series, the world premiere of Giovanni Sy's *Nine Dragons* won a Jessie Richardson Award for Outstanding New Play.
- Richmond maintained its national status as a Top Five "medium-sized city" for the number of activities offered over the Culture Days weekend. An estimated 5,000 participants took part in 76 individual activities by 55 different artists and cultural organizations in 28 locations. Participants got a behind-the-scenes look at many of Richmond's cultural spaces and took part in hands-on activities and demos, exhibits and activities such as calligraphy, beat-boxing, life drawing, pottery and steel drumming.
- Council approved the repurposing of the Minoru Place Activity Centre to be a community arts programming and education facility for the next ten years.

- The second year of the Engaging Community and Public Art program saw four projects:
 - Artist Faith Moosang worked with Minoru Arenas Community Association to share the history of Minoru Park through colourful mural wraps on the interior concrete pillars;
 - Donald Gunn and Bryn Finer worked with Hamilton Community Association to create a steel Great Blue Heron sculpture for Hamilton McLean Park;
 - The Artists Rendering Tales Collective Inc. worked in residency with the Britannia Heritage Shipyard Society to produce a performance work that shared little-known tales of the site; and
 - Catrina Megumi Longmuir worked with the Minoru Seniors Society to record stories of the organization and several members in films, a booklet and website.

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

Financial Impact

None.

Conclusion

The Arts Services Year in Review 2018 highlights activities and achievements in the arts in the community and the importance the arts play in further enhancing Richmond's growth into one of the best places to live, work and play. Art in everyday life creates a sense of meaning and sense of place for citizens. An investment in the arts is an investment in the community's quality of life.



Liesl G. Jauk
Manager Arts Services
(604-204-8672)

Att. 1: Arts Services Year in Review 2018

City of Richmond

ART SERVICES YEAR IN REVIEW 2018

Arts, Culture and
Heritage Services



Richmond Arts Centre



CNCL - 87



“I THOUGHT ART WAS
A VERB, RATHER THAN
A NOUN.”

— Yoko Ono

*Meander, Becki Chan and Milos Begovic*

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Introduction

Throughout 2018, in the midst of the *Art Works* community engagement campaign and public participation in the development of a new Arts Strategy (to be completed soon, in 2019), Richmond residents frequently expressed pride in, and appreciation for, the range of arts and cultural experiences available in their city. They singled out public art and festivals while repeatedly noting that the arts can, and should, be tasked to bring different cultural groups together.

The generosity and positivity exhibited by those who thoughtfully participated in the online survey, in-person dialogue sessions and dozens of pop-up kiosk activities, was not only an indication of how important the arts are understood to be among residents. It was a powerful demonstration that the arts transcend language and can be the mechanism to express what connects us as fellow humans.

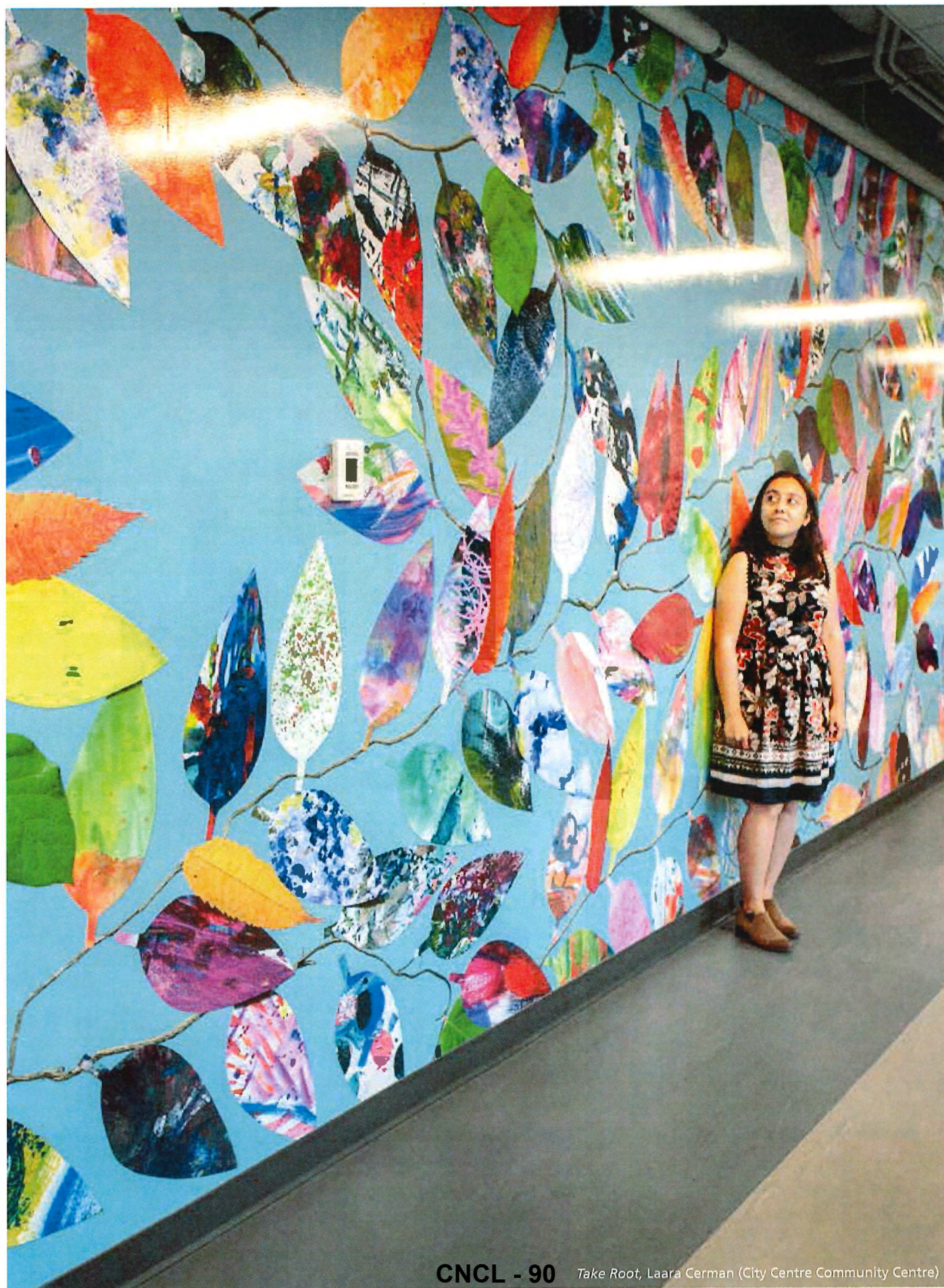
Working in the municipal context, we know that art works; we understand the power of the arts from the perspective of city-building and community cohesion with vital roles in public realm design and planning, cultural identity and civic pride, personal well-being and social connection.

It is noteworthy that in recent years “social prescribing” is taking hold in the medical profession. Hands-on arts-based activities build neural pathways, provide outlets for creative expression and reduce stress, just as joining a choir or enrolling in a dance class will combat loneliness and even forge friendships.

Meanwhile, according to a recent study*, interest in the arts has been found to be a reliable predictor of social responsibility. Those that attend museums, performing arts events and/or create art, are more civic-minded, engaged, tolerant and altruistic. That is, people with an active interest in the arts contribute more to our communities than those with little or no such interest.

Richmond boasts a richly diverse and multi-faceted community with myriad needs, interests and personal tastes. The arts can help us find what we have in common; therefore, a wide range of opportunities to participate in and experience the arts is essential to Richmond’s aspiration to be the most appealing, livable and well-managed community in Canada.

*“Interest in Arts Predicts Social Responsibility” (University of Illinois) published in Science Daily, 2012



Richmond Arts Strategic Directions



1. Strengthen and support the arts community



2. Increase the number of art spaces and more effectively use existing ones



3. Broaden the diversity of arts experiences and opportunities



4. Expand public awareness and understanding of the arts



5. Broaden the economic potential and contribution of the arts

This Arts Services Year in Review summarizes the progress made towards achieving the goals of the Richmond Arts Strategy 2012–2017 (as staff, with community support, work to complete a Richmond Arts Strategy 2019–2024.) Throughout the document, you will see coloured icons to show how the year's activities help to advance the Strategy's five strategic directions.



Richmond Youth Dance Company at the Richmond Arts Awards

2018 RICHMOND ARTS AWARDS WINNERS

Arts Education: Ted Hesketh

Artistic Innovation: Kerri-Jo Stewart

Business and the Arts: Ampri Real Estate Development Group

Volunteerism: Dale Bailey

Youth Arts: Emily May

Cultural Leadership: Marina Szijarto



Emily May, Recipient of the 2018 Youth Arts Award

Community Cultural Development

Richmond Arts Awards ❤️💬

Created in partnership with the Richmond Arts Coalition in 2009, the annual Richmond Arts Awards recognizes artistic achievements and contributions to the cultural community by residents, artists, educators, organizations and business leaders. The purpose is to:

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

This year, 86 nominations were reviewed by a selection panel comprised of community members and 18 finalists were promoted with website announcements, posters and emails to the arts community. The winners in six categories were announced at the Richmond Arts Awards ceremony in Council Chambers on May 15.

Mayor Brodie presided over the ceremony, which was attended by approximately 90 people. This year marked the tenth year for the awards and the ceremony included a special video presentation honouring past recipients, created by the Richmond Youth Media Lab. Local artist and inaugural award recipient, Adrienne Moore, also gave a short speech. The event featured performances by Richmond artists: harpist Janelle Nadeau, Canadian YC Chinese Orchestra, Richmond Youth Dance Company and Richmond Orchestra and Chorus Association.

Arts and Culture Grant Program

With these funds, we were able to pay our director and accompanists and purchase new music and assist in paying for rehearsal and performance venue costs which are steadily increasing.

– Richmond Singers

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

In February, Council approved the distribution of \$112,059. A total of \$89,159 in Operating Assistance was distributed to eleven recipients and \$22,900 in Project Assistance went to six

adjudicated programs and projects. (See Appendix 1). Over the summer, each of the grant recipients met individually with staff to discuss the progress of their programs and share feedback about the grant application process.

Lulu Series: Art in the City

The 2018 Lulu Series of guest speakers presented three free-to-the-public events about Art in the City and its importance to creating connections between citizens and their communities:

March 15: **Michael Henderson**, Principal Architect at HCMA, discussed how taking a non-traditional approach to collaboration and community engagement allows his firm to have a meaningful social impact and take a fresh approach to problem-solving. The talk was preceded by a short performance by classically trained harpist, **Janelle Nadeau**. Attendance: 89

April 5: **Darren O'Donnell** of Toronto's Mammalian Diving Reflex spoke about his wildly successful project *Haircuts by Children* and his belief that the inclusion of children in as many realms as possible can offer incredible potential for social, cultural and economic innovation. This talk was preceded by a short performance by award-winning tabla player, **Amarjeet Singh**. Attendance: 73

May 10: Visual artist **Germaine Koh** discussed the value of taking an unplanned, D.I.Y. approach to art-making and how commonplace and everyday objects inform her creative work. The talk was preceded by a short performance by Nouveau Flamenco/Latin Jazz Guitarist, **Dave Mortone**. Attendance: 71





Culture Days in Cultural Centre Plaza



The Star Band at Culture Days



Culture Days at the Concord Pacific ARTS Units

CULTURE DAYS BY THE NUMBERS

- 55** participating artists and cultural organizations
- 76** free, interactive public activities
- 5,000** estimated attendees
- 28** event locations across Richmond
- 100%** of surveyed activity organizers felt positive about their experience

In the national Culture Days "Top Ten" lists for largest number of activities, the City of Richmond ranked in the Top Five for cities with population 50,000–499,999 and in the Top Ten among all cities across Canada.

Culture Days

The tenth annual Culture Days (September 28 to 30, 2018) was another highlight of the year with Richmond continuing to be recognized as a national leader in this Canada-wide movement to raise awareness, accessibility, participation and engagement in the arts with free, hands-on and interactive activities.

Among the offerings were a multicultural creative writing festival, multilingual art tours, live folk music in Britannia's historic Chinese Bunkhouse and a behind-the-scenes peek at many of Richmond's cultural spaces, including the Gulf of Georgia Cannery. There were also free demonstrations in calligraphy, pottery, beatboxing, life drawing and steel drumming, as well as a wide range of hands-on activities and exhibitions in public and private spaces across Richmond. The Richmond Cultural Centre was, once again, a hub of arts and cultural activities, including interactive workshops and creative performances. The Cultural Centre's outdoor plaza was animated throughout the weekend with musical workshops, a live pop-up radio station and painting demonstrations.

Richmond played host to 79 individual activities by 55 different artists and cultural organizations in 28 locations over the three-day weekend. This total is raised to 120 if multiple-day activities are accounted for. The combined attendance for these activities is estimated to be 5,000.

Culture Days provides beneficial professional development opportunities for local artists beyond the experience of organizing a public activity. The national website offers a wide range of how-to's and peer learnings. Artists and organizations that participate in Culture Days are provided with packages of promotional materials (some provided by the national Culture Days office) including posters, programs, balloons, buttons, tattoos, bookmarks and more. Feedback from artists and event organizers continues to be excellent; 100% of organizers that responded to the follow-up survey found the event to be a positive experience and would both participate next year and recommend others to join in.

Visitors to my studio were excited to try my "Free-flow" method of painting and were thrilled it was free and that they could take home their paintings.

– Catherine Adamson

Writer-in-Residence ❤️👋💬

Andrew was very encouraging. He gave me lots of help and ideas for literary magazines that I could submit my articles

– participant

In Fall 2018, Richmond hosted its seventh Writer-in-Residence program at the Richmond Public Library, Richmond Arts Centre and Minoru Place Activity Centre. Acclaimed and award-winning crime novelist, **Andrew Battershill** led a series of workshops and events in October and November that gave Richmond residents the opportunity to engage with a professional writer.

The Writer-in-Residence program opened with a public reading, Q&A and launch event on September 29, as part of Culture Days at Brighthouse Library where his series of free programs were introduced. During his residency, Andrew provided a series of free, innovative workshops and readings, as well as weekly opportunities for one-on-one conversations with the public.

In his workshops, Andrew taught the tools (not rules) of employing creative writing styles. The participants transformed the skills that they learned in Andrew's workshops into short stories and memoirs that were published in a chapbook. The residency concluded with a multi-generational performance on November 24 where program participants from Andrew's workshops shared writing developed during the program with an audience of 37 people.



Pop-up kiosk at Lansdowne Centre

Arts Strategy Community Engagement ❤️🏠👋💬📈

Over the spring and summer, the Community Cultural Development office helped to get the word out and gather information to inform the new Richmond Arts Strategy, to be launched in 2019. Public engagement included promotion of an online survey, as well as more than 30 pop-up kiosks, sounding boards and cultural cafes set up at events and public spaces across the Richmond. The office also ran a robust social media campaign and collected community input via online forums and email. These community engagement initiatives resulted in the collection of approximately 500 pieces of feedback and input that will inform the strategic directions and actions set out in the new Richmond Arts Strategy.



Richmond Maritime Festival



Richmond World Festival



Richmond Cherry Blossom Festival

Richmond Maritime Festival ❤️🏠👤📈

Returning for its 15th year, Richmond Maritime Festival at Britannia Shipyards National Historical Site attracted an estimated 40,000 visitors on July 28 & 29.

"Our family loves all of it. The variety of different music, interactive activities, wandering performers is excellent."

– Maritime Festival visitor

Over the two days, landlubbers and sea-goers of all ages enjoyed discovering local lore, visiting wooden boats along the dock and creating works of art. The heritage site was animated with maritime-themed décor and art installations, music and stage performances by 235 local talents, roving costumed characters and many creative interactive activities involving artists and artisan guilds, including the Richmond Carvers Society, Steveston Maritime Modellers, Richmond

Pottery Club, Richmond Weavers and Spinners Guild, Richmond Delta Youth Orchestra and Richmond Gem and Mineral Society among other organizations.

The 2018 Richmond Maritime Festival art illustration was created by local artist Ashley Rose Goentoro. The festival was programmed in partnership with the Richmond Arts Coalition and the Britannia Heritage Shipyard Society.

Richmond World Festival ❤️🏠👤📈

"I loved every thing about this festival."

– World Festival visitor

The fourth annual Richmond World Festival continued as a two-day event over the Labour Day long weekend. With over 140 artists on nine stages, 50+ food trucks in the FEASTival of Flavour, the many cultural crafts of Global Village and the brand new African Zone, festival goers were able to enjoy a plethora of cultural offerings. Two evening concerts

rocked the YVR Mosaic Main Stage on Friday and Saturday night with LIGHTS and Magic!

An estimated 55,000 visitors attended the festival and were able to take part in interactive media installations at the Your Kontinent Digital Carnival presented by Cinevolution Media Arts Society, view the Chinese Opera Program at the Bamboo Theatre presented by the Vancouver Cantonese Opera Society and listen to spoken word performances by many of the region's top poets.

Richmond Cherry Blossom Festival 🇨🇦 🏠 🌿 📈

The Richmond Cherry Blossom Festival was set amongst 255 Akebono cherry blossom trees at Garry Point Park. An estimated 4,000 attendees took part in traditional music and dance performances during the *Wa* (Harmony) Show orchestrated by Mary Hirano. Additional programming at the festival included interactive music and art by the Japanese ambient movement, kimono-tying demonstrations, Ikebana floral arrangements and bonsai demonstrations. Guests feasted on bento boxes and green tea. The festival was produced in partnership with Jim Tanaka, Mary Hirano and Sammy Hirano, along with the BC Wakayama KenjinKai.

Richmond Canada Day in Steveston 🇨🇦 🏠 🌿 📈

The annual Richmond Canada Day in Steveston Festival featured a free, full day street party throughout Steveston Village alongside the much beloved Steveston Salmon Festival. An estimated 80,000 attendees took over the Village and wandered through the Artisan Marketplace, explored many merchants along the streets and enjoyed delicious treats. Attendees enjoyed performances at the Gulf of Georgia, Steveston Tram and Steveston Historical Museum. A headline performance by Juno Award-winners, Big Sugar, on the main stage was followed by a dazzling display of fireworks over the Fraser River.



Magic! Performing at Richmond World Festival

I found [Keely's] workshops to be thoughtfully planned and executed in a way that brought people together. I was particularly touched by the "Perfect Strangers" workshop ... left a lasting impression on me ...

– Workshop Participant

Branscombe House Artist-in-Residence 🏠👤💬

During her 11-month tenure in Steveston, the third annual Branscombe House Artist-in-Residence, Keely O'Brien, offered a range of workshops, events and exhibitions that introduced local residents to a variety of creative techniques including collage, postcard making, miniatures and sculpture. She also incorporated walking tours and map drawing into many of her activities, which encouraged participants to explore and experience the area around Branscombe House in new ways.

Generosity was a theme throughout Keely's residency and many of her projects encouraged neighbours and community members to create gifts for neighbours and strangers. She also focused much of her projects around the idea of "home" and explored what it means to build a sense of belonging and build community in a new place.

Her very popular workshops, events and exhibitions attracted more than 500 participants to historic Branscombe House. The artist also participated in City-led initiatives such as Doors Open, Richmond Maritime Festival, Richmond Arts Awards and Culture Days. She presented a talk and workshop at the Richmond Art Gallery and collaborated with the Richmond Poverty Response Committee to help that group express their lived experience of housing instability through photography and theatre.

The open call to select the fourth annual Artist-in-Residence attracted 31 proposals from artists around the world. A panel representing the local arts community worked with staff to select interdisciplinary media artist Paige Gratland as the successful applicant.

Paige's artistic projects move playfully across media and include video, performance, sculpture and printmaking. Applying her background in video and film, Paige will host a series of film screenings, hands-on workshops and collaborative projects through the lens of a queer feminist, artist and labourer. The webpage at richmond.ca/branscomberesidency is updated regularly to keep the public informed about upcoming free public programs.



Branscombe House Artist Residency activity

Richmond Artist Directory E-Blasts ❤️📈

Since 2009, the Community Cultural Development office has annually sent dozens of emails throughout the year to Richmond's arts community members to keep them informed about City-led opportunities and programs for and of interest to them. The list currently has over 430 recipients including individual artists and cultural organizations who receive messages to alert them to Artist Calls, funding deadlines, promotional opportunities, professional development workshops and more.

In 2018, 39 emails were circulated which included graphically inviting and vivid images and links to City social media accounts.

Richmond Cultural Centre ❤️🏠👤💬📈

The Richmond Cultural Centre/Brighthouse Library building is a year-round hub of creativity with activities beyond the walls of the arts and culture facilities located within.

In 2018, the second annual Kwantlen St. Farmers Market, attracted hundreds of shoppers and artisans to the outdoor plaza weekly between April and October; two Arts Centre resident art groups took advantage of free exhibitor space and musical entertainment was enjoyed by all. The Rooftop Garden, maintained in partnership with the Richmond Garden Club, was well-used by community members (as well as City staff) for lunch time gatherings and outdoor meetings. New wall signage was installed to improve visibility of community art exhibitions displayed in both the Upper Rotunda and Minoru Hall Gallery spaces.

And, the 30th annual Menorah Lighting ceremony was attended by hundreds of community members to watch Mayor Malcolm Brodie and former Premier Bill Vander Zalm light the 25-foot high, Arthur Erickson-designed menorah and celebrate the start of Chanukah with music, crafts and seasonal treats.





Ho Tam: Cover to Cover opening reception

Richmond Art Gallery

Richmond Art Gallery is a nationally recognized municipal gallery known for its diverse array of exhibitions that engage with issues and ideas of importance to the community, featuring Canadian and international artists. Richmond Art Gallery exhibitions, educational programs and events contribute to the growth of a vibrant cultural community in Richmond.

2018 EXHIBITION ATTENDANCE

- 3,233** Transference
- 9,435** For the Left Hand Alone/
Cover to Cover
- 2,991** Home Made Home
- 3,154** In Suspended Silence/
To My Unborn Child
- 3,190** Pierre Vassura
- 530** Different Ways

Exhibitions

The Richmond Art Gallery (RAG) presented seven exhibitions in the Gallery and six off-site installations in 2018, representing emerging to senior artists from Richmond, Canada and beyond, and highlighting a range of contemporary artistic mediums and previously unknown local artists.

GALLERY

TRANSFERENCE

Aimée Henny Brown, Saskia Jetten, Ross Kelly, Colin Lyons
and Kathleen Ritter

January 13–March 18

Guest Curator: Hannamari Jalovaara

The artists comprising this group exhibition employed digital technologies to explore and reconsider what printmaking can be. From the poetic to the inventive, their works included hand pulled prints, animated and digitized collage, rubbings and castings, chemical experimentations with iron-fertilization and printed punctuation marks transposed as sound.

I was quite moved by your video. Powerful and sensitive, inspiring.

– visitor (*For The Left Hand Alone* exhibition)

FOR THE LEFT HAND ALONE

Karilynn Ming Ho

April 6–May 27

Vancouver-based artist Karilynn Ming Ho used the metaphor of “phantom limb syndrome” to explore the idea of fragmented realities in an age of digital information bombardment. Set to the musical commissions of one-handed pianist, Paul Wittgenstein, *For the Left Hand Alone* framed phantom pain as an unrequited longing, an incomplete figure, and the feeling of uncertainty experienced in an increasingly disembodied world.

COVER TO COVER

Ho Tam

April 6–May 27

Born in Hong Kong, educated in Canada and the U.S. and with work experience in advertising firms and community psychiatric facilities, Ho Tam is an award-winning visual artist and videographer. *Cover to Cover* was a retrospective exhibition of his photographs, videos and magazine images presented in a collage format to reveal a multi-faceted notion of the “self.”



Fabric Faces,
Saskia Jetten (2012) from *Transference*



For the Left Hand Alone,
Karilynn Ming Ho



Home Made Home: Lululiving,
Germaine Koh

HOME MADE HOME

Germaine Koh

June 17–August 26

With this exhibition, Vancouver-based artist Germaine Koh contributed to the current conversations around housing through an exploration of small-scale dwellings and “social sculptures”. An advocate of creative space design, accessibility, sustainability and self-sufficiency, Koh’s own compact structures probed many of the complex housing issues relevant to the Lower Mainland. In collaboration with Richmond Public Art, she also presented a mobile, functional micro-dwelling, *Home Made Home: Lululiving*, installed on the lawn outside the Cultural Centre.

Thank you for sharing this as art and bringing the issue to the masses.

– visitor (*Home Made Home* exhibition)



Support

CNCL - 101

Art Spaces

Diversity



Public Awareness



Economic Potential

TO MY UNBORN CHILD

Wen-Li Chen

September 15–November 10

Curated by Tyler Russell of Centre A, International Centre for Contemporary Asian Art

To My Unborn Child included various modes of image making by Taiwanese artist Wen-Li Chen, an artist contending with her inheritance of Kavalan and Sakilaya Indigenous cultures from her paternal side and her maternal Han Chinese culture. Chen's work considered personal identity and the future of Indigenous Taiwanese peoples in an ever-changing social and geographic environment.

IN SUSPENDED SILENCE

Xiaojing Yan

September 15–November 10

Xiaojing Yan, an Ontario-based Chinese-Canadian artist, reimagines traditional visual languages through a contemporary lens. Inspired by the utopian scenes depicted in traditional Shan Shui paintings, Yan assembled an installation of gauze curtains embedded with pine needles to create a contemplative landscape charged with symbolism. As well, life-size busts embedded with cultivated lingzhi mushrooms and wood chips combined the cultural and natural realms.

Very nice use of geometry/ asymmetry. Love how the images are a common theme but are unique and have different stories. Lots of respect from PA, USA.
– visitor (Pierre Vassura exhibition)

PIERRE VASSURA: NEW WORK 1983–2018

November 24, 2018–January 20, 2019

Curators: Jonathon Middleton and Eli Boronowsky

More than forty years in the making, this exhibition showcased an eclectic range of sculptures, paintings and drawings by a previously unknown 82-year old, Richmond artist. With a strong graphic style and vibrant use of colour, the exhibition was a joyous celebration of storytelling and visual culture that crossed national, cultural and language boundaries and evoked classic literature including *The Decameron*, *The Divine Comedy* and *Aesop's Fables*.

OFF-SITE

CAPTURE FESTIVAL ON THE CANADA LINE

Marisa Kriangwiwat, Karilynn Ming Ho, David Semeniuk and Ho Tam

April 1–September 1

In partnership with Richmond Public Art and Capture Festival

Through the summer of 2018, RAG presented a series of photo-based installations at five Canada Line stations (Bridgeport, Aberdeen, Lansdowne, Brighthouse and Waterfront). The artists each responded to the context of No. 3 Road as a vital transit hub and shopping thoroughfare.



Pierre Vassura:
New Work installation



Farooq Rai,
Peace and Harmony opening reception



Barbershops, Ho Tam,
Lansdowne Canada Line Station

PEACE AND HARMONY

Farooq M. Rai

August 31–September 4

Richmond Cultural Centre Upper Rotunda

Presented by Richmond Art Gallery and Richmond World Festival

Farooq Rai is a Richmond-based Canadian of Pakistani origin who considers the inspirational message of Allama Iqbal (poet and philosopher b. 1877) as a means to preserve a unique cultural identity and heritage within British Columbia. The exhibition presented a selection of Rai's unique collages highlighting Arabic/Urdu calligraphy and a message of peace and harmony.

DIFFERENT WAYS

Terrance Houle and Lisa Birke

August 31–September 1

In partnership with Cinevolution Media Arts Society

RAG hosted this two-day installation as part of Cinevolution Media Arts Society's 7th annual Digital Carnival during the Richmond World Festival. *Different Ways* is a collaborative project between Terrance Houle, an interdisciplinary artist and member of the Kainai Nation and Lisa Birke, settler, video artist. This project takes to heart the Call to Action for all Canadians to begin a conversation—to listen and to learn—in a bid for Reconciliation.

ARTIST INTERVIEWS ON VIDEO

For each exhibition, the Gallery produces video interviews of the artists or curators talking about their work. In 2018, the Gallery produced four videos:

- Aimée Henny Brown, Saskia Jetten, Ross Kelly, Colin Lyons, Kathleen Ritter and Hannamari Jalovaara for *Transference*
- Karilynn Ming Ho for *For the Left Hand Alone*
- Ho Tam for *Cover to Cover*
- Germaine Koh for *Home Made Home*
- Xiaojing Yan for *In Suspended Silence*
- Pierre Vassura, Jonathon Middleton and Eli Boronowsky for *Pierre Vassura: New Work 1983–2018*



ARTIST SALON SERIES

Artist Salon is an ongoing program for visual artists supported through the City of Richmond's Arts and Culture Project Assistance grant program. The series connects local emerging and established artists, particularly those who live or work in Richmond, with professional artists and arts workers to provide information, feedback and discussion on career development opportunities. The program also offers a space for local artists to connect and network, building a stronger artist community in Richmond.

Thanks so much for helping to build the local artist community and offering this program for the past few years.

– Artist Salon regular, Naomi H.

Community Outreach and Programs 🏠👤💬

Every year Richmond Art Gallery Association (RAGA) organizes a dynamic set of public programs in conversation with the art gallery's exhibitions:

Transference opened in January with a panel discussion featuring artists in the exhibition, followed by the opening reception. During the Richmond Children's Art Festival, the gallery welcomed more than 500 young participants with artist-led hands-on printmaking with processes used by the exhibiting artists. The gallery also launched its year of multilingual outreach programs with public tours of *Transference* held in Mandarin and Cantonese.

During Ho Tam's *Cover to Cover* and Karilynn Ming Ho's *For the Left Hand Alone* exhibitions, the gallery hosted a number of tours both of the gallery exhibitions and of the off-site public art installations along the Canada Line. The gallery also hosted an artist talk, free drop-in hands-on collage night and a screening of Ho Tam's video works. In May, the Gallery participated in the BC Tourism Challenge for the first time, attracting hundreds of visitors daily.

Germaine Koh's *Home Made Home* was launched with a half-day symposium entitled *Resistance Begins at Home* featuring prominent educators, artists, city planners, historians, researchers and social activists involved in local housing issues. Free guided tours of Koh's tiny house situated outside of the Gallery were held twice a week to hundreds of curious visitors. Branscombe House Artist-in-Residence Keely O'Brien also held a workshop in the Gallery, asking visitors to create collage versions of their ideal home. Visitors were asked to contribute their ideas on the gallery walls, and many interesting and thoughtful comments were left by hundreds of visitors throughout the summer months.

In the fall, the Gallery's exhibition with artist Xiaojing Yan drew many visitors curious about the use of mushrooms within her artwork. Tour groups from the Vancouver Mycological Society, SUCCESS Richmond, BC Art Teachers Association, UBC AHVA program and the Surrey Art Gallery booked tours in

English or Mandarin to learn more about the exhibition. Programs specifically on mushrooms included a talk in Mandarin from a local mushroom farmer who specialized in growing lingzhi mushrooms, as well as a hands-on workshop to create a growing mushroom sculpture.

In the fall, RAG and Centre A gallery screened a new documentary about a man's quest for information on his Taiwanese roots, followed by a panel discussion. The Gallery also collaborated on a temporary installation curated by Shizen Jambor, with an evening book launch event featuring performances and readings from local emerging artists. The event and installation, both entitled *Papag*, consisted of a custom-built *papag* or Filipino bamboo daybed, accompanied by a sound work by Yu Su.

Ongoing Public Programs 🖐️💬

In addition to the many exhibition-based programs offered, year-round RAGA presents opportunities to appreciate and learn about art with a diverse range of entry points into the exhibitions depending on the visitor's comfort level and learning style. These programs include:

FAMILY SUNDAY

Once per exhibition, the Family Sunday program offers free drop-in art making activities. As one of the most popular programs for local families, these events averaged 150 participants per session. The program not only provides free art education and hands-on learning for participants of all ages, it provides training and job skills to a team of youth volunteers (RAG Youth Collective) who assist in the coordination of the program.

RAG YOUTH COLLECTIVE

Thanks to support from the BC Arts Council Youth Engagement Program, the Gallery was able to develop a weekly program for youth that includes art workshops by guest artists as well as volunteer opportunities to learn valuable skills in the planning, preparation and facilitating of the Family Sunday program.



Collage Night at Richmond Art Gallery

ECUAD YOUTH ART + CULTURE LAB

In 2018, in partnership with Emily Carr University of Art and Design (ECUAD), RAG co-hosted a new course for youth aged 10–14 years. Students met with exhibiting and other local artists to learn more about their practices. Working with artists and an art facilitator, they developed their own projects in response to gallery exhibitions. This year was the pilot project and involved ten young artists.

Thank you for hosting this RAG. I appreciate it so much and provided a much-needed self-reflection and sharing with others. I learned a LOT in a very short time!

— *Art at Work* participant

ART AT WORK SERIES

RAG partnered with the Community Cultural Development office, BC branch of Canadian Artists' Representation/Le Front des Artistes Canadiens (CARFAC—a non-profit corporation that serves as the national voice of Canada's professional visual artists) and Richmond Public Art Program to present a full-day professional development symposium for visual artists. Guest speakers shared their experiences, providing tips and encouragement to local artists on how to build community and develop their own opportunities. In the spring, Art at

Work's free professional development workshops for artists included one led by RAG curator Nan Capogna on preparing exhibition proposals. (See page 32 for further details)

CITY HALL GALLERIA EXHIBITIONS

In 2018, the Richmond Art Gallery organized the following exhibitions by local artists for display at Richmond City Hall:

- January 9–March 5 *Marcia Pitch: About Face*
- March 6–April 23 *tabulaRASA photo club: separatum imaginibus*
- April 24–June 11 *Dorthe Eisenhardt: Losing Home, Finding Place*
- June 12–August 27 *Joy Peirson: Iconic Scenes of Richmond*
- August 28–October 1 *WOW (Weaving Our Way)* by Keiko Honda and Vancouver Arts Colloquium Society
- October 2–November 6 *Artworks from the Avenues Art Program* by the Richmond Society for Community Living Group



Joy Peirson, *Unloading the catch at Steveston Dock*, acrylic on canvas



WEAVING OUR WAY WITH MUSQUEAM ARTIST DEBORAH SPARROW

On September 22, RAG hosted a workshop, film screenings and a tour of the City Hall Galleria exhibition *Weaving Our Way (WOW)*, highlighting cultural exchange and Musqueam artist Debra Sparrow's work to maintain Coast Salish weaving and cultural practices. Workshop participants learned about Musqueam weaving traditions and were invited to try their hand at it as the exhibition organizers discussed their creative and curatorial practices.

2018 SCHOOL ART PROGRAM BY THE NUMBERS

129 school tours and workshops

2 teacher Professional Development Day workshops

2,817 students visited

"This program provides exposure and appreciation for an art gallery that MANY students in my catchment may never receive due to the financial and home situation that they may be in. The art program also provides exposure to artistic techniques and projects that I simply do not have time nor the resources to provide in the classroom. The connections between the Art installations and curricular competencies and direct learning objectives are amazing and students walk away with a deeper appreciation for the connections between art and learning in their lives."

– Leanne Hers, Tait Elementary

School Art Program 🖐️💬

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

The School Art Program is one of the most respected in the region for offering high quality educational programming as well as introducing students to concepts and unique art-making experiences they would not otherwise experience. Because of this, the program has grown beyond Richmond to now serve Delta, Ladner, Surrey, Tsawwassen, New Westminster and Vancouver area schools. In 2018, 129 tours and workshops were provided to 2,817 students aged 3–18.

Volunteer positions in the program offer mentorship opportunities for youth, and ways for new residents to connect with their community. In 2018, the School Art Program continued its partnership with the UBC Faculty of Education in their Community-Based Field Experience program. This mentorship program pairs students from the Teacher Education program with community organizations to allow teacher candidates to gain practicum experience teaching in non-school contexts.

New in 2018 was an additional partnership with UBC, this time with the Arts Undergraduate Internship Program. From January to May, the School Art Program provided two internship positions to work in the classroom with students, gaining valuable skills training and experience.

RAGA continued its partnership with International Stage Lines who donate free bus travel to Richmond schools to take field trips to the gallery, providing one free trip per exhibition. The single greatest barrier for area schools to participate in field trips is transportation costs and this partnership allowed four schools to visit the gallery who normally would not otherwise have been able to do so.

RICHMOND ART GALLERY ASSOCIATION BOARD OF DIRECTORS

Mila Kostic, President

Kyla Ellwyn, Director

Kristal Hamakawa, Treasurer

Gina Holliday Jones, Vice-President

Jade Hsi-Jung Wang, Director

Jas Lally, Director

Jenny Ho, Director

Marcus Prasad, Secretary

Lei Tian, Director

Simranpreet Anand, Director

Council Liaison: Councillor Carol Day

Funding

The Gallery benefits from financial and in-kind support of many organizations via the Richmond Art Gallery Association. In 2018, RAGA received cash and in-kind assistance from three levels of government, businesses, private foundations and individuals.

RICHMOND ART GALLERY ASSOCIATION

Richmond Art Gallery Association (RAGA) is an independent, non-profit society formed to support the Richmond Art Gallery through fundraising, membership and advocacy. In 1987, RAGA was registered as a non-profit society to enable the Gallery to receive donations and issue tax receipts as a charitable organization.

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

In 2018, RAGA hosted *Savour: High Tea and Auction*. The event was a joyous success with more than \$13,000 in funds raised. RAGA thanks auction artists and sponsors for their support.



Savour: RAGA's High Tea and Art Auction



*Rocky Mountains, Waterton Park,
Toni Onley (1990)*



*Evening - Keremeos, B.C.,
William Percy Weston (1960)*

Photos: Lance Blomgren

RAG PERMANENT COLLECTION

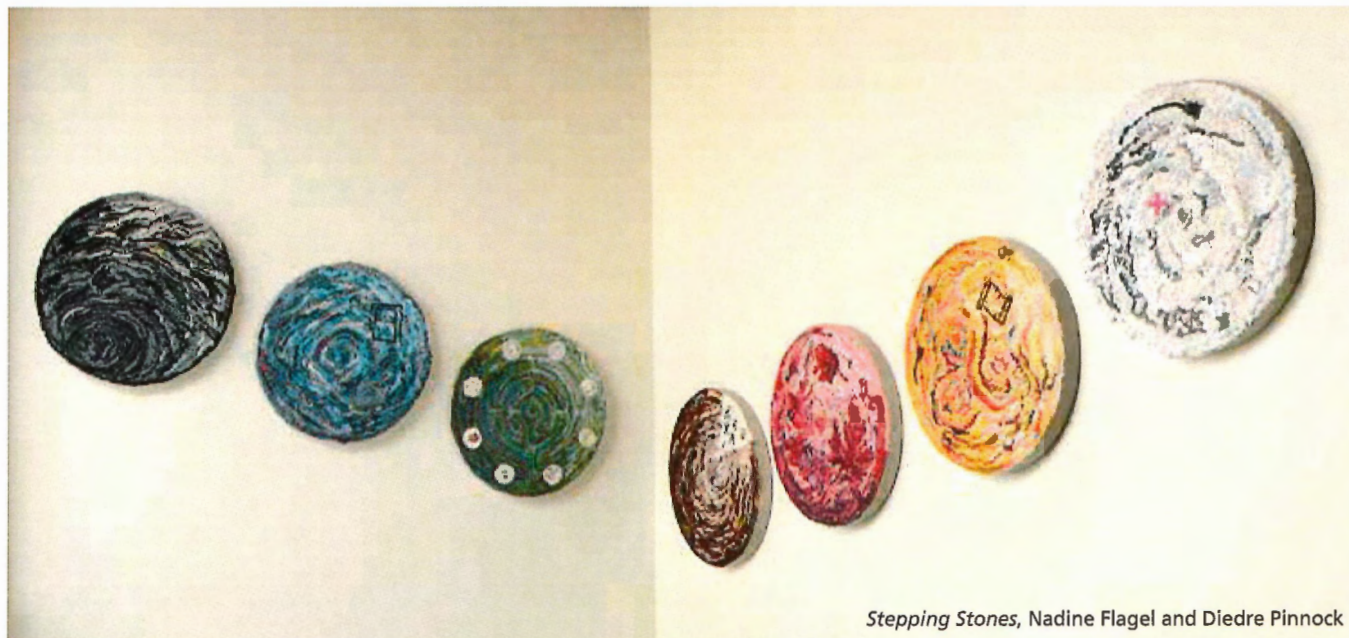
The Richmond Art Gallery holds a diverse collection of more than 380 artworks collected since 1986. For the most part, the works have been donated to the gallery and represent works by local and regional artists. The Collection offers a material record of artistic practice in Richmond and across British Columbia with works by prominent artists such as Bratsa Bonifacho, Greg Girard, Tony Onley, Leslie Poole, Jack Shadbolt, W.P. Weston, Anna Wong and Alan Wood among others. In 2018, an appraisal of the collection was completed by Beth Noble Fine Art Appraisals. The collection was digitized in 2018 and will be publicly accessible for viewing online in 2019.

Partnerships 🏠👤💬📈

The Richmond Art Gallery has developed and continues to consolidate relationships with numerous community partners such as the Canadian Artists Representation / Les Front des Artistes Canadiens (CARFAC) BC, Richmond School District, Richmond Public Library, Richmond Museum Society, Richmond Public Art Program, Richmond Arts Centre, Richmond Media Lab, SUCCESS, Richmond Delta Youth Orchestra, City of Richmond Seniors Services, UBC Faculty of Education, Cinevolution Media Arts and Vancouver Asian Heritage Month Society.

New partnerships in 2018 included those with Art! Vancouver International Art Fair, Capture Photography Festival, Centre A (Vancouver International Centre for Contemporary Asian Art), Richmond Women's Resource Centre Grandma's Group, BC Art Teachers Association, Thrive Art Studios, Vancouver Mycological Society, UBC AHVA, Surrey Art Gallery, Emily Carr University of Art + Design and Origo Club.

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



Stepping Stones, Nadine Flagel and Diedre Pinnock

RICHMOND PUBLIC ART PROGRAM TO-DATE:

- 244** Total number of artworks
- 165** Permanent artwork installations
- 79** Temporary installations (58 no longer on display)
- 34** New works of art installed in 2018 (including 16 temporary and 18 permanent artworks)
- 174** Total number of permanent and temporary artworks currently on display

Richmond Public Art Program

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

Civic Public Art Program 🖐️💬

In 2018, public art was commissioned by the City and installed at community centres, parks, civic buildings and along city sidewalks.

STEPPING STONES

by Nadine Flagel and Deirdre Pinnock

City Centre Community Centre, 5900 Minoru Boulevard

The colours and forms of the seven circular pieces of fibre art that make up *Stepping Stones* are said to represent qualities such as compassion, joy and historical awareness. Techniques and materials also speak to diversity and sustainability, in that the hooked rugs are community-informed and made of repurposed materials: community members donated fabric, helped with the construction and contributed some symbols within the artwork, including the heart, raven, dim sum table, snowflake, music, scroll, blueberry and cranberry harvests, footprints, window, power cable and cenotaph. This work was funded through the City's Civic Public Art Program as part of City Centre Community Centre capital project.

Awards and Recognition

BRITISH COLUMBIA RECREATION AND PARKS ASSOCIATION PROGRAM OF EXCELLENCE

Pollinator Pasture

The BCRPA Award of Program Excellence. This award recognizes creative, successful, and innovative programs which may serve as models for other recreation and parks agencies to enhance their services.

Pollinator Pasture is a community-engaged cross-departmental public art project created in partnership with Border Free Bees. The 2.6 acre Pasture, itself, is located at the Bridgeport Industrial Park, and planted in the pattern of a bee's wings with native and naturalized seed beneficial to a broad range of pollinators. The *Pollinator Pasture* and supportive free programming raises awareness of the plight of wild pollinators, particularly bees and empower communities to actively engage in solutions for habitat loss.

CREATIVE CITY SUMMIT—YEAR IN REVIEW

Richmond Canada 150 Public Art Program

The Creative City Network of Canada selected Richmond's Canada 150 Public Art Program for its list of notable public art accomplishments. *Fraser Giant* by Henry Lau and David Geary; *Meander* by Becki Chan and Milos Begovic; *Arrival of the S.V. Titania* by John M. Horton and mural by Dean and Christina Lauzé; sewer access covers by James Harry, Corina Hansen and Yuting (Christine) Wei; and the temporary installation, *Fluvial Fan* by Nicole Alden, Patrick Beech, Genevieve Depelteau, John Musil and Allison Tweedie.

PUBLIC WORKS ASSOCIATION OF BRITISH COLUMBIA— PROJECT OF THE YEAR AWARD

No. 2 Road North Pump Station

The City's Engineering team worked with Public Art staff to integrate public art into the station in order to enhance the pedestrian experience and understanding of the station sited along the Middle Arm Dyke Trail. Artist Germaine Koh conceived the No. 2 Road North Pump Station as an interactive work of art and engineering.



Richmond's Firefighter,
Nathan Scott

RICHMOND'S FIREFIGHTER

by Nathan Scott

Fire Hall No. 1, 6960 Gilbert Road

This bronze sculpture of a firefighter, created by Victoria-based artist, Nathan Scott, honours the contributions and history of the Richmond Fire-Rescue Department, established in 1897. *Richmond's Firefighter* was funded through the City's Civic Public Art Program as part of the Firehall No. 1 capital project.

Public Art has truly validated me as an artist. After years of depression, I now feel so strong and proud of me and my work. I have a new confidence and in 2018, I courageously pursued exposure of myself as an artist and my artwork in publications, a symposium and a gallery showing in the United States. I never thought that words of encouragement and inclusion from a fellow artist and the City of Richmond would ever lead to so many accolades. I feel so unstoppable as an artist!

— Diedre Pinnock, artist

WHAT ARE YOU DOING, RICHMOND?

by Sylvia Grace Borda

Minoru Centre for Active Living, 7191 Granville Avenue

The Minoru Centre for Active Living inaugural Artist-In-Residency project, *What Are You Doing, Richmond?* consisted of a series of staged group portraits created in collaboration with Minoru Precinct user groups. A series of legacy artworks will be exhibited in the new Minoru Centre for Active Living, on the centre's website and as a selection of action portraits on Google Street View. This work was funded through the City's Civic Public Art Program as part of Minoru Precinct capital project. As of March 20, 2019, 31,000 people have visited the work through Google Street View.

NO. 2 ROAD PUMP STATION

by Ted Feenstra, Randy Sharp and Germaine Koh

6451 River Road

This award-winning structure is conceived as an interactive work of art and engineering and reveals the different ways water is treated on site: drained from storm sewers, pumped as potable water and collected as rainwater from the large wing-like roof that echoes the airplanes flying overhead and landing on the river. These functions, along with the electrical and communications services needed to support them, are housed within a line of colourful sculptural bollards and inside the building. The artistic contribution to this structure was funded through the City's Civic Public Art Program as part of the No. 2 Road Pump Station capital project.

TAKE ROOT

by Laara Cerman

City Centre Community Centre, 5900 Minoru Boulevard

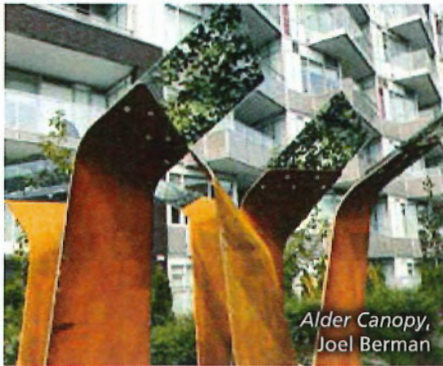
Take Root is a digitally printed wall mural located in the Fitness Centre at the City Centre Community Centre. The project was created through a series of five hands-on art activity workshops and educational walks, working with community members of all ages who painted abstract textures. Each leaf serves as a metaphor for the diversity of people: how everyone is unique, and every individual is part of a complex, interconnected organism. This work was funded through the City's Civic Public Art Program as part of City Centre Community Centre capital project.



No. 2 Road Pump Station



What are you doing, Richmond? Sylvia Grace Borda



Alder Canopy,
Joel Berman



The Shape of Things,
Kelly Lycan



We Three,
Dan Bergeron

Private Development Public Art Program

Through the development applications process, private developers continued to provide high quality public art to enrich the public realm. In 2018, the following projects were completed:

ALDER CANOPY

by Joel Berman

12733 Steveston Highway and 10780 No. 5 Road

Alder Canopy is a group of six tall, weathered steel limbs located at The Gardens development in the Ironwood area. The stylized tree form closely resembles first growth Pacific Northwest fir trees and blends elements of other indigenous local trees.

THE SHAPE OF THINGS

by Kelly Lycan

5580 No. 3 Road

The Shape of Things references a specific place of display found in people's homes: the mantelpiece. For decades, the fireplace mantel has been a common place for the display of personal objects and images often having sentimental value. These objects represent both family history and the mass production of goods. For this artwork, objects found in private homes were photographed and translated into shapes, the surrogate cut-outs arranged in a new configuration and painted in a range of 'whites' selected from a designer house paint collection.

WE THREE

by Dan Bergeron

3411 and 3391 Sexsmith Road

We Three is an interactive sculpture comprised of three wave-shaped forms that invite users to climb, slide and play within the space it carves out. The forms connect the user to the landscape of the ocean and low water table that Richmond sits upon. The piece was created for the new Capstan Neighbourhood Park.



2018 PUBLIC ART FUN FACTS

190 artist submissions were received for
11 Public Art Calls

6 Richmond artists contracted for Public
Art commissions

27 Community Groups engaged to
inform and create public art projects

More than **1,270** volunteer hours served
in 2018 for the Public Art program

More than **2,500** participants attended
Public Art events and programming

10,000 hours of community participation
to-date in the Artists Engaging
Community Program

Strategic Direction

CAPSTAN VILLAGE PUBLIC ART PLAN

The Capstan Village Public Art Plan was officially endorsed by Council on March 12, 2018. Guided by the theme "A Waterfront Arts District: Geography, History and Culture", the Plan reflects Capstan Village's physical, historical and cultural place in Richmond and its connection to adjacent City Centre Villages and neighbouring communities. Artworks in a variety of scales, on complementary themes, will help to achieve a connected community.

The Capstan Village Plan is the most recent Public Art Plan, joining the following Council-endorsed plans: Minoru Civic Precinct Public Art Plan, Alexandra Neighbourhood Public Art Plan, City Centre Public Art Plan and Richmond Olympic Oval Public Art Plan.

Community Public Art Programs

The following programs were funded through the voluntary contributions of private developers to the City's Public Art Reserve fund.

PIANOS ON THE STREET 2018

by Catherine Adamson, Richmond Youth Media Lab Program, Richmond Society for Community Living and community members

- Britannia Shipyards National Historic Site, 5180 Westwater Drive
- Terra Nova Rural Park, 2631 Westminster Highway
- Richmond Cultural Centre Plaza, 7700 Minoru Gate
- King George Park/ Cambie Community Park, 4100 No. 5 Road
- Richmond Nature Park, 11851 Westminster Highway

The fifth annual Richmond Pianos on the Street program provided five open-air publicly accessible pianos. One of the pianos was decorated by a student with disabilities from Cambie Community Centre and another by clients of the Richmond Society for Community Living. Two of the pianos were artfully reimagined at a community event on Richmond Cultural Centre Plaza, *Pianopalooza*, led by artist Catherine Adamson and members of the Youth Media Lab Program who invited 50 people of all ages to participate. The fifth piano was installed at Terra Nova Community Garden and was decorated by local community members.

CAPTURE PHOTOGRAPHY FESTIVAL ON CANADA LINE

by Marisa Kriangwiwat, Karilynn Ming Ho, David Semeniuk and Ho Tam at Bridgeport, Aberdeen, Lansdowne, Brighthouse and Waterfront Canada Line Stations

In partnership with Richmond Art Gallery, several photo-based installations at five Canada Line stations were installed as part of the Capture Photography Festival. Integrating the context of No.3 Road as a transit hub and main shopping thoroughfare, each artist produced site specific-installations.

NO. 3 ROAD ART COLUMN EXHIBITION 12: MIGRATION

by Renée Van Halm, Evan Lee, Patrick Wong, Russna Kaur, Chad Wong and Crystal Ho

No.3 Road Art Columns at Aberdeen and Lansdowne Canada Line Stations

Two professional artists, Evan Lee and Renée Van Halm, worked with four emerging Richmond-based visual artists: Patrick Wong, Russna Kaur, Chad Wong and Crystal Ho. Over a series of five work sessions, the artists considered the theme of migration as it relates to human settlement, displacement, cultural iconography, language and food.

ART WRAPS

The Public Art Program partners with Engineering and Public Works, Parks, Transportation, Environmental Programs and Heritage Services to beautify new and existing utility boxes through the City. In 2018, art by Desiree Pattersen, April Lacheur and Tasli Shaw was applied to more than 30 recycling units at Garry Point Park.

Public Art also partnered with the Richmond Arts Centre to add vibrancy and branding to the Richmond Arts Centre Art Truck. Local artist Emily Shepperd designed the dynamic artwork to raise the profile of the vehicle and the Arts Centre outreach programming.



*Untitled (Salmon),
Desiree Pattersen*



*Perimeter,
David Semeniuk*



*Pattern Migration,
Renee Van Halm*



Canada 150 Legacy Works

These works, initiated in 2017 as part of Richmond's Canada 150 celebrations, were completed in 2018. Both were funded through the voluntary contributions of private developers to the City's Public Art Reserve fund.

MEANDER

by Becki Chan and Milos Begovic

The Fraser River provided the inspiration for this work that references both the winding paths of the Fraser Delta and a typical dispersion graph of water waves in its design. These 21 modular benches are installed throughout the City in plazas and parks, as well as at festivals and events, during summer months.

SEWER ACCESS COVERS

by James Harry, Corinna Hanson and Yuting "Christine" Wei
Various locations throughout Richmond

Incorporating art into functional objects and as part of the public realm is an affordable, high-impact method of integrating the arts into everyday life. In response to the Artist Call issued in 2017, nearly 100 designs were received, exploring the themes of Richmond's History, Ecology and Agricultural Sustainability.

Engaging Artists in Community Public Art Program 🏠👤💬

On January 9, 2017, Council endorsed the following projects for the 2018 Engaging Artists in the Community program, which is funded through the voluntary contributions of private developers to the City's Public Art Reserve Fund

FANFARE

by Faith Moosang
Minoru Arenas, 7551 Minoru Gate

FANFARE is an artwork comprised of 24 concrete pillars that are wrapped with archival photographs. The work documents a historical timeline of Minoru Arenas and the larger Minoru Park, beginning with the Brighthouse horse racing track that was built and opened in 1909 and ending with a nod to the Heineken House, hosted in the arena during the 2010 Winter Olympic Games. The project was commissioned in partnership with the Richmond Arenas Community Association

GREAT BLUE HERON

by Donald Gunn and Bryn Finer

Hamilton McLean Park, 22500 McLean Avenue

This blue powder-coated steel sculpture of a stylized heron was developed through a series of artist-led and hands-on art workshops with school children at the Hamilton Community Centre and Hamilton Elementary School. The sculpture will be installed in 2019 along the pedestrian path in McLean Neighbourhood Park and will offer a place of respite and seating. The project was commissioned in partnership with Hamilton Community Association.

"This project meant a lot to me. It is something to show the community that we care. Also, it tells my family THIS person "existed" for my next generation. Even though we are OLD we all can still GIVE back to society. This project helped us all. WELL DONE."

– Participant, Minoru Seniors Legacy Stories

MINORU SENIORS LEGACY STORIES: LOOKING BACK, LOOKING FORWARD

by Catrina Megumi Longmuir

Minoru Place Activity Centre, 7660 Minoru Gate

This project celebrates the history of Minoru Seniors Society, from its humble beginnings at Murdoch Centre to the opening of the new Seniors Centre within the Minoru Centre for Active Living. The artist engaged seniors at Minoru Place Activity Centre to share their stories, conducting digital storytelling workshops and compiling stories into films, a booklet and website. The project can be viewed at www.minorulegacystories.wordpress.com.

The project was commissioned in partnership with Minoru Seniors Society.

TIDE WATER TALES

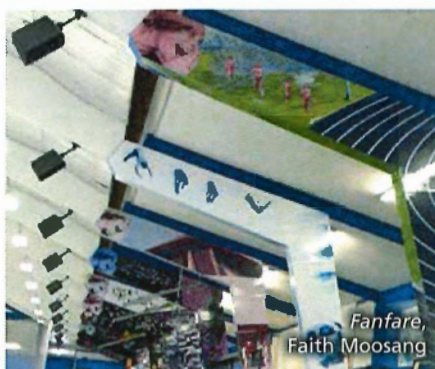
by Artist's Rendering Tales Collective Inc. (ARTCi)

Britannia Shipyards National Historic Site, 5180 Westwater Drive

Tide Water Tales was an artist residency project by ARTCi. From January to October 2018, the artists researched, documented, performed and created art with the community at the Britannia Shipyards National Historic Site in Steveston. The project sought to engage, capture and share some of the little-known tales of Britannia while celebrating the community's connection to and the impact of the Fraser River on local heritage. The project was commissioned in partnership with Britannia Heritage Shipyard Society.



Great Blue Heron,
Donald Gunn and Bryn Finer



Fanfare,
Faith Moosang



Minoru Stories,
Catrina Megumi Longmuir

Public Art Education and Engagement Program

The following programs were funded through voluntary contributions of private developers to the City's Public Art Reserve Fund.

2018 ART AT WORK SYMPOSIUM: IGNITING CONNECTIONS Richmond Cultural Centre, 7700 Minoru Gate

Presented in partnership with the Richmond Art Gallery Association and the Canadian Artists' Representation/Le Front des artistes canadiens (CARFAC) British Columbia, Richmond's fifth arts symposium, Art At Work, provided professional development opportunities for local artists and others working in the cultural sector. The goals of the symposium are to:

- learn about and share ways artists and other creative professionals are engaging community as part of their practice;
- support the growth and development of the arts and cultural sector;
- provide artists and cultural workers with practical, inspiring and career-enhancing programming; and
- encourage networking and sharing within the arts and culture community.

The symposium had 30 registered attendees, 20 special guests and 14 representatives of cultural organizations who led, participated in and attended a full day of panel discussions, break-out sessions and networking. The symposium attracted artists and arts professionals both locally and regionally.



Art at Work Symposium



Pop Up Radio, Culture Days



Bus Tour

ART AT WORK WORKSHOP SERIES

This series of three professional development workshops is a joint collaboration with the Richmond Art Gallery. The workshops and events are designed to provide artists with the knowledge and skills required for pursuing a professional arts practice in the fields of public, visual and community arts. In 2018, the following free workshops were presented by Public Art:

- **Taxes for Artists:** led by Jessica Somers, CPA, CGA. Attendance 30.
- **How to Apply to Public Art Calls:** Guidance and Tips: led by Elisa Yon, Public Art Project Coordinator. Attendance: 15.

CHILDREN'S ARTS FESTIVAL: SOO-GEE-GHET ART ACTIVITY

by Sharon Brass

Richmond Cultural Centre Plaza, 7700 Minoru Gate

Sharon Brass is the wife of the late Tsimshian artist, Victor Reece (1946–2010) who designed *Soo-Gee-Ghet*, the totem pole located in the Richmond Cultural Centre Plaza. Sharon created paper cardboard templates of salmon and whale shapes and invited children to colour and create mobiles with string. Indigenous stories were shared during the activities.



Bus Tour

PUBLIC ART BUS TOURS

Participants of all ages joined staff, guest artists and curators for these free fully-subscribed bus tours.

- **National Indigenous Day, June 23, 2018:** In collaboration with the and led by Gulf of Georgia Cannery and Pathways Aboriginal Youth Program participants visited public artworks by Indigenous artists including Susan Point, Thomas Cannell, Rebecca Belmore and Raymond Boisjoly. Attendance: 15.
- **Doors Open in Steveston, June 2, 2018:** Eric Fiss, Public Art Planner, led an engaging tour and participants were introduced to new public artworks in Steveston Village and the Waterfront Neighbourhood. Attendance: 20.
- **Culture Days, September 29, 2018:** Musquem Elder, Jim Kew, and Public Art Planner, Biliiana Velkova, led a tour of artworks by contemporary indigenous artists including Susan Point, Thomas Cannel, Rebecca Belmore and Raymond Boisjoly. Attendance: 36.

2018 RPAAC MEMBERS:

Jennifer Heine, Chair

Mackenzie Biggar, Vice Chair

Glen Andersen

Samantha Kim Herrera

Rebecca Lin

Vicki Lingle

Shawne MacIntyre

Hall Owens

Sheng Zhao

Council Liaison: Councillor Linda McPhail

2018 CULTURE DAYS: ON BEAT POP-UP RADIO STATION

by Richmond Youth Media Lab Program

Richmond Cultural Centre Plaza, 7700 Minoru Gate

On Beat FM was a pop-up radio station produced in collaboration with the Richmond Youth Media Lab Program to animate the Minoru Plaza during Culture Days. Special guest radio hosts broadcasted live from the plaza to play music selected by local Richmond youth and conduct interviews with artists, locals and cultural groups. They also promoted other Culture Days events happening throughout Richmond. Community members and visitors were invited to tune in to a shortwave radio signal at 107.9 FM.

Richmond Public Art Advisory Committee

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





Arts Centre children's visual art class

Richmond Arts Centre

The Richmond Arts Centre provides high quality arts education opportunities in a wide variety of disciplines, including visual arts, dance and movement, music and theatre. The Centre is also home to 11 local arts organizations known as the Resident Art Groups.

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

The Richmond Arts Centre is also home to the Children's Arts Festival and hosts the Bamboo Theatre and Cinevolution Media Arts components of the Richmond World Festival.

ARTS EDUCATION PROGRAMS BY THE NUMBERS:

400+	courses
7,232	registered students
1,184	waitlisted
30+	professional instructors
75,082+	visits

Arts Education Programs

The Richmond Arts Centre continues to develop and diversify its arts education offerings to meet the growing community demand for high quality arts instruction. The programs developed and offered in 2018 ensured the community had affordable access to a strong base of introductory and beginner arts education programs as well as an increased number of higher-level learning opportunities.

In 2018, the Arts Centre embarked on a significant review of its service delivery models including the immensely popular dance programs. By responding to feedback from participant and instructor surveys, discussions and staff reviews, the Arts Centre can better ensure activities meet the highest quality of standards and practices.

In addition to classes in ballet, tap, jazz and musical theatre, the Arts Centre is

home to two dance companies: the Richmond Youth Dance Company and the Richmond Adult Dance Company.

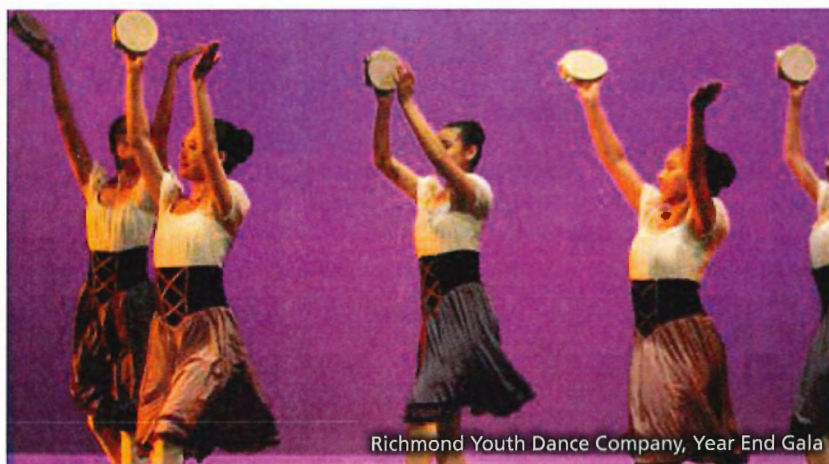
The Richmond Arts Centre's School-Year Dance Program began work on a strategic planning initiative with a survey sent to more than 400 parents and students to solicit feedback and opinions as a key component of the planning process. 164 complete responses were received. From these responses:

- 90% said instructors are a combination of knowledgeable, friendly and professional
- 100% said that they feel the program enhances a combination of academic achievement, mental and physical health, communication and leadership skills, and being a team player.

In June 2018, the Richmond Arts Centre facilitated 32 dancers to participate in the internationally recognized Cecchetti Examinations. This is a key contributor to the Arts Centre's recognition in the professional dance world.



Richmond Potters Club demonstration



Richmond Youth Dance Company, Year End Gala

Public Presentations

As in past years, there were several public presentations to showcase the talents of Arts Centre students:

SCHOOL YEAR DANCE RECITAL

In June, 500 dancers presented *Nana's Attic*, works in ballet, tap, jazz and musical theatre to an audience of nearly 1,000 over two performances at Gateway Theatre.

SCHOOL YEAR DANCE GALA

The third of its kind, the Richmond Adult Dance Company and the Richmond Youth Dance Company performed *What's Inside*, to almost 400 audience members.

RICHMOND YOUTH DANCE COMPANY SHOWCASE

In March, 140 people enjoyed *Choices* a showcase of performances choreographed by senior instructor Miyouki Jego. The company of 24 youth dancers also performed work reflecting on choices youth are faced with as they enter adulthood.

MUSIC RECITALS

Filling the Performance Hall in June and December with beautiful music, piano, voice and ukulele students performed for over 300 audience members and 40 participants to celebrate their achievements.

RICHMOND ARTS AWARDS

The Richmond Youth Dance Company performed on the City Hall Plaza stage for arriving guests and dignitaries at the tenth annual ceremony at Richmond City Hall.

STUDENT ART SHOWCASE

This visual arts showcase curated by the Visual Arts and Ceramic Technician, exhibited the talents of students enrolled in the Spring and Fall 2018 term, from pre-school to adult.

Community Outreach



ART AND MENTAL HEALTH

In 2018, the Arts Centre partnered with Pathways Clubhouse by hiring an arts technician assistant who helped with setting up classes and maintaining the art supplies of Visual Arts programs.

COMMUNITY ART EXHIBITIONS

The Richmond Arts Centre leads the selection of local artist exhibitions at the Richmond Cultural Centre, Gateway Theatre and Thompson Community Centre. In 2018, City Centre Community Centre and South Arm Community Centre were added to the exhibition circuit.

This program facilitated exhibitions by the following groups and individual artists:

- New Primary Colours School of Art and Design
- Riverside Art Circle
- Richmond Photo Cub
- Black History Month
- Richmond Artists Guild
- Richmond Photo Club
- Art About Finn Slough
- Cathay Photo Club
- Cathy Kluthe and Choices Arts School
- Jared Washam
- Jenja Macintyre
- Richmond Chinese Artist Club
- Richmond Potters Club
- Steveston London Secondary School students
- Richmond Arts Centre students.



Art Truck Program Participants,
Brighthouse Elementary



"I can spend time with my friends. Art Truck is the only time when all my worries go away. It's one of the best things ever."

— Brighthouse Participant



ART TRUCK SCHOOL YEAR COMMUNITY OUTREACH PROGRAM

From four elementary schools in 2017, to six in 2018 (Cook, Tomsett, Grauer, General Currie, Blundell, and Brighthouse), the growth of the Art Truck program allowed more students facing barriers to access high quality after-school arts education. More than 340 participants at these schools participated in a variety of classes including Cartooning, Musical Theatre and Media Arts, all led by instructors from the Richmond Arts Centre

The support of the Arts Centre, Community Centres, SD38 and Vancouver Coastal Health enabled the Art Truck Outreach Program to achieve the following goals:

Goals

- Increase participation in physical activity during after school hours in children age 8-12 years who may have barriers to participate in regular community programming
- Increase the number of positive adult connections/interactions to help foster school connectedness
- Increase self-expression, and build skills, confidence and the ability to think creatively
- Increase art education, art literacy, art appreciation and public art awareness in the youth population



Richmond Chinese Artists Club

RESIDENT ART GROUPS

The Richmond Arts Centre is home to some of the city's most established community arts organizations. Throughout the year, these groups provide workshops, exhibitions and demonstrations for their members as well as participate in community events such as Culture Days. Signature group events for the public include the Resident Art Group Showcase, Potters Club winter and spring sales as well as the Richmond Gem and Mineral Society art markets.

As a new feature, framed information posters at the Richmond Arts Centre entrance in highlight the groups and help them attract members.

Resident Art Groups at the Richmond Arts Centre:

- Cathay Photographic Society
- Riverside Arts Circle
- Richmond Artists' Guild
- Richmond Chinese Artists Club
- Richmond Chinese Calligraphy and Painting Club
- Richmond Gem and Mineral Society
- Richmond Photo Club
- Richmond Potters' Club
- Richmond Reelers Scottish Country Dancing
- Richmond Weavers and Spinners Society
- Textile Arts Guild of Richmond

Special Events

ART ABOUT FINN SLOUGH

From April 11–15, the 18th annual art exhibition in the Performance Hall featured a record 75 artists and 173 pieces representing photography, writing, painting and ceramics. The show was viewed by more than 400 visitors. Children were also invited to create works for display.

Keynote speaker Dr. Lenore Newman, Canada Research Chair in Food Security and Environment at the University of the Fraser Valley, spoke about her own Finnish fishing roots and the relationship of land to food, water to food, and land to water, both globally and locally. Musicians Kevin Craig and Simon Casey accompanied the talk.

This year, *Art about Finn Slough* also displayed work in the Upper Rotunda Gallery from April 3–20 in a parallel exhibition, *Birds and Boats*.

2018 CHILDREN'S ARTS FESTIVAL FUN FACTS

200+	Artists
9,000+	Attendees
21	Schools
40+	Artists
76	Volunteers



Children's Arts Festival



Children's Arts Festival

CHILDREN'S ARTS FESTIVAL

The 10th annual Children's Arts Festival was held on February 12–18, at the Richmond Library/Cultural Centre, Minoru Place Activity Centre and Minoru Plaza.

The event celebrated its 10th anniversary with a fun-filled public day of creativity and entertainment on Family Day, February 12. Attendees of all ages wandered through multiple zones, enjoyed performances and participated in hands-on arts and crafts activities. For the rest of the week, school children and their teachers experienced a tailor-made version of the Festival. For many of the schools, this event has become an annual tradition.

In celebration of the 10th anniversary, local children were invited to participate by creating old fashioned arcade games out of recycled materials and by participating in the feature Circus West production. A first for this year was the inclusion of a school with financial barriers to attend the Festival under full subsidy. Thanks to support from Kin's Farm Market, these students enjoyed one of the school days free of charge. This was also the final year working with founding Artistic Director, Debbie Tobin.

GRAND PLIÉ

In recognition of International Dance Day on April 27, the Arts Centre hosted the third annual *Grand Plié* event. With 25 participants in attendance, dancers were led through a free mini barre class by senior dance instructor Miyouki Jego in the Dance Studio. The event provided an opportunity for participants to learn some of the many benefits of dance in an accessible and enjoyable environment.

Community Partners

In 2018, the Arts Centre partnered with the following community organizations and city departments to increase the community's access to arts program opportunities: City Centre Community Centre, Richmond West Community Centre, Thompson Community Centre, Gateway Theatre, South Arm Community Centre, Cambie Community Centre, eleven Resident Art Groups of the Richmond Arts Centre, Vancouver Cantonese Opera Society, City of Richmond Parks Department, Richmond Public Library, Richmond Delta Youth Orchestra, Pathways Clubhouse, Richmond Public Health, School District #38, Richmond Museum, Richmond Art Gallery, Minoru Place Activity Centre, Lansdowne Mall, Cowell Auto Group, IKEA, Kins Farm Market, New Primary Colour School of Arts and Design, Made In BC, Lifecycles Non Profit Institute and Finn Slough Artists.



Remembrance Day ceremony live simulcast

RICHMOND MEDIA LAB BY THE NUMBERS:

- 30** Richmond Youth Media Lab (RYMP) members
- 2,641** hours RYMP members spent at Media Lab
- 58** Media Lab courses
- 284** registrations for Media Lab courses
- 25** waitlisted for Media Lab courses



New RYMP Award trophy

The award designer said, "Wow, this is the first time I've ever printed one of my designs!" and program members unanimously adored the results.

Richmond Media Lab

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

Richmond Youth Media Program (RYMP) ❤️👋📈

The Richmond Youth Media Program (RYMP), a free referral-based program for youth ages 13–24, completed its eighth year as a signature offering of the Richmond Media Lab. RYMP members gain skills in media arts and built connections in the community, with a focus on asset development. In 2018, a total of 30 program members, 120 guests and 21 adults (including youth workers and professional artists) spent 2,641 hours in the Media Lab and at community outreach events.

The Media Lab, together with Richmond Addictions Services Society, secured a \$5,000 Vancouver Coastal Health grant to fund a new 'Artepreneurship' project to help RYMP members create a business model and website to offer their services in media arts to the general public. From January to March, youth made important budgeting decisions for purchasing new software for the Media Lab and designed a website and a pamphlet advertising their media arts services. After the program, an adult facilitator worked with them to help complete the grant report and reflect on the venture. The program can now sustain itself moving forward.

At the RYMP end-of-year party, the progression of program members is noted, and celebrated. This year, three program members advanced from "Analog" to "Digital" member status (completing 500 hours in the program) and two program members reached the final "Quantum" membership level. The most

AWARD-WINNING RYMP MEMBERS

2018 RICHMOND ARTS AWARDS

RYMP member Emily May won the Youth Arts Award and her fellow RYMP member Shawn Chang was a finalist in the same category.

WHAT ARE YOU DOING RICHMOND? PHOTO CHALLENGE

RYMP member Botao Chen won first prize for his photo submission to the Culture Days photography contest, hosted by Minoru Place Activity Centre Artist-In-Residence, Sylvia Grace Borda.

exciting aspect of the 2018 RYMP Awards was the introduction of a new trophy design by a RYMP member, 3D printed with assistance from Richmond Public Library Launchpad staff.

RYMP members participated in guided field trips to EA Games and the CBC Newsroom, completed short video public service announcements and participated in a variety of community events and initiatives, including the following:

SMART FUND 20-YEAR CELEBRATION

Two RYMP members took part in the 20-year anniversary of the Vancouver Coastal Health SMART Fund, the primary funding source for RYMP, by preparing and presenting a video to explain the benefits that youth receive from participating in the program. The video was well received, and the youth were also invited to document the event through digital photography and video.

RICHMOND REMEMBERS

On Sunday, November 11, five RYMP youth volunteered to be the film crew for the Richmond Remembers Remembrance Day ceremony at City Hall.

MODULAR HOUSING PSA

In partnership with Richmond's Poverty Response Committee, RYMP members produced a video to support a proposed modular housing project in Richmond.

DOORS OPEN: DROP-IN

The Media Lab participated in Doors Open with a GIF Creation workshop open to the public. Two RYMP members volunteered to help facilitate this drop-in activity for 55 members of the public.

YOUTH ART MART

Back by popular demand, the fifth Youth Art Mart was held on December 8 in the Richmond Cultural Centre Atrium. RYMP members created a variety of poster designs to recruit vendors and advertise the event, provided DJ services during the Art Mart, and additional promotion by sharing photos and information through social media. A total of 10 youth vendors signed up to share their work.



"I don't really fit in at other clubs ... But I feel good here."
- RYMP member



Programs & Activities 🖐️📈

MEDIA ARTS EDUCATION COURSES

Throughout 2018, more than 250 students took classes in a range of topics, including Digital Photography, Graphic Design, Cinematography, Filmmaking, Animation, Digital Illustration, Coding and Video Game Design.

YOUTH WEEK: CAREERS IN MEDIA ARTS

This year's annual event allowed youth to participate in a free speaker series with professionals working in graphic design, webcomic creation and publishing, and voice acting with well-known voice actor Richard Newman. The event attracted 29 attendees.

PRIDE WEEK

The Media Lab and RYMP youth, for the second year, painted both entrance stairways of the Library/Cultural Centre building with the Pride rainbow colours. Youth also co-hosted a Pride-themed button making event with the Richmond Public Library.



CULTURE DAYS: ONBEAT INTERACTIVE DROP-IN & ONBEAT FM POP-UP RADIO STATION

The Media Lab hosted a drop-in digital beat sequencing tutorial open to the public while simultaneously delivering radio programming for Richmond's Culture Station in partnership with RYMP, Richmond Cultural Centre, Richmond Museum and Richmond Public Art Program.



SMOKING CESSATION PSA

The Media Lab partnered with Richmond Addictions Services Society and Vancouver Coastal Health to deliver PSA Creation Workshops to youth participating in the Smoking Cessation PSA Contest.

MEDIA CREATION SERVICES

Media Lab staff, often with the participation of RYMP members, provided media creation services for a range of clients including City programs and community partners in 2018. The Media Lab also offers video equipment as well as the lab computers and editing software. Here is a list of projects completed:

- Richmond Youth Dance Company Recital video and event photography for
- Physical Literacy Street Team video
- 2018 Richmond Election Campaign animation
- 2018 Arts & Culture Update video
- 2018 Museums & Heritage Update video
- Firehall No. 1 video
- Art Truck Program video
- 2018 Richmond Arts Awards Ceremony slide show animation
- *Hope Beyond Homelessness* video (Richmond Poverty Response Committee)

Partners and Funders

In 2018, the Media Lab confirmed the ongoing support of presenting sponsor Viva Pharmaceuticals Ltd. and Vancouver Coastal Health's SMART Fund grant which was secured through a partnership with Richmond Addictions Services Society. Ook Enterprises Ltd. provided dedicated wifi, an internal storage network and technical support to the Media Lab.

In addition to the programming partnerships listed above, the Richmond Media Lab continues to develop relationships with service agencies across the region. RYMP members have been referred to employment, volunteer and workshop opportunities as part of the program benefits.



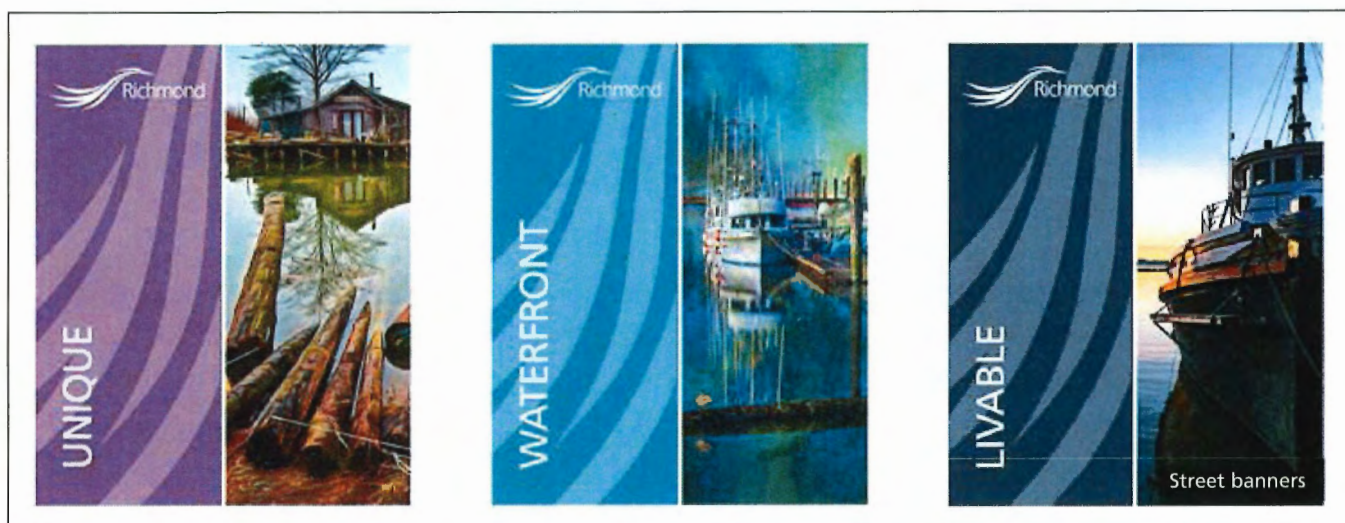
Beyond Arts Services

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

2018 Street Banner Contest 🏠👤💬

The 2018 street banner contest, organized and coordinated by Richmond's Parks Department, was launched on August 31, 2017 and concluded with the banner unveiling ceremony on January 30, 2018. The contest attracted more than 200 original submissions consisting of photographs, graphic art, collages and other art medium formats. A community judging panel reviewed the submissions and selected 20 designs as semi-finalists. The public was then invited to vote for their favourite designs on the City's Facebook page. The Top 10 designs with the most 'Likes' were chosen as the winners.

The winning artists were Beth Belcourt, Vladimir Cheinman, Ron Coutts, Crystal Chan, Eugene Hernandez, Bebe Zhang and Victor Jacinto.



Community Associations 🤝💬

Richmond's Community Centres and Minoru Place Activity Centre, jointly operated by the City and Community Associations, play a vital role in the continuum of arts programming in the City. In 2018, over 840 visual arts, dance and music courses attracted over 7758 participants. As well, arts activities are embedded into childcare programs offered by community centres.

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

City Centre Community Centre ❤️🏠🤝💬

City Centre Community Centre is featured as an illustrative example of arts programming in community centres. Richmond's first truly urban community centre is the site of several colourful community-based public art works (pages 24 and 26), as well as a leader in community arts programming. Here are a few highlights from 2018:

THE HARVEST FULL MOON PROJECT

Artist-led workshops in lantern making, harvest flower arranging, vegetable lantern carving and moon cake making were well-received and filled with members of the community of all ages. At an evening Celebration on September 22, visitors enjoyed live music, refreshments and a range of activities including paper lantern craft and button making. The event culminated in a community lantern procession around the Minoru Park lakes led by the Lion Dancers with drums, stilt walker and other unique Harvest Full Moon characters. An estimated 300 community members participated in the event which was supported by 30 volunteers. This was the third annual event which began as a Public Art Engaging Artists in the Community project.



Harvest Full Moon Celebration

INSTRUMENT MINI PETTING ZOO

One week before winter music programs began, approximately 300 children and families visited City Centre to play, touch and feel a variety of instruments for children's music classes, as well as enjoy short performances by the music instructors. Music program registration saw a significant increase.

HOLIDAYS AND SPECIAL EVENTS

Free all-ages events included a classical music concert on BC Family Day, Lunar New Year Celebrations, Father's Day "Daddy and Me" Ballet class and Culture Days dance workshop.

ART CAFÉ

Open to all aged 16+, this free, weekly open art studio activity includes free coffee and tea, music and art supplies (including sewing machines). Participants include amateur and professional artists, urban professionals looking for a relaxing outlet, young adults on dates and friends looking for after-dinner fun. Turning Point OARS programs, Richmond Society for Community Living and other social agencies also refer their clients to this free "therapeutic" activity.

INDIGENOUS DAY CELEBRATION

On Saturday, June 23, City Centre hosted its second annual Indigenous Celebration which started with a traditional welcome by Terry Point, Cultural Educator from the Musqueam First Nation and blessings from Elder Roberta Price. Other artistic offerings included Jonina Kirton, Metis/Icelandic poet; Marissa Nahanee with The Chinook Song Catchers, performing Squamish and Nisga'a dances and art work of Pacific Northwest animals inspired by Christine Mackenzie, Richmond born Coast Salish community visual artist.

FOOTPRINTS

This youth arts group at City Centre organized a visual arts pop-up gallery to exhibit their photography, animation, embroidery and paint work and the Andante Café during Youth Week to highlight youth artists in the performance arts. The Café attracted approximately 80 people from all generations.



Indigenous Day Celebration



Instrument Mini Petting Zoo



Harvest Full Moon Celebration





Salt-Water Moon. Joseph Michael Photography

MISSION

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

Gateway Theatre

Gateway Theatre is managed and operated by Richmond Gateway Theatre Society, a registered charity and not-for-profit organization. Supported by the City, the theatre facility is Richmond's live performing arts hub and an important local rental venue, home to many recitals, events and performances produced by community and professional organisations. In 2018, the facility drew audiences in excess of 33,000 to more than 152 performances.

The cornerstone of activity is the performing arts company's Signature Series, a six-play season of professional theatre plus a play development program. In addition, the society offers theatre education programs including classes for children and youth in the Gateway Academy.

Live Professional Theatre ❤️🏠👤💬📈

SIGNATURE SERIES

The Gateway Theatre's 2018 Signature Series productions featured comedy, drama and music and welcomed some of the most talented artists from the Lower Mainland and across Canada.

SALT-WATER MOON

MainStage, February 15–24, 2018

Gateway proudly presented this acclaimed production from Whynot Theatre and Factory Theatre in Toronto. *Salt-Water Moon* tells the story of two teen lovers on a moonlit night in Coley's Point, Newfoundland in 1924. Jacob has returned home from Toronto and must win back the affections of his former love, Mary, who is now engaged to another man. Written in 1985, *Salt-Water Moon* is one of the most popular plays in the Canadian canon. In this bold minimalist rendering, the play was presented with only the barest of set and costume elements.

I LOST MY HUSBAND

Studio B, March 15–24, 2018

"Fresh and imaginative"

- Audience Member

The world premiere of the English translation of *J'ai perdu mon mari* by Catherine Léger was a highlight of 2018, and prior to opening night, Gateway sold out every seat in the house. In *I Lost My Husband*, Gateway favourite Meghan Gardiner played Evelyn, a small business owner who loses her husband to an attractive young bartender in a karaoke bar bet. Afterwards, she's not sure she wants him back. Diane Brown, Artistic Director of Ruby Slippers Theatre, directed a stellar cast in this hilarious and subversive feminist comedy.

NINE DRAGONS

MainStage, April 12–21, 2018

Gateway closed the 2017–2018 Season with the world premiere production of Giovanni Sy's *Nine Dragons*, a stylish mystery set in 1920's colonial Hong Kong. *Nine Dragons* tells the story of Tommy Lam, a brilliant detective who is called to catch a serial killer terrorizing Kowloon. He finds himself in peril when the prime suspect turns out to be the son of one of Hong Kong's wealthiest families. *Nine Dragons* was part of a successful three-city tour to Calgary, Winnipeg and Richmond. The production won a Jessie Richardson Award for Outstanding New Play.



I Lost My Husband.
Photo by David Cooper



Nine Dragons.
Photo by Tim Nguyen



Les Belles-soeurs.
Photo by David Cooper

LES BELLES-SOEURS

MainStage, September 27–October 6, 2018

"...moments of terrific
theatricality and a cast to die for"

- The Georgia Straight

Gateway launched its 2018–2019 Season with the BC professional premiere of Michel Tremblay's iconic comedy-drama *Les Belles-soeurs*. When this play premiered 50 years ago, it caused a sensation for the way that it realistically portrayed Montreal working class people, and Tremblay revolutionized Quebec drama with this masterpiece. In this stunning production directed by Diane Brown, fifteen of the Lower Mainland's finest actresses graced the stage in raucous fashion.



EMPIRE OF THE SON

Studio B, November 8–17, 2018

"We thought this was one of your best shows ever"

- Audience Member

Fresh from multiple Canadian and international tours, *Empire of the Son* opened the Studio Season with a sold-out run. This multimedia monologue tells the deeply personal story of playwright/performer Tetsuro Shigematsu's relationship with his late father Akira.

IT'S A WONDERFUL LIFE

MainStage, December 6–31, 2018

Director Peter Jorgensen presented a fresh, new adaptation of *It's a Wonderful Life* featuring music from the 1920s, '30s, and '40s. A ten-piece orchestra played beloved standards from George and Ira Gershwin, Kurt Weill, Maxwell Anderson and Ivor Novello. *It's a Wonderful Life* tells the story of everyman George Bailey who, on one despair-filled Christmas Eve, meets his guardian angel. George is given the gift of seeing how many lives he has touched and how much richer the world is for him having been part of it.



Support



Art Spaces



Diversity



Public Awareness

CNCL 138

Economic Potential

"My favourite part about camp is that we are co-operative and we get taught things and learn new stuff very fast. I also like how we can add our own ideas into *Blast Off!* to make it camp a lot more fun."

– Musical Theatre Camp student

Theatre Education ❤️👋💬

GATEWAY ACADEMY

Gateway Academy offered process-focussed theatre arts classes for students ages 6–13 in Musical Theatre, Acting, Speech and Singing. The season concluded in April with year-end presentations in Studio B.

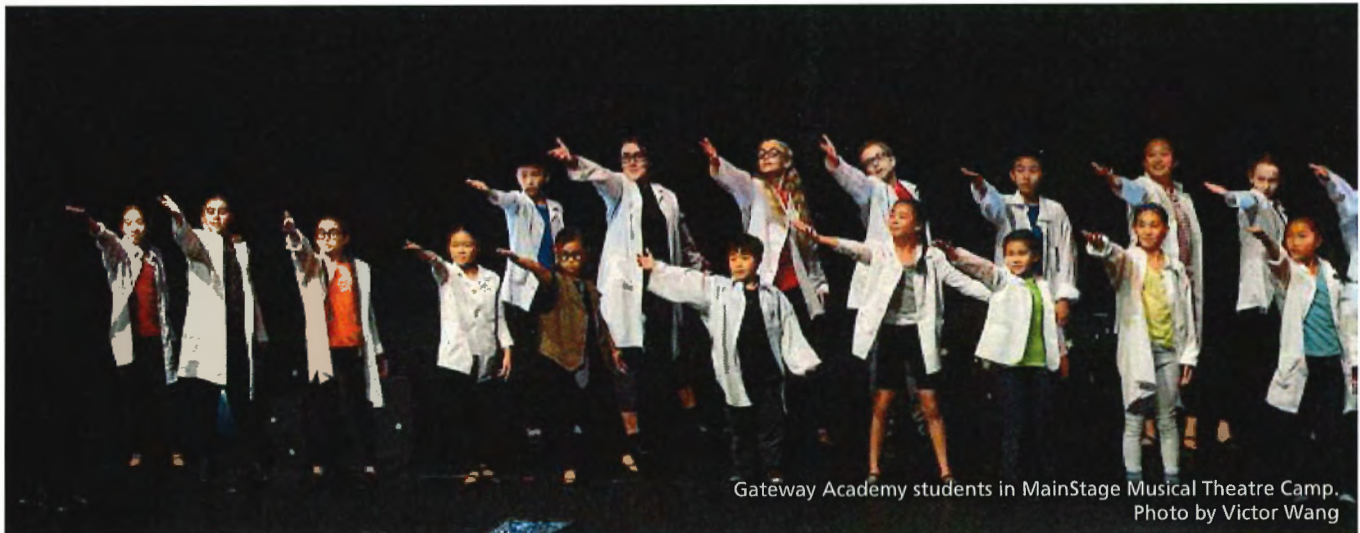
As in previous years, Gateway ran camps over the summer, one resulting in a two-night production of a new, specially-commissioned musical *Blast Off!* on the MainStage.

SECONDARY SCHOOL OUTREACH

The focus of this program is on theatre arts career opportunities, as well as developing an awareness of what is involved in producing/presenting a professional theatre production. In February, April, September and December, secondary school theatre students were invited to join the Gateway for two days: first for a behind-the-scenes tour prior to the opening of a Mainstage show accompanied by Q&A with the theatre's Artistic Director and staff, and a curriculum-linked workshop; and second, for a matinee performance of the show, followed by an exclusive post-show talkback.

CONSERVATORY

From February to April, Gateway's Conservatory program provided nine participants (ages 16–24) with six workshops taught by professional artists. Workshop topics ranged from Directing to Personal Branding. A new Conservatory cohort of eight participants began taking workshops in September and will explore Text and Movement and Solo Autobiographical Playwriting among other themes.



Gateway Academy students in MainStage Musical Theatre Camp.
Photo by Victor Wang

2018 RENTAL CLIENTS

- BC Chinese Music Association
- Canada-China Cultural Devel. Assoc.
- Canadian Forum of Russian-speaking Jewry
- Children's Choir of Richmond
- Circle Bright Productions
- City of Richmond—UROC Awards
- City of Richmond Engineering
- Dance Co
- Defy Gravity Dance Company
- Department of Canadian Heritage
- Grand Hale Marine
- Music Encore Concert Society
- Music of Deal Productions
- Mustard Seed Children Theatre
- Natural Physique & Athletics Association
- Pacific International Youth Music Society
- Philippine Cultural Society of BC
- Ping Academy of Dance
- Playwrights Theatre Centre
- Pythagoras Academy
- Rice and Beans Theatre
- RichCity Idol
- Richmond Academy of Dance
- Richmond Arts Centre
- Richmond School District
- Richmond Youth Concert Band
- Sun Commercial Real Estate
- The Arts Connection
- TMD Martial Arts
- Vancouver Academy of Dance
- Vancouver Tagore Society
- Vancouver Youth Pianist Club

MENTORING OPPORTUNITIES

Gateway offered five apprenticeship opportunities for students and emerging artists during the production of *It's A Wonderful Life*. Working theatre professionals provided mentorship in technical direction, production assistance, stage management and acting as well as led two workshops: Production and Personal Branding.

Gateway Academy also hired emerging designers to develop their skills on a full production in July. Six creative team members worked alongside faculty to create the show with the students. In addition, eight senior students volunteered as class assistants during the year, taking on new responsibilities under the guidance of Academy faculty.

Community Rental Events

The Gateway Theatre continues to play a pivotal role in hosting a wide variety of events for community and professional organizations throughout the year. In 2018, close to 40 organizations presented shows and events at the Gateway and collectively attracted audiences of approximately 15,000, involving every age group. Some of the most popular events included *Aladdin* by Children's Theatre of Richmond, TMD Martial Arts Black Belt Ceremony and recitals to celebrate the achievements of young artists organized by the Richmond School District, The Arts Connection, Richmond Academy of Dance, Richmond Arts Centre, Pacific International Youth Music Society and RichCity Idol.



Photo by Yunxuan Pan



Support



Art Spaces



Diversity



Public Awareness



Economic Potential

APPENDIX 1

2018 Arts and Culture Grant Program

The following 17 organizations received \$112,059 in financial support:

OPERATING ASSISTANCE

Canadian YC Chinese Orchestra Association	\$6,450
Cinevolution Media Arts Society.....	\$9,875
Community Arts Council of Richmond	\$9,300
Richmond Arts Coalition	\$9,400
Richmond Community Orchestra and Chorus Association	\$9,200
Richmond Delta Youth Orchestra	\$9,875
Richmond Music School Society	\$9,200
Richmond Potters' Club	\$6,000
Richmond Singers	\$7,450
Richmond Youth Choral Society	\$9,659
Textile Arts Guild of Richmond	\$2,750

PROJECT ASSISTANCE

Philippine Cultural Arts Society of BC	\$3,700
Richmond Art Gallery Association	\$3,900
Steveston Historical Society	\$2,900
Tickle Me Pickle Theatre Sports Improv Society.....	\$4,600
Vancouver Cantonese Opera.....	\$3,900
Vancouver Tagore Society.....	\$3,900

APPENDIX 2

How Art Works

The following five themes comprise the How Art Works campaign:

ART'S IMPACT ON STUDENTS

Research has proven that the arts have a tremendous impact on our kids. Children who participate in the arts, particularly music, have been shown to be more likely to stay in school, and get better grades in math and science. They're also far more likely to be elected to student boards and be recognized for academic achievement.

That link between arts and academic achievement continues for life. Top scientists are twice as likely as the general public to have an artistic hobby, and Nobel Prize winners are almost three times as likely to participate in the arts.

You might think practical education is the path to success, but keep in mind that creativity is the number one skill that employers are looking for. The arts help people think creatively and solve problems in unexpected ways.

HEALTHY LIVING THROUGH ART

One of the most surprising things about art's impact is how it helps not only our happiness, but also our health. Experiencing art can alleviate stress, reduce the likelihood of depression and even boost your immune system by lowering chemicals that cause inflammation that can trigger diabetes, heart attacks and other illnesses.

The arts also have a powerful therapeutic effect. Music has been widely researched in the field of pain management for cancer patients who have reported additional benefits including an increased sense of control, immunity and relaxation. There is also evidence that use of art and music reduces hospital stays.

Music therapy is even being used to rehabilitate people with serious head injuries as it is proven to help them regain the ability to speak.

ART STRENGTHENS COMMUNITIES

When we take in culture – a play, book, concert, etc. – that focuses on a social issue or comes from a perspective that differs from our own, we gain a better understanding of humanity and the groups we live amongst. Art helps to break down boundaries by growing our awareness, tolerance and compassion.

This helps us to be more civic and socially minded. In fact, people who engage in the arts are more likely to volunteer. A recent study of youth found that drama in schools significantly increased students' capacities to communicate, relate to each other and to respect minorities.

Cultural festivals promote celebration and pride as well as awareness of cultural differences. Because dance, music, photography and other visual arts transcend language, they can bridge barriers between cultural, racial and ethnic groups.

Moreover, the arts are one of the primary means of public dialogue. Communities talk about and express difficult issues, emotions and the otherwise inexpressible via the arts.

A STRONGER ECONOMY THROUGH ART

Arts and culture play an important role in promoting economic goals through local regeneration, developing talent, creating jobs, spurring innovation and attracting tourists.

Statistics Canada estimates that cultural industries (including broadcasting, film and video, interactive media, design, newspapers and crafts) contribute an estimated \$53.2 billion in direct contribution to Canada's GDP and more than 700,000 jobs. That's ten times larger than the estimated economic impact of sports (\$4.5 billion), and well over the impact of utilities (\$35 billion), and the combined impact of agriculture, forestry, fishing and hunting (\$23 billion).

Cultural industries can actually turn ordinary cities into "destination cities" giving them a competitive advantage for cultural tourism. And tourists who come for the arts stay longer and spend more money than the average tourist.

ART IMPROVES QUALITY OF LIFE

The mental and physiological ways that the arts contribute to positive health and well-being for older adults are only now beginning to be understood. Learning new skills when creating a work of art (be it visual or performing) not only provides a greater sense of confidence and control, it can even help our immune systems fight infections. Among the elderly, those that take part in creative pursuits are less likely to experience mild cognitive impairment. These activities are thought to maintain neuronal function, stimulate neural growth and recruit neural pathways to maintain cognitive function. This is particularly true of those that actively create works of art. Music appears to be especially beneficial when complemented with standard therapies in treating everything from depression to cancer to Parkinson's. Moreover, the arts can provide opportunities to meet others, create together and share experiences, all of which can improve perceived health status, chronic pain and sense of community.

APPENDIX 3

2018 Richmond Public Art commissioned in 2018 scheduled for completion in 2019–20

CIVIC PUBLIC ART PROJECTS:

- *Typhas*, Charlotte Wall and Puya Khalili
- Clement Track and Field Integrated Art Fence by Janet Wang
- *Nikkei Memorial Project*, Hapa Collaborative
- *Wind Flowers*, Alyssa Schwann and Michael Seymour
- *Wake*, Tait Waterfront Park, Aaron and Christian Zenga
- *Pergola Garden*, Polymetis

PRIVATE PUBLIC ART PROJECTS:

- *Let's Roll*, Charlotte Wall and Marie Khouri
- *Water off a Duck's Back*, Douglas Coupland
- *Volo*, Michael Nichol Yahgulanuus
- *Lily Tree*, Devon Knowles
- *The Capstan*, Veronica and Edwin Dam de Nogales



“WHEN CREATIVITY
MELDS TOGETHER
WITH GLOBAL
ISSUES, I BELIEVE
YOU CAN BRING THE
WORLD TOGETHER”

— Virgil Abloh,
fashion designer



City of Richmond

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Telephone: 604-276-4000

www.richmond.ca



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Jane Fernyhough
Director, Arts, Culture and Heritage Services

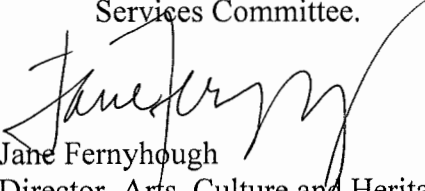
Re: Draft Richmond Arts Strategy 2019-2024

Date: April 2, 2019

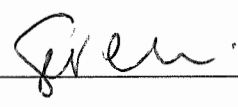


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Staff Recommendations

1. That the Draft Richmond Arts Strategy 2019-2024, included as Attachment 1 of the staff report titled "Draft Richmond Arts Strategy 2019-2024," dated April 2, 2019, from the Director, Arts, Culture and Heritage Services, be adopted for the purpose of seeking stakeholder and public feedback on the strategy.
2. That the Final Richmond Arts Strategy 2019-2024, including the results of the stakeholder and public feedback, be reported back to the Parks, Recreation and Cultural Services Committee.


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

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

In July of 2004, the first Richmond Arts Strategy was endorsed by Council to guide actions and development to make Richmond a city with a thriving cultural life, where the opportunities for participation in the arts at all levels are accessible, where artists feel they have a place and are seen as contributing to the community, where cultural industries are welcomed and where cultural activity is visible and supported.

The updated Richmond Arts Strategy 2012-2017 was endorsed by Council in August of 2012; the strategy was developed with the participation of a community stakeholder Steering Committee to facilitate the growth of the arts in Richmond by creating an environment and culture in the City that ensures the arts play a strong role in placemaking, community building, tourism and economic development.

As the Richmond Arts Strategy 2012-2017 reached the end of its intended life; Council approved a one-time additional level for funding to develop a new Strategy. In January 2018, the Richmond Arts Strategy Task Group (comprised of arts stakeholders, City staff and community members representing a wide range of sectors, generations and cultural backgrounds) was assembled to provide support and direction in the planning process, and throughout the spring and summer, a wide-ranging community engagement process was implemented to gather feedback from the general public and stakeholders. The draft Richmond Arts Strategy 2019-2024 has been prepared with a high degree of community participation, taking a collaborative and holistic approach to advance the arts in Richmond.

On July 23, 2018, a Report to Council was submitted to provide a progress update and describe the Guiding Principles for the Draft Richmond Arts Strategy 2019-2024; the report provided details regarding the extensive community engagement which took place as part of the project process.

The purpose of this report is to present the Draft Richmond Arts Strategy 2019-2024 (Attachment 1), as well as the next steps for the project. Pending Council's adoption of the Draft Strategy, City staff will seek further feedback from the public and stakeholders and will report back to Council at a later date.

Analysis

Background

Following adoption of the Guiding Principles for the Richmond Arts Strategy 2019-2024 by Council on July 23, 2018, City staff and partners developed the Vision, Strategic Directions, Objectives and Supporting Actions for the Draft Strategy that are being presented within this report. (Attachment 1).

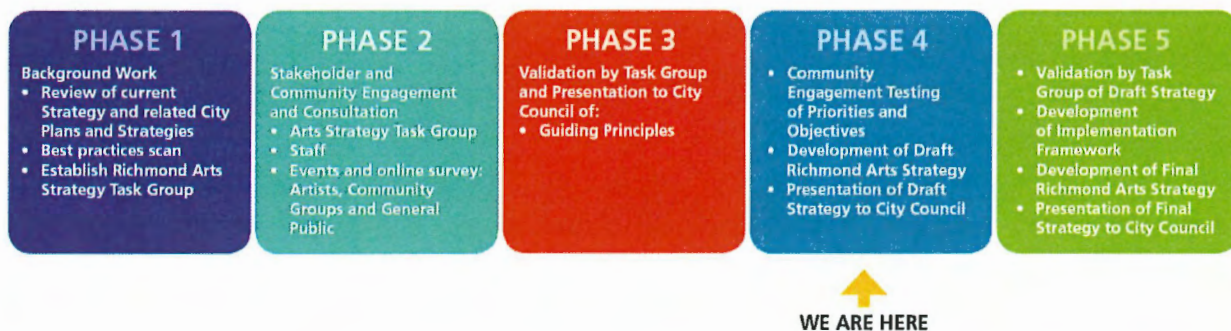
Building on the learnings and success of the Richmond Arts Strategy 2012-2017, this strategy aims to align with current and projected community needs. The purpose of the Arts Strategy is to:

- understand the current state of the arts in Richmond;
- provide a blueprint for the City over the next five years with key principles and criteria for decision-making to enable the broadest possible access to, and awareness of, the City's diverse arts opportunities to enrich quality of life through engagement with the arts;
- provide strategies to integrate the arts into the broader community with a collaborative plan that strengthens arts groups to meet community needs; and
- through engagement, access the wisdom of the broader community to champion the provision of arts activities, facilities and opportunities as integral and essential to a healthy society.

Development Process and Community Engagement Results

The diagram below provides a summary of the Richmond Arts Strategy 2019-2024 development process. City staff are currently in Phase 4, which includes development of the Draft Richmond Arts Strategy 2019-2024 and presentation of the Draft Strategy to Council for adoption.

This following diagram is a summary of the Richmond Arts Strategy 2019-2024 development process:



An extensive community engagement process that consisted of several Richmond Arts Strategy Task Group meetings, internal and external stakeholder interviews and workshops, as well as consultation and engagement with the general public (via an online survey and more than 30 pop-up kiosks, sounding boards and activities) provided data and feedback which was utilized to develop the vision, guiding principles and five strategic directions for the Draft Richmond Arts Strategy 2019-2024.

Similar to the previous Richmond Arts Strategy, the community engagement revealed that a focus on improving and increasing arts and cultural facilities and expanding public awareness and understanding of the arts are still important factors when it comes to the arts for Richmond residents. The recent community engagement has also uncovered that residents consider Richmond's multicultural profile to be a point of pride and would like to see the arts reflect that diversity with an emphasis on increasing accessibility to arts experiences, particularly festivals.

The Richmond Arts Strategy 2019-2024 identifies the challenges and clarifies the needs, both within the arts community and in the general community, to facilitate the growth of the arts in Richmond by creating an environment and culture in the city that ensures the arts play a strong role in placemaking, community building, tourism and more. Moreover, the arts are understood as vital both to individual well-being and as a way to transcend language in working towards intercultural harmony.

The strategy calls upon the City to continue to play a number of roles to develop and foster a community-wide approach to developing the arts: supporter, presenter, communicator, investor, and facility provider/operator in advancing the arts. Five strategic directions guide the City and its stakeholders' involvement in supporting Richmond's arts sector and ensuring a thriving and visible arts scene in Richmond:

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

Under each of these strategic directions, a series of supporting actions are outlined, which have been vetted and supported by the Richmond Arts Strategy Task Group. Opportunities will be sought to integrate the strategic directions and actions with other City policies, strategies, programs and initiatives to advance the arts in Richmond and help make the arts a primary engine for further enhancing Richmond's growth into one of the best places to live, work and play.

An implementation framework for 2019-2024, which will be a living document to be updated annually, is currently being developed. It will serve as a guide for identifying actions, partners and further opportunities as well as monitoring progress and assessing the effectiveness of strategic directions, to ensure that progress is made towards achieving objectives.

Funding Considerations

While many of the initiatives and actions will be achieved through annual work plans and working in collaboration with internal and external partners, some actions will require additional funding. Additional funding required will be obtained through various sources including sponsorships, partnering with Development applications, grants and funding from other levels of government.

Efforts will also be made to leverage civic investment to attract the investment of additional resources, financial and non-financial, in support of the arts sector.

Any capital projects or increases in operating budgets will come forward for Council approval within the Council approved budget process.

Financial Impact

None.

Next Steps

Upon adoption of the Draft Strategy by Council, City staff will seek further feedback from stakeholders and general public through May, 2019:

- Additional input will be sought from Richmond Arts Strategy Task Group which represents stakeholders and public.
- Through targeted emails, news release, board display in Richmond Cultural Centre, posters, etc., the stakeholders and public will be invited to provide feedback on the Draft Richmond Arts Strategy which will be posted online at howartworks.ca.

Conclusion

This draft Richmond Arts Strategy 2019-2024, with enthusiastic input from the community, equips Richmond to be an arts destination with a thriving arts community and a rich offering of festivals and events. The Strategy outlines five strategic directions which act as a roadmap to guide actions and work plans.

Upon adoption of the Draft Strategy by Council, City staff will seek further validation from stakeholders and general public. Any feedback received during the validation process will be assessed and used to develop the Final Richmond Arts Strategy 2019-2024, which will be presented to Council at a later date.



Liesl G. Jauk
Manager Arts Services
(604-204-8672)

Att. 1: Draft Richmond Arts Strategy 2019-2014

ArtWorks
RICHMOND ARTS STRATEGY

2019-2024

Richmond Arts, Culture and Heritage Services

April 2019 | DRAFT



Demonstration by Musqueam artist and knowledge keeper, Debra Sparrow, presented by the Richmond Art Gallery and the Vancouver Arts Colloquium Society's as part of the *Weaving our Way* exhibition.

Photo by Noriko Nasu-Tidball, 2018.

The City of Richmond recognizes the
 heh̓qem̓iñem̓ speaking peoples on whose
 traditional lands we live, work and play.

Through our shared commitment to land and
 place, the City of Richmond's Arts Services seeks
 to honour the Indigenous legacy of the region
 and to work together to create opportunities for
 local Indigenous artists.

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	Community Engagement Report can be found at howartworks.ca/richmond-arts-strategy

THE VISION

RICHMOND'S THRIVING ARTS SCENE
ANIMATES OUR CITY EVERYDAY;
OFFERS RICH ARTS EDUCATION AND EXPERIENCES,
FESTIVALS AND EVENTS;
FOSTERS SOCIAL CONNECTIONS AND WELLNESS;
BUILDS ARTS AND CULTURE LEADERSHIP; and
PROVIDES CREATIVE SPACES.

HIGHLIGHTS

1

Locally made for today's Richmond.

The following Richmond Arts Strategy 2019–2024 is rooted in local context. It integrates and acknowledges the opportunities and challenges arising from the rapid growth and changes in Richmond's community profile.

It positions the arts as a means to achieve community goals in economic development, health and well-being, infrastructure and tourism. It builds upon the many riches of Richmond, including its diversity, newcomer population and many natural assets.

2

Built on a strong foundation and growing, rapidly.

Richmond's arts and cultural development has seen many accomplishments over the past fourteen years since the first Richmond Arts Strategy in 2004, and from this strong foundation, is now experiencing growth, with a demand for:

- Increasing arts and cultural infrastructure and programming;
- Expanding public awareness and understanding of the value of the arts;
- Positioning Richmond as an arts destination;
- Further reflecting diversity, accessibility and inclusion in arts offerings and spaces; and
- Leveraging the arts and integrating the arts to reach community objectives.

3

Based on broad community input.

The findings are evidence-based through broad community-wide participation beyond arts stakeholders, and are supported by the dedication and thoughtful contribution of the 25-member Task Group representing various aspects of community life in Richmond.

Throughout 2018, feedback and ideas were gathered through an online survey, a series of community dialogue events and more than 30 pop-up kiosks and sounding boards across the City. More than 600 individuals provided input through the survey and 500 additional pieces of feedback were gathered through various engagement activities.

Thank you to everyone who shared their views.

4

Five Major Strategic Directions to lead arts and cultural development over the next five years.

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

5

Calls for leadership.

The City wears many hats in developing arts and culture in Richmond, acting as a supporter, presenter, communicator, investor, and facility operator.

Going forward, advancing on the opportunities and addressing the needs presented in the Strategic Directions depends upon championing the arts, bolstering cultural leadership at grassroots community levels and through continued strong local government commitment.

6

A Roadmap for Implementation.

With support of City staff and community partners from across Community Services and other Divisions and from a cross-section of industries. This document prescribes a phased-in implementation of the Arts Strategy. All activities will be supported by communications and ongoing engagement to ensure the success of the Strategy.

7

Indigenous voices and stories will be reflected.

Richmond's arts and cultural development upholds the Calls to Action of Truth and Reconciliation.

We will work in collaboration with Indigenous peoples to advance this process through the implementation of this Arts Strategy which seeks to honour, celebrate and support the cultural practices of indigenous peoples living in Richmond.

8

The following principles will guide the strategic directions:

- **Excellence**
- **Sustainability**
- **Creativity**
- **Accessibility**
- **Inclusivity**
- **Community-building**
- **Celebration**



Dream Home created by community members with 2018 Branscombe Artist-in-Residence, Keely O'Brien.



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INTRODUCTION

Gateway Theatre is the home of Richmond's only live professional theatre company, staging six annual productions each year.

Photo by David Cooper, 2015; Bridget Esler in *Wizard of Oz*.

The City of Richmond recognizes that the arts are integral to vibrant communities.

Home to an immense cultural mosaic, Richmond is characterized by growth, changing demographics and a diverse arts landscape. The Richmond Arts Strategy represents this diversity and seizes this momentum by identifying the challenges and needs of both the arts community and Richmond as a whole.

Creativity and imagination inspire innovation, which contributes to quality of life and the ability to generate social and economic growth. The arts not only give depth and meaning to our lives — they are cornerstones of social and economic prosperity.

Participation in the arts helps us to get to know each other, celebrate our differences, and impacts our health, economy, and overall well-being in remarkable ways.

The arts make us happier, healthier, better students and better scientists; they help us recover from injury, help us enjoy our later years, and so much more.



The annual Richmond World Festival is a high-energy international showcase of music, food, sport and arts that takes place on the Labour Day weekend.

WHAT DO WE MEAN BY THE "ARTS"?

If it feels creative, odds are it counts!

For the purpose of this strategy, "arts" refers to the broad subdivision of culture, composed of many expressive and creative disciplines.

The term commonly encompasses, but is not limited to:

- Visual and applied arts (e.g. painting, print-making, installations; drawing, sculpture, crafts, pottery and ceramics, photography, film and video);
- Performing arts (e.g. theatre, music, song, spoken word, and dance);
- Culinary arts;
- Environmental and land art;
- Interdisciplinary practices;
- Literary
- Media arts; as well as
- community-engaged arts practices.

OUR PURPOSE

Why carry out an Arts Strategy?

The Richmond Arts Strategy acts as a guide for residents, the City and its stakeholders to develop stronger connections in order to advance the policies, programs and services needed for the arts to thrive in Richmond.

The purpose of the Richmond Arts Strategy is to:

- Understand the current state of the arts in Richmond;
- Provide a blueprint for the City over the next five years with key principles and criteria for decision-making to enable the broadest possible access to, and awareness of, the City's diverse arts opportunities to enrich quality of life through engagement with the arts;
- Provide strategies to integrate the arts into the broader community with a collaborative plan that strengthens arts groups to meet community needs; and
- Reflect the input of the broader community to champion the provision of arts activities, facilities, and opportunities as integral and essential to a healthy society.

Arts and cultural development help to achieve goals in other areas of City planning

The arts can play a strong role in placemaking, community building, tourism and economic development, providing a new or different lens in finding ways to:

- combat social exclusion in the community,
- enhance quality of life by encouraging healthy lifestyles and lifelong learning,
- celebrate diversity and improve awareness of cultural differences,
- develop pride of place through art and design,
- increase community vitality,
- improve the ability to attract skilled workers,
- gain a competitive advantage as a tourism destination,
- and much more.



Japanese calligraphy demonstrations are among the many cultural experiences offered annually at the Richmond Cherry Blossom Festival.



OUR PLANNING CONTEXT

Richmond Today*

Since being designated as a city in 1990, Richmond has seen a rapid growth in population and has evolved into a vibrant, ethnically diverse municipality with a mix of residential, commercial and industrial areas, as well as parks, waterways and open spaces.

Richmond is home to a rich array of amenities and facilities, engaged citizens and community organizations in a vibrant natural setting that includes 1,950 acres of park land, 73 kms of trails and 60 kms of cycling paths. The unique 17-island city is situated at the mouth of the Fraser River, providing an estuary for fish and migrating birds lined by walking trails. Agriculture is also an important part of Richmond's past and present economy – 39% of the city's 129.19 km² land base remains within the Agricultural Land Reserve.

These natural assets compliment the City's active lifestyle, which is supported by strong policies, plans and programs related to sport and recreation. As a legacy of Richmond's role in the 2010 Olympic Winter Games, Richmond was certified as a Global Active City in 2018 and, with nine other cities around the world, are now leading a movement to improve the lives of their citizens through the promotion of physical activity, sport, healthy lifestyles, social connections, supportive built and natural environments, and well-being for all.

The fourth largest city in the Metro Vancouver area, Richmond currently represents 8.3% of the population in this region. Richmond's population continues to grow with a high influx of new residents born outside of Canada.

Known for its rich ethnic diversity, the majority of Richmond residents identify as non-Caucasian. This is the highest proportion of any municipality in B.C., and the second highest in Canada. This diversity is reflected in Richmond's linguistic landscape. In the 2014/15 school year, 27.8% of Richmond School District students were English Language learners. A great variety of languages are spoken in Richmond overall. Richmond's population is also highly mobile. Almost half of City residents (43%) have moved within the past five years, with half having moved within Richmond.

The sense of social connectedness is lower in Richmond than in other regions, particularly for those who are new immigrants. Many residents report not knowing their neighbours.

Richmond is also marked by a changing age distribution. In Richmond, seniors 65+ years (17%) outnumber children aged 14 years and younger (14%). Seniors represent 32% of the total population in Richmond with 63,630 people aged 55+ years. The City's 2015-2020 Seniors Service Plan suggests that the aging population will have many impacts on the delivery of City programs and services.



Community Profile By The Numbers*

60%



of Richmond residents were born outside of Canada, representing 140 different ethnicities.



Chinese is the first language in **45%** of homes



Richmond's Chinese population has grown from

40% TO 54%

between 2001 and 2016



\$78,080

= median household income



22.4%

of households are classified as low-income

54%



reported having earned their High School diploma or equivalent, or College, CEGEP or other non-University education.

74.3%



of residents own a home



33%

of residents aged 25 – 64 reported having a University certificate, diploma or degree at a bachelor level or higher as their highest level of completed education.

Richmond residents are generally healthy, live longer, feel less stressed, have healthier weights, less chronic disease, smoke and drink less than other comparison communities in B.C. but need improvement in the areas of active living, mental and physical wellness, and a sense of belonging.



69%

of residents feel they have amenities within walking or cycling distance.

* Source: Statistics Canada, 2016 Census



Where we are now: State of the Arts in Richmond

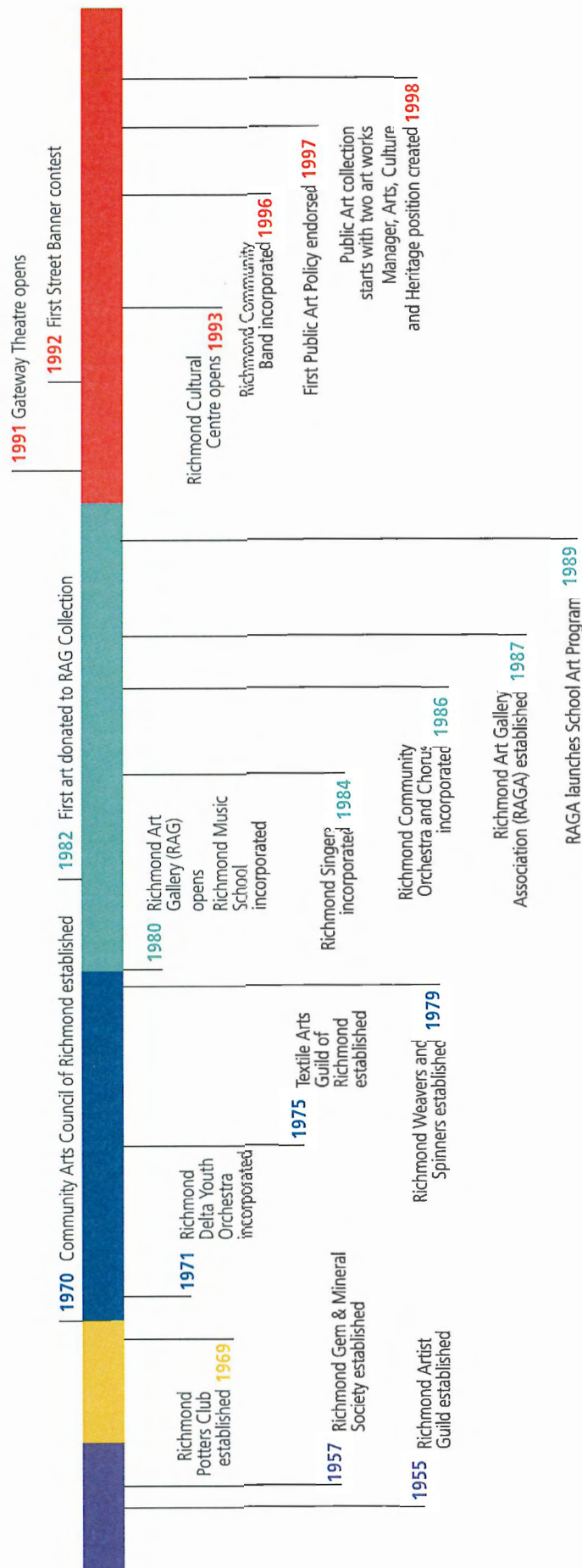
In 2004, the City adopted its first Arts Strategy with the aim to make Richmond a city with a thriving cultural life where opportunities for participation in the arts at all levels are accessible, artists feel they have a place and are seen as contributing to the community, cultural industries are welcomed, and cultural activity is visible and supported.

Since then, there has been significant civic investment to increase the capacity of artists and arts organizations, offer high-quality arts festivals and programs, and showcase Richmond's artistic talent. During the 2010 Winter Olympic Games, especially as part of Richmond's O Zone, local artists were integral to instilling community pride, identity and spirit, and enjoyed unprecedented profile to local and international audiences.

The 2004 Arts Strategy was updated in 2012 with the majority of its goals addressed by 2017. In reviewing community dialogue for the 2012–2017 Strategy, many of the same themes and directions have emerged in this new plan:

- Improving and increasing arts and cultural infrastructure
- Expanding public awareness and understanding of the arts
- Positioning Richmond as an arts destination
- Reflecting diversity, and increasing accessibility and inclusion
- Leveraging the impacts of the arts to address social, economic and other goals

Addressing these will depend on building leadership at grassroots community levels and a continued strong civic commitment.



Richmond's arts development has a critical and increasingly strategic role in the City's aspiration to be the most appealing, livable and well-managed community in Canada.

<p>2002 Richmond Youth Choral Society incorporated</p> <p>2003 First Lulu Series: Art in the City event</p> <p>2004 First Richmond Arts Strategy</p> <p>2005 RAG celebrates 25th anniversary Richmond Arts Coalition incorporated</p> <p>2006 Olympic Oval Public Art Plan First Art About Finn Slough exhibition First of three Winter Celebrations of the Arts 2007-2012 Major Events Plan endorsed Cinevolution Media Arts Society incorporated</p>	<p>2010 First Culture Days Richmond O Zone/2010 Winter Olympic Games Richmond Public Art Policy revised Minoru Chapel Opera Series launched Canadian YC Chinese Orchestra incorporated</p> <p>2011 Cultural Centre Rooftop Garden opens City Centre Public Art Plan Media Lab & Richmond Youth Media Program established Arts & Culture Grants program established (\$100K) PWABC Project of the Year Award – No. 4 Rd. Pump Station Salmon Row at Britannia Shipyards (remounted 2013) Richmond Maritime Festival reimagined with arts Vancouver Tagore Society incorporated</p> <p>2012 Richmond Arts Strategy 2012–2017 Richmond Youth Dance Company created Renovated Performance Hall opens Writer-in-Residence program established Richmond Potters' Club incorporated</p> <p>2014 Minoru Precinct Public Art Plan</p>	<p>2016 First Branscombe House Artist Residency Richmond Chinese Artist Club established Richmond World Festival wins national award</p> <p>2017 Engaging Artists in the Community Public Art program established Capstan Village Public Art Plan Richmond celebrates Canada 150 with public art, special events and festivals Concord Gardens ARTS units open Richmond Cherry Blossom Festival launched First Art Café at City Centre Community Centre</p>
<p>Community Cultural Development Manager position created First Doors Open Richmond Richmond Arts & Culture Community Scan Economic Impact Study estimates Richmond arts & culture sector supports 1,488 direct jobs & \$33M in wages 2008</p> <p>First Richmond Arts Awards First Children's Arts Festival Participation in Vancouver Biennale 2009–2011 No. 3 Road Art Columns program launched Department of Arts, Culture & Heritage established Public Art collection reaches 50 art works 2009</p>	<p>Alexandra Neighbourhood Public Art Plan Culture Days National Award Tickle Me Pickle Theatre Improv Society incorporated Richmond Arts Centre registration hits 6,000 registrants 2013</p> <p>Opening of City Centre Community Centre First ArtRich Exhibition at RAG Inaugural Richmond World Festival How Art Works campaign and website launched 2015</p>	<p>BCRPA Program Excellence Award – Pollinator Pasture PWABC Project of the Year Award – No. 2 Rd. Pump Station Public Art Community Mural program endorsed Public Art collection reaches 244 art works Minoru Place Activity Centre approved to be repurposed for arts use 2018</p>

Pinnacle Sorrento ARTS units open
Arts and Culture eNewsletter hits 450 subscribers
Richmond Arts Strategy 2019–2024 **2019**



How Richmond currently supports and invests in arts and culture*

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

* 2018 statistics, unless otherwise noted

Supporter



COMMUNITY ART EXHIBITIONS

>50 artists exhibited in 6 locations including Richmond City Hall



RICHMOND ARTS AWARDS

86 nominations
6 awards presented annually



CULTURE DAYS

77 registered activities* by 59 local arts groups and individuals in 28 locations
*Top 4 for medium-sized cities in Canada; Top 8 overall



RICHMOND ARTS CENTRE

provided 11 arts groups 4,137 hours of room rentals at a subsidy of \$79,310

Facility Operator



RICHMOND CULTURAL CENTRE

>735 hours room rentals by cultural organizations at subsidized rates



RICHMOND ARTS CENTRE

476 courses
35 professional instructors
4068 students registered



RICHMOND ART GALLERY

18 exhibitions involving 30 artists
>20 community artists in biannual Arttrich exhibition



RICHMOND MEDIA LAB

58 courses
8 professional instructors

Plus: Libraries, Museums and Heritage sites which partner with Arts Services

Communicator



ARTS & CULTURE E-BLASTS
39 e-newsletters throughout the year



LULU SERIES: ART IN THE CITY

3 acclaimed guest speakers
3 performing artists

Investor



ARTS & CULTURE GRANTS PROGRAM, 2018 distributed \$114,524 to 16 organizations



PUBLIC ART PROGRAM

244 artworks to date
114 artists contracted for civic art projects, to date
27 community groups engaged in 2018 projects
10,000 hours of community participation in the Engaging Artists in the Community projects

Presenter



FESTIVALS

8 major events
showcasing **200** local
artists and arts groups
300 performances
200,000 people attended

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ARTISTS-IN-RESIDENCE

2-month Writer-in-Residence
11-month Branscombe House
Artist-in-Residence
4 projects and **>1,200** participants in
Engaging Artists in the Community projects



GATEWAY THEATRE**

152 performances
110 professional artists
11 community performers
178 hours of studio time donated
to other performing arts organizations
33,361 people attended

** operated by Richmond Gateway Theatre Society
with support of City of Richmond

What's Ahead: Sector Trends and Impacts

In the broader context of planning, important trends in Canada's \$53.4 billion cultural industry will continue to have a significant influence on arts management and programming over the next five years. Key considerations:

- Festivals and events lead as Canadians' top form of participation in arts and culture
- Shifting from passive consumption of arts and culture to more participatory arts experiences
- Upholding Calls to Action of Truth and Reconciliation
- Lifecycle of arts organizations: many arts organizations in BC are having difficulty moving to an established phase and/or shifting into a turnaround mode after a period of gradual decline
- Creating safe and inclusive spaces for community dialogue through the arts (e.g. social-change arts practices)
- Generational shifts in arts audiences
- Digital strategies and technological innovation
- New operating models that are more entrepreneurial in nature
- Venues and programming that offer arts experiences for families
- Disability arts where artforms are produced with accessibility in mind
- Creative placemaking and co-activations of spaces
- With further capacity-building within community groups, a shift in the City's role to be more of a facilitator and convener than a direct-supplier of services

The Impacts and Benefits of Arts and Cultural Development

Thriving communities understand that building pride of place, through engaging arts and cultural programs, strengthens both community participation and economic development.

Participation in the arts is proven to:

- Build interpersonal ties and social networks
- Promote volunteering
- Reduce delinquency in high-risk youth
- Relieve stress
- Improve residents' sense of belonging
- Increase inclusion and celebrate diversity
- Foster a creative milieu that spurs economic growth in creative industries
- Further regional interest from tourism, business, new residents, and investors

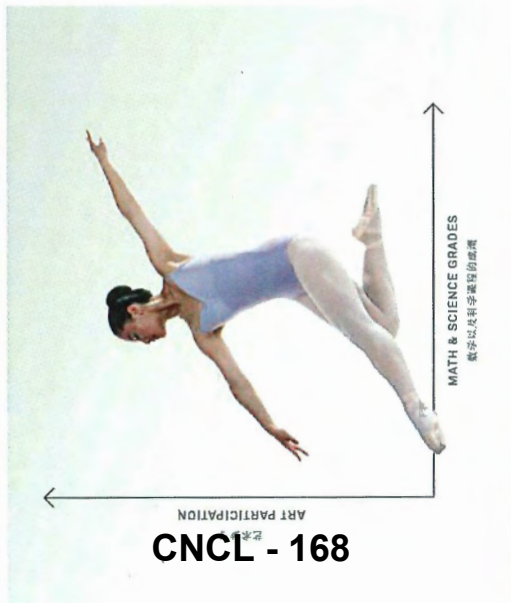
The 2017 *How Art Works* campaign was a source of inspiration for the title of Richmond's Arts Strategy 2019–2024. The following five themes, described on the website, capture the impacts of the arts.

Arts' Impact on Students

While practical education may seem like an obvious path to success, creativity is the number one skill that employers are looking for. Children and youth who participate in the arts, particularly music, are more likely to stay in school, excel in math and science and achieve life-long academic distinctions. Compared to the general public, top scientists are twice as likely to have an artistic hobby.

Healthy Living Through Art

The arts' ability to inspire happiness can also improve health. Doctors in the U.K. and Canada are now prescribing arts activities as a health-related therapy, as research has shown that the arts can alleviate stress and reduce the likelihood of depression. Arts engagement can even improve immune function by lowering chemicals that cause the inflammation which triggers diabetes, heart attacks and other illnesses. Music, when complemented with standard therapies, can support many treatments including pain management, speech therapy and treatments for Parkinson's Disease.



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A Stronger Economy Through Art

Arts and culture play an important role in promoting economic goals through local regeneration, developing talent, creating jobs, spurring innovation and attracting tourists. Statistics Canada estimates that cultural industries (including broadcasting, film and video, interactive media, design, journalism and crafts) contribute an estimated \$53.4 billion in direct contribution to Canada's GDP and more than 700,000 jobs.

Bringing people together

92% of Canadians believe arts experiences are a valuable way of bringing together people from different languages and acknowledging cultural traditions.

— Phoenix Strategic Perspectives, Community Foundations of Canada, 2017



Art Strengthens Communities

When we experience culture — a theatre piece, book, concert, etc. — that addresses a social issue or conveys a new perspective, we gain a better understanding of humanity and the diverse groups we live amongst. Dance, music, photography and other visual arts transcend language and offer a public dialogue that bridges differences between cultural, racial and ethnic groups. Cultural festivals promote celebration and pride and provide an opportunity for individuals to engage with new perspectives and traditions.

Art Improves Quality of Life

Learning new skills when creating a work of art can improve self-control and confidence in one's abilities. These activities maintain neurological function, stimulate growth, and recruit pathways crucial to cognitive function. Moreover, the arts can provide opportunities to network, bond over new projects and share experiences which further a sense of community.

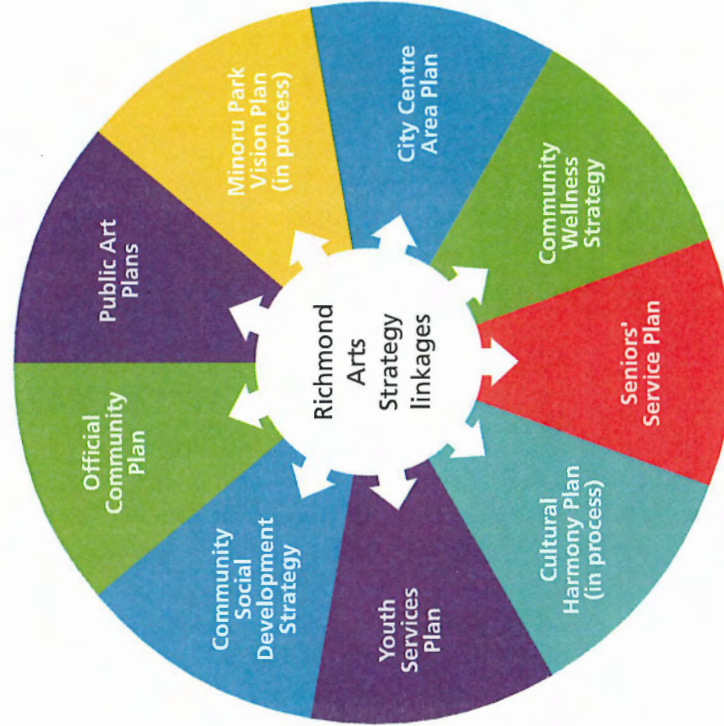
ARTS STRATEGY: SCOPE AND PROCESS

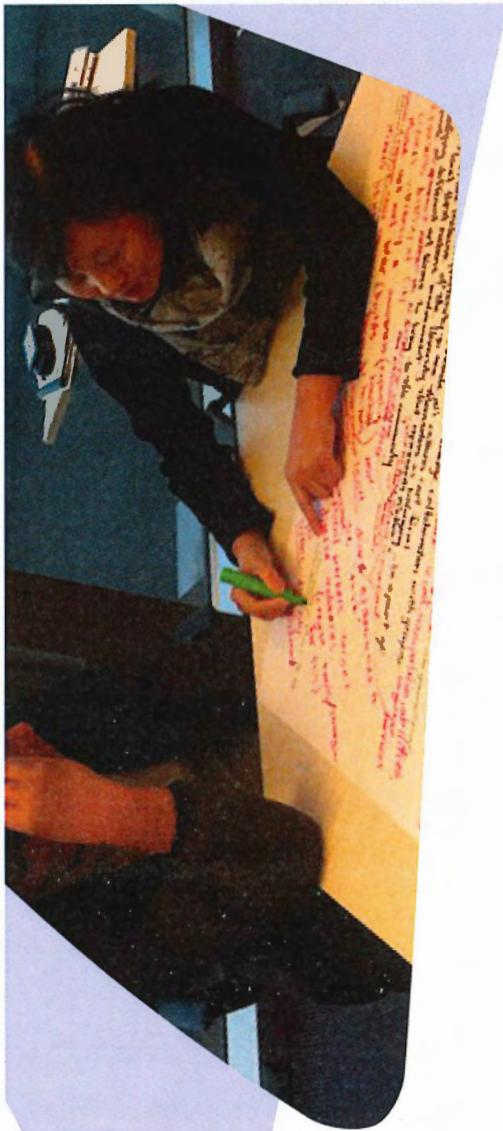
The development of the Richmond Arts Strategy 2019–2024 took into consideration the goals and vision for Richmond as outlined in the Official Community Plan (OCP) and each related City Plans and Strategies.

Richmond's OCP is founded on a long-term community planning vision for a sustainable, engaged and welcoming community that is connected, accessible, adaptable and valued for its sense of place.

The Richmond Arts Strategy 2019–2024 builds on the City's existing work towards this vision, and identifies linkages among the OCP and other City plans including Local Area Plans, Neighbourhood Plans and various strategies, such as the Community Wellness Strategy, 2018–2023, specific arts strategies, and other initiatives listed on this page.

These linkages form a nested relationship of overlapping goals and outcomes for the City of Richmond that, together, contribute to the development of excellent and accessible programs and spaces that represent the unique needs and opportunities of the City.





Members of the Task Group met regularly to inform the new Richmond Arts Strategy.

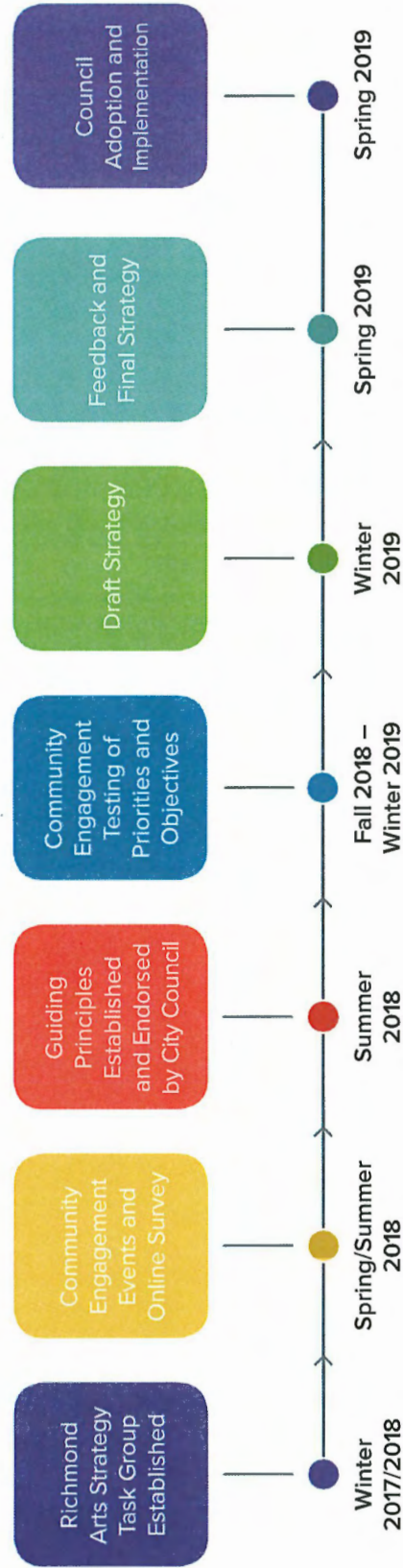
Process and Timeline

The Richmond Arts Strategy 2019–2024 is the culmination of an extensive process of community engagement and input.

The 25-member multi-generational and multicultural Task Group—mirroring various aspects of life in Richmond, including representatives from local arts and cultural organizations, businesses and independent artists—was essential to ensuring the final document appropriately reflects community input.

Feedback from the community at large was also integral to each stage of the Strategy's development, and has been collected from hundreds of Richmond residents and community stakeholders who responded, contributed and gave feedback, along the way.

The project leadership team consisted of three consultants and staff from the City's Arts Services section.



WHAT WE HEARD



ArtWorks community engagement was everywhere, including the 10th annual Richmond Arts Awards.

ENGAGEMENT SUMMARY

ArtWorks, the extensive community engagement campaign that informed the development of this Strategy took place in Spring and Summer of 2018.

A full summary of these findings can be found online at howartworks.ca

Throughout the engagement period, the project team gathered feedback and ideas from the community via an online survey, a series of community dialogue events and more than 30 pop-up kiosks and sounding boards across the City. In addition to receiving more than 470 completed surveys, in both English and Chinese, approximately 500 additional pieces of feedback were collected through our various activities.

"It's just the spark at the beginning of Richmond's arts movement. This is a very special and creative time where the sky is the limit."

– Community Engagement Survey Respondent

The numerous wide-ranging opportunities to engage in the development of this strategy included facilitated consultation events, pop-up kiosks, stakeholder meetings and presentations, one-on-one interviews with key informants and arts stakeholders and surveys.

Pop-up kiosks and facilitated conversations took place throughout Richmond at the following locations and events:

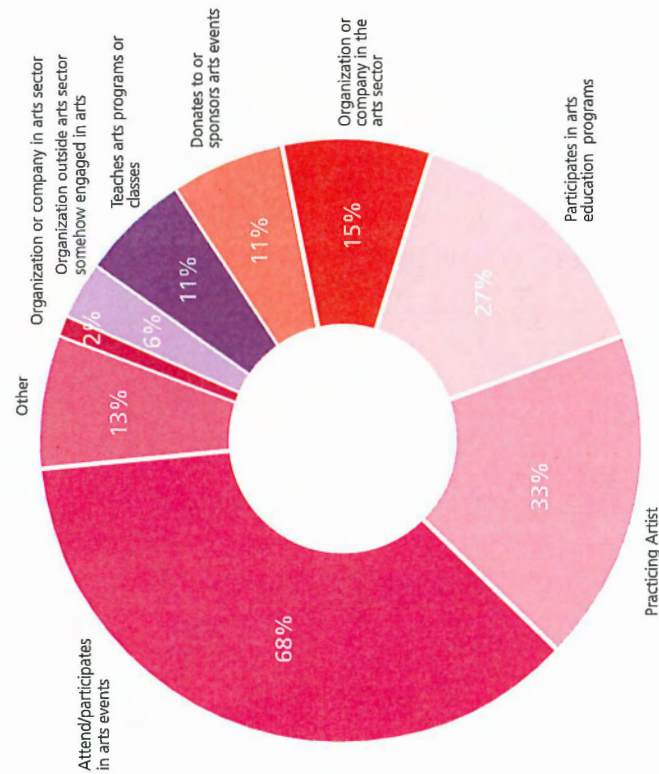
- | | |
|---|---|
| • Aberdeen Centre | • Richmond Art Gallery |
| • <i>Art About Finn Slough</i> Exhibition | • Youth Collective |
| • Branscombe House | • Richmond Chinese Arts and Culture Festival |
| • Cherry Blossom Festival | • Richmond Delta Youth Orchestra Concerts |
| • Children's Arts Festival | • Richmond Gem and Mineral Society Annual Show |
| • Cultural Cafes for artists and public | |
| • Cultural Centre Lobby | • Richmond Media Lab |
| • Culture Days | • Richmond Potters Club Spring Sale |
| • Gateway Theatre | |
| • Kwantlen Farmers Market | • Richmond Youth Dance Company |
| • Kwantlen Polytechnic University Design Week | • Rocinini Café |
| • Lansdowne Centre | • Two Community Dialogue Sessions at City Centre Community Centre and KPU |
| • National Indigenous Day at Musqueam | |
| • Performance Hall | • Vancouver Lipont Centre |
| • Richmond Arts Awards | • Various community centres via Youth Services Coordinators |
| • Richmond Arts Centre | |

Online Survey: Snapshot

Respondent Profile

- 53% of survey respondents were under 50; the mean average was 48
- 68% of the survey respondents indicated that they attend and/or participate in cultural events and programs in Richmond
- 70% identified as Female
- 76% live in Richmond with an even split between City Centre and Steveston as most common neighbourhood of residence at 27% each
- For new residents, 41% cited China as their country of origin
- 56% of respondents identified as being Caucasian while 33% identified as being Chinese
- 64% cited household incomes >\$50,000
- 56% self-identified as artists
- The vast majority of Richmond arts organizations are volunteer-run
- 38% of organizations reported being primarily creators or producers, while nearly 25% were organizations involved in the dissemination of art
- Of the respondents who indicated that they were practicing artists or responding on behalf of an organization, the majority (53%) reported that their primary activity occurs in visual and applied art

Survey Respondents Identified as ...



Beyond the Survey: The City's Role in the Arts Ecosystem

When looking at leveraging the arts in a strategic way, stakeholders noted that the City can bring together priorities from various City Plans (e.g., Community Wellness Strategy, Community Social Development Strategy) and ensure that the arts are at the intersection of those plans.

During internal engagement, City staff across departments and divisions recognized that they play an important role in the arts ecosystem. Staff saw the importance of arts and culture in building community, the need for better communication, marketing and promotion, as well as more collaboration and support for arts and culture within the City.

Staff also identified the need for more/alternative spaces and funding to improve the delivery of arts and cultural programming and events; for more diverse, inclusive and accessible programming, and for new, integrated strategies to support their efforts.

73% of organizations indicated that they have formed partnerships with other organizations active in the arts, mostly with the City of Richmond, other Richmond-based arts groups and/or other cities.

Encouraging partnerships and collaboration between arts organizations, artists, businesses and creative entrepreneurs was also identified during broader community engagement as an essential element of developing Richmond's arts ecosystem.

Sewer access cover design by local artist, James Harry.

Richmond's Cultural Scene: Points of Pride

Public Art

Richmond's Public Art was described throughout the open-ended survey portion of the engagement process as a point of pride in the arts ecosystem with the vast majority of survey respondents having noted various types of Public Art in Richmond including sculptures (84%); utility box wraps (58%); murals (56%); art integrated with building elements (52%); community engaged art programs (38%); and functional artwork (24%).

"I really appreciate the First Nations' art around the city."

– Community Engagement Survey Respondent

Using public art as a means of "achieving a more sustainable community" and "encouraging public dialogue and increasing public awareness" were highly ranked goals for public art among survey respondents. "Sparking community participation" and complementing and/or developing the character of Richmond's diverse neighbourhoods" were also important to survey respondents.



Diversity... in many forms

Richmond's multicultural and diverse arts ecosystem was another point of pride for many. It was also often noted that the community was generally successful at building on multiculturalism to increase creative expression around the city.

"We have such a rich multicultural base for our art to grow from."

– Community Engagement Survey Respondent

One respondent noted that the City's diversity also creates unique educational opportunities in Richmond. "Richmond is richly multicultural... I am excited to be educated about other cultures each time I visit an arts performance or exhibit that features non-dominant cultures."

On the other hand, some respondents pointed out room for improvement: "We have high-level artists from Asia and Canada here. What is needed is a way to connect and showcase them."

Richmond residents indicated a desire to expand inclusive and diverse arts programming. Many survey respondents cited the city's diversity and existing children's and youth programming as strong points in Richmond with 73% of arts organizations reporting they engaged with youth as part of their ongoing activities and programs. However, stakeholders noted this as an area that could still be expanded.

Natural Beauty

The natural beauty and cultural heritage of Steveston was most often mentioned as a favourite feature of Richmond. Specifically, historic sites such as the Britannia Shipyards National Historic Site, Gulf of Georgia Cannery and London Heritage Farm were noted as being exemplary reflections of the City's rich maritime, farming and fishing history. Other respondents referenced Richmond's natural heritage, such as its abundance of birds.

Richmond's unique history and natural setting as a maritime hub were key points of pride for many participants.

"[Proud to] explore heritage buildings and sites ... Salmon Festival for sure! Maybe [we] could have art in the park festival. The sports field is fabulous and the flowers on the streets look great. Steveston heritage area is lovely to walk around and paint."

– Community Engagement Survey Respondent

Did you know?

Almost nine in ten Canadians say that governments should place at least moderate importance on supporting the arts and culture sector.

– Arts and Heritage Access and Availability Survey 2016-2017, Environics Research



"Richmond is welcoming to so many new Canadians to its neighbourhoods. I think its arts scene really addresses the thirst of these newcomers for the cultural and entertainment stimulation that Richmond's arts organizations present."

– Community Engagement Survey Respondent

PRIORITIES: KEY FOCUS AREAS

Overall, community engagement suggested that the City should prioritize the following key focus areas in the Arts Strategy:

1. Free public events
2. New and improved spaces
3. Increased awareness

The sections that immediately follow identify highlights of what was heard during the engagement phase. Specific directions and actions to be taken to address these priorities are presented within the Strategic Directions section of this Strategy (pages 29–42).



Did you know?

62% of Canadians "strongly agree" that arts and culture makes communities a better place to live and is a valuable way of bringing people together.

– Arts and Heritage Access and Availability Survey 2016–2017, Environics Research, 2017



Richmond is a national leader in Culture Days, an annual 3-day festival that includes free, hands-on activities and workshops, as well as, "behind the scenes" creative experiences.

Priority 1: Free Festivals and Events

Of the many means of engaging with the arts, free festivals was the top priority for Richmond residents. This is consistent with national data indicating that festivals and events are the most common form of Canadians' participation in the arts. The quality and variety of festivals offered around the City were widely cited as points of pride. Festivals are seen as an effective means to celebrate, capture and inspire Richmond's artistic vibrancy. Respondents noted that festivals foster inclusion as well as encourage intercultural understanding.

"Festivals are inclusive of celebrating one another's heritages, ethnicities and cultures."

– Community Engagement Survey Respondent

Stakeholders indicated a desire and need for free public events, and affordable art programs and workshops that engage all age groups within the community, especially youth.

The Richmond World Festival was singled out for celebrating the diverse cultural backgrounds of Richmond. Other festivals that instilled a sense of civic pride were Culture Days, the Maritime Festival, Salmon Festival, Harvest Festival, Chinese New Year's celebrations and the Grand Prix of Art.



Where We Engage with the Arts

Survey respondents were asked to select events or venues that they had attended in the past 12 months.

Venues

Richmond Art Gallery	50%
Richmond Museum	27%
Gateway Theatre	26%

Events

Culture Days	46%
Doors Open Richmond	39%
Maritime Festival	37%
Richmond World Festival	30%
Children's Arts Festival	22%

Priority 2: New and/or Improved Spaces

Following free festivals and events, new and/or improved spaces was the most widely cited priority with the majority of types of engagement feedback indicating that both exhibition/gallery space and creation/studio space should be prioritized by the City. Lack of small venues, non-traditional spaces and leveraging existing spaces in the built-environment were also key points raised by the community.

New Spaces

As a rapidly growing and developing urban centre, community members commented on the need to work with developers to create space for the arts. There were four specific types of spaces that engagement with the community revealed as key gaps:

- Spaces to exhibit art;
- Performing arts and gathering spaces, particularly medium-sized spaces for 150–300 people; and
- Organizational/administrative space.

Existing Spaces

Artists reported low satisfaction with performance spaces, reflecting wider demand for smaller, more affordable spaces to rehearse and/or perform. Across all types of facilities, the most common concern regarded availability with many artists noting that desirable facilities are often full or booked far in advance.

Broad community feedback noted that the Cultural Centre delivers high quality programming but most agreed it needs larger exhibition space. It was also noted that the one approach to meet the demand for spaces could be through distribution of exhibition and programming space throughout the City by utilizing existing space.

In terms of adapting or re-purposing existing spaces, the most common suggestion was animating spaces in shopping malls. Optimizing empty storefronts, industrial warehouses, churches, school gyms and post-secondary facilities — spaces that lend themselves to being transformed into space for the arts — was also identified. Outdoor spaces such as London Heritage Farm, parks and walking trails were also considered as potential spaces for artistic activity.

Artists and organizations both widely expressed that they would like to more space to exhibit art in Richmond. This was further emphasized by residents expressing that the City should prioritize exhibition space.

Priority 3: Increased Awareness

The need for increased awareness and promotion of arts programming around the City was a repeated theme throughout the survey and broader engagement feedback. Respondents noted that information was often coming from a variety of places and was at times 'spotty'.

"Not everyone in Richmond is aware of all the programs, events and activities going on. We'll have to do more advertising."

– Community Engagement Survey Respondent

Preferred Communications Channels

Respondents were largely in support of more social media-based advertising (53%) and more stories in the local newspaper (44%) as a means for improving awareness.

Other recommendations included:

- Create reader boards or post notices at community centres, libraries or art venues;
- Direct outreach to community groups;
- Advertise in public places such as Canada Line stations or malls;
- Advertise widely in both Chinese and English; and
- Develop a regularly updated centralized website for programming and events info.

HowArtWorks.ca

The HowArtWorks.ca website offers information about how the arts benefits communities and individuals. The site also lists the key arts and culture venues and programs offered by the City and includes links to the impacts of the arts in social and economic well-being.

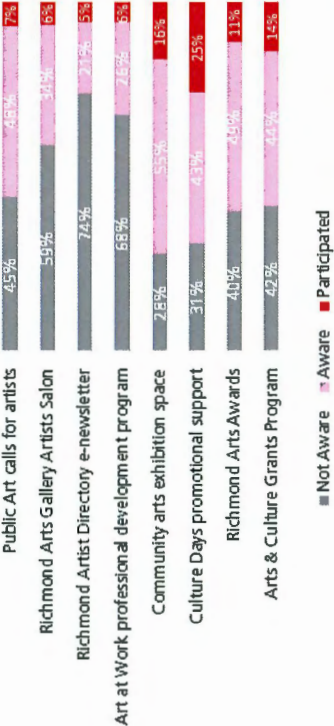
79% of respondents indicated they would use it (or continue to use it) as a tool to access information to promote the importance of the arts in the community. Further community feedback noted that HowArtWorks.ca could be leveraged as a central portal or online hub for all-things-arts in Richmond.

"It would be great if the Arts Centre info [at HowArtWorks.ca] had more detail and links to group websites and encouraged the groups to add the site to their pages."

– Community Engagement Survey Respondent

Programs for Artists

While funding was noted as a key focus area by arts stakeholders, survey results and broader community feedback suggest this may be more of an awareness issue than lack of available funding. The survey revealed that a large number of artists and cultural group representatives were previously unaware of key support offerings by the City.

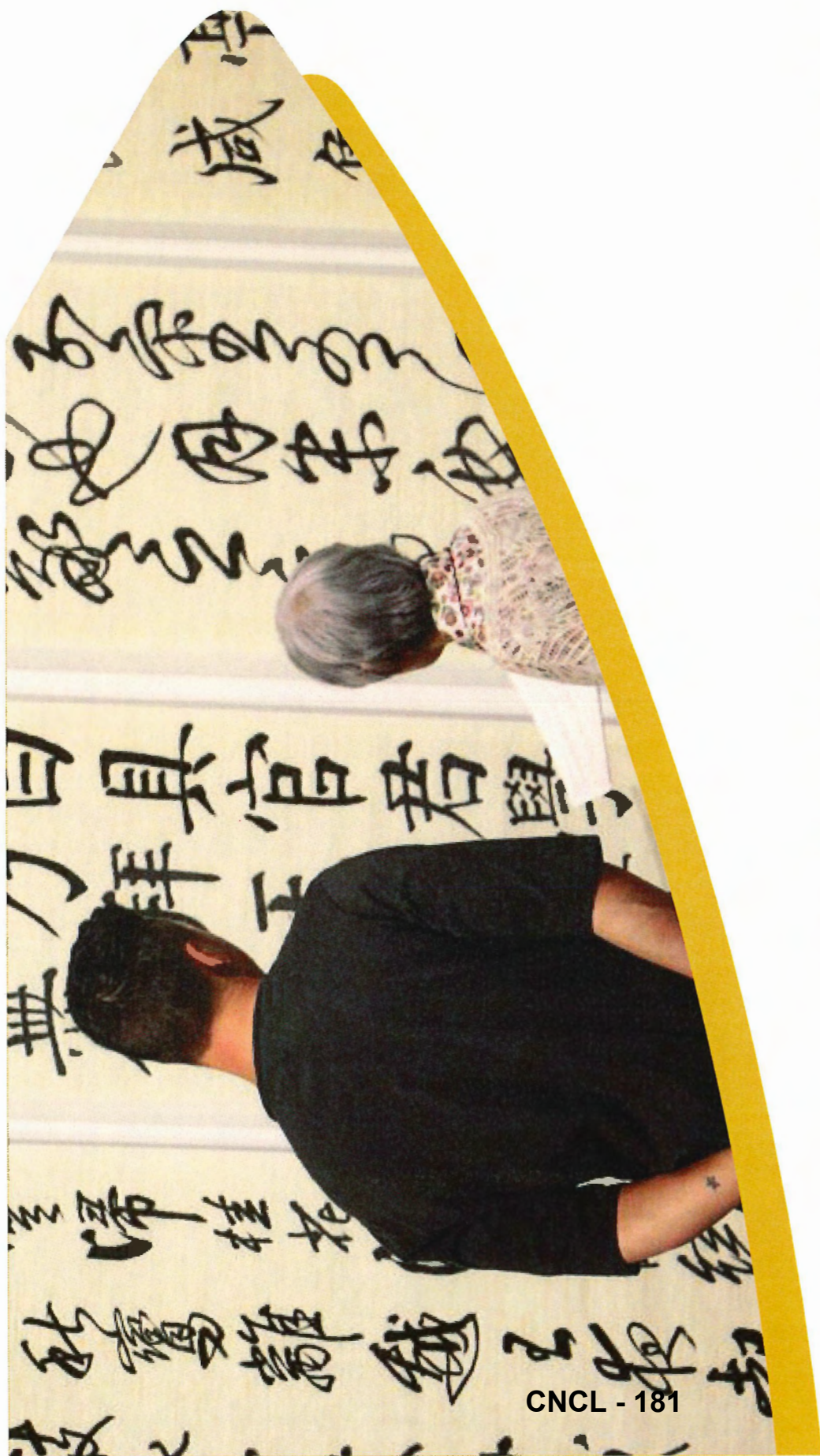


The Arts Centre is Richmond's arts education and creation hub for courses, events, organizations and artists. It's aim is to make the arts accessible and is also home to a number of local Resident Art Groups.



Did you know?

More than 450 artists and cultural organizations receive e-newsletters from the City's Cultural Development office to learn about Artist Calls, funding deadlines, promotional opportunities, professional development workshops and more.



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RICHMOND ARTS STRATEGY

VISION | GUIDING PRINCIPLES

STRATEGIC DIRECTIONS | OBJECTIVES

KEY ACTIONS

The Richmond Art Gallery seeks to enhance everyone's understanding and enjoyment of contemporary art through exhibitions, programming and education.

THE VISION

Richmond's thriving arts scene:

- Animates our city everyday;
- Offers rich arts education and experiences, festivals and events;
- Fosters social connections and wellness;
- Builds arts and culture leadership; and
- Provides creative spaces.

GUIDING PRINCIPLES

Working with the 25-member Richmond Arts Strategy Task Group, community feedback played a vital role in the development of the Strategy's Guiding Principles which were officially endorsed by City Council on July 23, 2018.

These Principles will guide the strategic priorities, actions and decisions of the City of Richmond in arts development over the next five years:

- Striving for **excellence** among all who participate in and contribute to the artistic life of Richmond from City services to community organizations to individuals of all ages and skill levels.
- **Sustainability** to 'future-proof' the arts through funding, education, infrastructure, mentorship and the integration of the arts into the everyday fabric of our city.
- Expressing **creativity** through experimentation and fostering collaboration among diverse voices.
- Providing broad **accessibility** to arts experiences and advancing **inclusivity** to connect people through the arts.
- **Community-building** through creative engagement and dialogue, and honouring the spirit of Reconciliation.
- **Celebration** to showcase and inspire Richmond's artistic vibrancy.



STRATEGIC DIRECTION 1

ENSURE AFFORDABLE AND ACCESSIBLE ARTS FOR ALL



Objective 1.1

Continue to support a diverse range of free and affordable arts programming.

SUPPORTING ACTIONS:

1. Review the City's offerings of free and low-cost arts programming and events, and assess required City resources to keep cost barriers low.
2. Develop or expand opportunities to directly support individual artists, cultural organizations and venues that provide low and no cost public program delivery.
3. Work with the City's Accessibility Coordinator to promote the Recreation Fee Subsidy Program (RFSP) for arts programs.
4. Support and encourage low-cost to no-cost neighbourhood and community-based cultural activities and events.

Objective 1.2

Support access to creative tools and resources, especially for youth.

SUPPORTING ACTIONS:

1. Expand, maintain and promote howartworks.ca to be an online hub to find an inventory of cultural groups, spaces, opportunities, events, and online repositories of tools and other resources, including collections of galleries, libraries, archives and museums.
2. Develop and/or increase the use of creative tool libraries, musical instrument libraries and/or other creative resource lending programs.
3. Continue to work across Community Services and associations to connect youth to creative opportunities and resources.
4. Continue to work with the School District 38 to link arts education resources to teachers.
5. Continue to offer free access to media arts training and equipment through the Richmond Youth Media Program.

Did you know?

The City of Richmond offers a Recreation Fee Subsidy Program that includes cultural programs for residents of all ages who are experiencing financial hardship. Details at richmond.ca/subsidy.



Objective 1.3

Engage the imaginations of all generations through creative education and outreach.

SUPPORTING ACTIONS:

1. Support the retention and development of high-calibre arts experiences and education in community centres, city-operated facilities and public spaces.
2. Support and promote programs across Community Services and other City partners that communicate the value of the arts to social and emotional well-being.
3. Work with arts and cultural professionals to demonstrate and communicate the possibilities of a career in the creative industries and arts sector, especially to youth.
4. Increase the scope of arts education programs and services available to all age ranges and levels from entry to pre-professional.
5. Increase the use and extend programming of the Richmond Arts Centre Art Truck.

Objective 1.4

Identify and address accessibility barriers to creative participation.

SUPPORTING ACTIONS:

1. Encourage and promote arts and culture opportunities at locations close to transit, and identify opportunities to reduce transportation barriers.
2. Offer and encourage arts engagement opportunities in spaces beyond the walls of traditional venues including unconventional spaces.
3. Incorporate creative wayfinding elements to improve navigability and visibility to cultural events and venues.
4. Work with the City's Accessibility Coordinator to identify and address physical accessibility challenges to attending festivals, visiting cultural venues and exploring public art.
5. Identify ways to ensure cultural venues and other spaces providing arts experiences are appealing and welcoming to newcomers, people living with disabilities, LGBTQ2S residents and other typically under-represented groups.

STRATEGIC DIRECTION 2

PROMOTE INCLUSIVITY AND DIVERSITY IN THE ARTS



Objective 2.1

Celebrate Richmond's diversity, history, growth and change as a community.

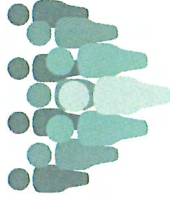
SUPPORTING ACTIONS:

1. Highlight Richmond's cultural diversity in arts and culture marketing and communication.
2. Acknowledge First Nations territory at cultural events.
3. Encourage and increase programming that involves work by Musqueam and other Indigenous artists.
4. Review current programming to ensure that under-represented cultural and LGBTQ2 activities are part of festival and arts event programming.
5. Develop new arts experiences in the context of other events and programs across City departments.
6. Connect with the diverse cultural communities of Richmond (including faith-based communities) to encourage sharing of art, food and music.
7. Continue to grow and deepen the programming of the Richmond World Festival as a showcase of Richmond's cultural and ethnic diversity.
8. Encourage collaborations among under-represented community groups, such as youth, Chinese-speaking, Indigenous and LGBTQ2S people.
9. Invite diverse groups, including those typically under-represented, to participate in the telling of their story in the Richmond context, through creative engagement.

Art brings us together

Cultural engagement improves understanding and empathy towards others

— Arts Council England, 2017



Objective 2.2

Cultivate a sense of belonging through creative engagement.

SUPPORTING ACTIONS:

1. Facilitate intercultural communication with creative environments and arts-based programs.
2. Continue to provide and support community-engaged arts opportunities and practices.
3. Provide a range of participatory programming for all age groups and inter-age groups at the community or neighbourhood scale.
4. Integrate creative and cultural experiences into City services for newcomers and other cross-cultural programs and services.
5. Increase multilingual arts experiences.

Objective 2.3

Broaden understanding of what artistic expression can be through education and experimentation.

SUPPORTING ACTIONS:

1. Build on existing services in libraries, community centres and other spaces that include creative programming to reach new audiences.
2. Expand and increase the *How Art Works* public education campaign that communicates the benefits of creativity and the value of the arts.
3. Encourage thoughtful conversations about creative expression and the arts through public programming such as panel discussions, Lulu Series, Art Café, etc.
4. Support and program art-making demonstrations in the public realm.
5. Ensure City funding opportunities and arts-related programs are in-keeping with changes to current working models in the arts and art forms.
6. Invite the public “behind the scenes” and to create things themselves, through programming including events like Doors Open Richmond, Instrument Petting Zoo, Culture Days and Children’s Arts Festival.



Objective 2.4

Leverage Richmond's diversity to develop representative programming and events that attract audiences from within and beyond the City.

SUPPORTING ACTIONS:

1. Link the Richmond Arts Strategy 2019–2024 strategic directions to tourism initiatives that bolster Richmond as a cultural destination.
2. Collaborate with Indigenous Peoples and community groups to identify thematic tourism niches through culinary arts, natural and cultural heritage.
3. Promote, encourage and develop initiatives and festivals that encourage cultural cross-pollination.

Objective 2.5

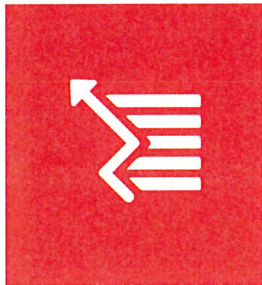
Enable partnerships, connections and collaboration among diverse organizations, venues and creative partners.

SUPPORTING ACTIONS:

1. Encourage collaboration among and across creative sectors and cultural industries.
2. Encourage collaboration of visual, literary and performing arts with libraries, museums and archives regarding programming and resources.
3. Include non-traditional creative activities and industries (e.g. video game design) in the development of events, creative programming and educational offerings.
4. Continue to foster collaboration and partnerships with other City departments and non-arts organizations such as Vancouver Coastal Health and Richmond Addiction Services.
5. Establish and/or strengthen connections with community centres, School District 38 and community organizations to increase arts opportunities and experiences.

STRATEGIC DIRECTION 3

INVEST IN THE ARTS



Objective 3.1

Build creative capacity through planning and development.

SUPPORTING ACTIONS:

1. Ensure alignment of the Richmond Arts Strategy 2019–2024 with related City Plans, Strategies and Policies including the Richmond Wellness Strategy 2018–2023 (see plan linkages on page 17).
2. Among online tools added to howartworks.ca, include link to online event approvals applications system for community event organizers to obtain approvals from Richmond Event Approval Coordination Team (REACT).
3. Encourage arts incubator spaces for emerging artists and organizations.
4. Continue to position and promote Community Cultural Development staff as a go-to resource for the arts community.
5. Identify priority cultural amenity opportunities through development.
6. Monitor and review the Arts and Culture grant program to ensure it supports and responds to the needs of the arts community.
7. Continue to support and encourage organizations to leverage City investment to attract additional funding from other levels of government and other sources.
8. Encourage and develop cross-departmental collaboration to create new arts experiences with a variety of participants.
9. Establish a Cultural Leaders Roundtable for ongoing dialogue and engagement.

Objective 3.2

Connect creative producers to the tools, training and supports that are vital to their work.

SUPPORTING ACTIONS:

1. Expand professional development, mentorship and skill-building opportunities for artists and cultural organizations.
2. Continue to invest in and provide mentoring support to cultural organizations through the Arts and Culture grants program.
3. Provide links on howartworks.ca to existing online resources for the creative community (e.g. Spacefinder, Arts BC, audition opportunities, artist directory, funding opportunities, calls for submission)
4. Continue to promote opportunities for artists via online tools and social media including the Richmond Artists Directory e-newsletter.

Objective 3.3

Broaden the economic potential and contribution of the arts.

SUPPORTING ACTIONS:

1. Streamline or demystify the process to encourage creative industries to locate in Richmond.
2. Ensure the arts are considered in Richmond's Economic Development Strategy and that they play a role in the economic sustainability of the city.
3. Continue to create favourable conditions for the filming industry in Richmond.
4. Raise awareness of the ways that the arts and creative industries contribute to the economic health of the community.
5. Nurture relationships between arts organizations and key business organizations (e.g. Tourism Richmond, Chamber of Commerce).
6. Foster opportunities for business to invest in and partner with the arts (e.g. through sponsorship, provision of space.)

Objective 3.4

Attract and engage high-profile leaders to advocate and invest in arts and culture.

SUPPORTING ACTIONS:

1. Foster relationship building with private donors and encourage legacy-based initiatives and philanthropy.
2. Work with the arts community to develop a foundation to facilitate and direct donations from corporate donors to support arts development.
3. Expand partnerships with local area post-secondary institutions.
4. Advocate at all levels of government for increased funding and support for arts and culture.

Objective 3.5

Integrate the arts at a strategic level in community, economic, tourism, environmental and wellness planning.

SUPPORTING ACTIONS:

1. Identify policies, processes and bylaws that impede arts and cultural development and modify to reduce barriers.
2. Link the Arts Strategy to other City planning initiatives.
3. Raise the awareness among City Departments of the benefits of arts and culture in building a strong community.
4. Continue to work with other City departments to provide arts opportunities including art in the public realm.
5. Conduct a deeper analysis of the data collected through the community engagement process and connect, where applicable, to relevant data from other sources.

Did you know?

One-half of Canadians 15 years of age or older make or perform art, with the most common arts practices being crafts (18%) and music (15%).

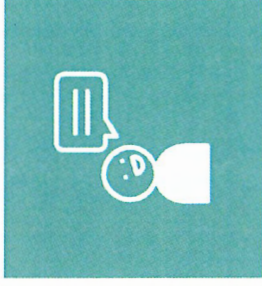
— Hill Strategies, *Canadians' Arts, Culture and Heritage Participation*, 2018





STRATEGIC DIRECTION 4

INCREASE AWARENESS AND PARTICIPATION IN THE ARTS



Objective 4.1

Cultivate arts and cultural leadership.

SUPPORTING ACTIONS:

1. Partner with arts advocates in the community to achieve common outcomes.
2. Support participatory creative programming and education for health and well-being.
3. Continue to showcase achievements in the arts with the annual report to Council and circulate widely.
4. Encourage activities that support dialogue regarding arts and cultural development.
5. Continue to encourage the Richmond Arts Coalition to be a vital voice for artists in the community.

Objective 4.2

Connect the Richmond community to creative events, news and resources.

SUPPORTING ACTIONS:

1. Promote howartworks.ca as the main Richmond arts portal to connect the community and creators to event listings, spaces, arts information, opportunities and resources.
2. Develop and execute an Arts Communications Strategy.
3. Dedicate resources for arts-related marketing and communications, with particular attention to expanding social media presence.

Art cultivates a sense of belonging

- People who rate arts, culture and leisure being excellent in their community are 2.8 times more likely to have a strong sense of belonging to their city

– Angus Reid, 2015



Objective 4.3

Engage the Richmond community with creative experiences and artistic encounters in their daily life.

SUPPORTING ACTIONS:

1. Continue to provide and promote events such as Culture Days and Doors Open Richmond to showcase Richmond Artists.
2. Continue to provide community grants and funding for arts experiences at neighbourhood levels.
3. Encourage and continue to offer an array of lecture series, seminars, panels and community dialogues on arts, culture and heritage issues.
4. Encourage neighbourhood-based cultural activity (e.g. creative neighbourhood actions, gardening, walking tours, food tourism, etc.).
5. Continue to foster a built environment where one has spontaneous encounters with art through the Public Art program.
6. Expand programs such as the Public Art “Engaging Artists in the Community” program and Branscombe House Artist-in-Residence program which support community-engaged arts practices.
7. Increase visual and performing arts opportunities in public spaces to showcase Richmond artists.



STRATEGIC DIRECTION 5 ACTIVATE PUBLIC SPACES THROUGH (AND FOR!) THE ARTS



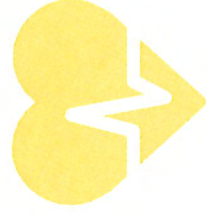
Objective 5.1

Work towards meeting the demand for creative spaces and cultural facilities.

SUPPORTING ACTIONS:

1. Continue to identify and make creative use of the built environment and civic facilities.
2. Pursue changes to existing civic, particularly cultural facilities in response to changing community demand for cultural programming.
3. Encourage the use of existing spaces within public institutions (such as schools and libraries) for other creative uses.
4. Conduct Richmond real-estate inventory for under-utilized commercial spaces, for potential creative, cultural and heritage use.
5. Use Public Art and cultural programming to reimagine public spaces with an eye to creative placemaking.
6. Complete a Cultural Facilities Needs Assessment and conduct feasibility studies as may arise from it.
7. Review bylaws that interfere with public performance and space activation (eg. busking).
8. Continue to offer subsidized creation space to Resident Art Groups at the Arts Centre and subsidized performance space at the Gateway Theatre to qualifying non-profit organizations.
9. Ensure that City-operated arts spaces have technological resources and flexibility to accommodate emerging forms of presentation and exhibition.
10. Convert the Minoru Place Activity Centre into the Cultural Centre Annex to address growing demand for arts programs and provide new, informal spaces for performance and exhibition.
11. Plan for future arts facilities to address the demand for Arts Education and Program space.

Art makes you happy!



Cultural and creative participation is associated with a high sense of life satisfaction and higher rates of good mental health.

—Hill Strategies on Arts Indicators/Well-Being, 2017

Objective 5.2

Generate creative spaces and cultural amenities in new developments.

SUPPORTING ACTIONS:

1. Continue to develop distinct arts districts and cultural hubs as identified in the City Centre Area Plan, with the provision of affordable creation, administrative, live/work and presentation space.
2. Establish parameters and guidelines for cultural amenity opportunities from development.
3. Construct more all-weather public gathering spaces for creative activity, festivals, congregation and networking.
4. Continue to support dedicated affordable artist housing and studios, such as through the ARTS units in Capstan Village and Artist-in-Residence programs.



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Richmond Media Lab increases young people's technology literacy, accessibility and creativity by teaching them computer and media skills and techniques.

MOVING FORWARD

IMPLEMENTING, EVALUATING AND COMMUNICATING THE ARTS STRATEGY

The Richmond Arts Strategy 2019–2024 encompasses a broad range of creative and cultural assets and resources that, much like the role of creativity, are integrated into many aspects of everyday life in Richmond including business, tourism, gastronomy, public spaces, well-being and more, all part of a sustainable and healthy creative ecosystem*.

Identifying leading and supporting partners will contribute to the implementation of the Strategy, while continued community participation will ensure the Strategy may be assessed, adapted and revised in response to changing needs.

This Strategy is a "living document", and will be supported by an updated annual implementation schedule and budget indicating:

- Actions categorized into recommended phases;
- Lead and Partner Roles, and opportunities for further collaboration; and
- Expected Outcomes and Benefits with success indicators as a means to monitor progress.

This Implementation Framework will be developed with the Arts Strategy Task Group to provide a guide for more detailed, tactical actions, and pave the way forward for the City's decision-making in arts activities and investment over the next five years.

Sharing the Strategy is essential to building wider awareness, excitement and momentum. Communications opportunities include, but are not limited to:

- A multilingual communications strategy to local media and the Richmond community, including the use of social media platforms for the City, partner groups and stakeholders;
- A widely advertised launch event(s) with community members, City representatives and partners to raise awareness and excitement around the strategy and its directions;
- Release of Strategy updates through howartworks.ca, City e-newsletter and other distribution networks; and
- Linking the directions of the Strategy with community events throughout the calendar year to carry out engagement activities and active plan linkages.

***CREATIVE ECOSYSTEM** The interconnection of cultural resources in a community. Facilities, spaces, festivals, makers, artists, designers, arts organizations, tourism and business are all connected to one another and in turn, support the health and vitality of a vibrant, creative city.

ACKNOWLEDGEMENTS

The creation of the 2019–2024 Richmond Arts Strategy was a collaborative, community-wide endeavour involving many knowledgeable participants. A sincere thanks to all community members who contributed to the engagement process and the making of this Strategy, including the leadership of City Council and Staff and the Richmond Arts Strategy Task Group.

RICHMOND CITY COUNCIL

Malcolm Brodie, Mayor

Chak Au, City Councillor

Carol Day, City Councillor

Kelly Greene, City Councillor

Alexa Loo, City Councillor

Bill McNulty, City Councillor

Linda McPhail, City Councillor

Harold Steves, City Councillor

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Crystal Chan, Richmond Resident

George Duncan, Chief Administrative Officer, City of Richmond

Jane Fernyhough, Director, Arts, Culture and Heritage Services

Linda Barnes, Chair of Richmond Arts Coalition

Mark Glavina, Founder, Phoenix Art Workshop

Wayne Craig, Director, Development

CROSS-DEPARTMENTAL WORKSHOP PARTICIPANTS:

Arts Services, Communications, Community Social Development, Corporate Business Service Solutions, Corporate Partnerships, Economic Development, Engineering and Public Works, Finance, Heritage Services, Major Events, Parks, Planning and Development, Policy Planning, Project Management, Public Art, Recreation and Sport, Richmond Public Library, Seniors and Sustainability

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Katie Varney, Manager, Community Cultural Development

Camyar Chaichian, Coordinator, Arts Centre

Samir Modhwadia, Administrator, Arts, Culture and Heritage

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- Andrea Paterson**, Photographer, Writer, Fibre Artist
- Terry Point**, Musqueam Knowledge Keeper, Richmond School District 38
- Angelica Poversky**, Artist, Spoken Word Poet, Artistic Programmer
- Carolyn Robertson**, Dean of the Wilson School of Design, Kwantlen Polytechnic University
- Quelemia Sparrow**, Actor, Director, Writer, Musqueam Nation
- Jovanni Sy**, Playwright, Director, Actor, Former Artistic Director of Gateway Theatre
- Minghui Yu**, Richmond Resident, IT Professional
- Thomas Yu**, Board Member, Richmond Chinese Community Society
- Toni Zhang McAfee**, Arts Administrator, Museum Professional, Community Arts Programmer



INDIGENOUS ADVISOR, MUSQUEAM FIRST NATION

Special thanks to Terry Point

Terry's guidance is informed by his experience as an Aboriginal Education Teacher in Richmond schools, his work for the Musqueam Indian Band and his role with the University of British Columbia Museum of Anthropology over the past 10 years. He holds a Bachelor of Arts from UBC in First Nations Studies.

**"Richmond: a fusion of Asian art
with local Indigenous influence
and a touch of European flair!"**

– Community Engagement Survey Respondent





City of Richmond

Report to Committee

To: General Purposes Committee
From: Cecilia Achiam
General Manager, Community Safety
Date: April 11, 2019
File: 12-8060-02-01/2019-Vol 01
Re: **Strengthening the Unsightly Premises Regulation Bylaw Related to Vacant Homes**

Staff Recommendation

1. That Unsightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819, to strengthen the City's approach to unsightly properties and vacant homes, be introduced and given first, second and third readings;
2. That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820, to increase fines for unsightly properties, be introduced and given first, second and third readings; and
3. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821, to add additional ticketing authority, be introduced and given first, second and third readings.

Cecilia Achiam
General Manager,
Community Safety
(604-276-4122)

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Law	<input checked="" type="checkbox"/>
Fire Rescue	<input checked="" type="checkbox"/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The City of Richmond is receiving an increasing number of complaints and is devoting significant resources to manage nuisance properties left unattended and vacant. Enforcement staff currently rely on the Fire Protection and Life Safety Bylaw No. 8306 ("Fire Bylaw") and the Unsightly Premises Regulation Bylaw No. 7162 ("Unsightly Bylaw") but have identified several opportunities to strengthen bylaw provisions and increase penalties for non-compliance related to nuisance properties.

Analysis

Current Enforcement Statistics

The Fire Bylaw gives fire inspectors the authority to order the owner of a vacant building to board up or otherwise secure doors, windows and other points of entry in order to prevent fires and unauthorized entry. Table 1 shows the number of structures that are boarded up as well as the number of inspections undertaken by Richmond Fire Rescue ("RFR") in order to manage vacant properties. Many of the structures boarded up in one year, remain boarded up in the following years and so continue to be managed by RFR staff. The numbers in table 1 represent all files managed and some are likely to be counted in subsequent years.

Table 1 – Vacant Structures Boarded Up by RFR

Year	# of Properties	# of Inspections
2016	379	654
2017	423	687
2018	333	544

In addition to the work from fire inspectors, staff from Community Bylaws also regularly attend to complaints related to unsightly properties, especially for garbage, long grass, derelict vehicles, graffiti and discarded items. Many of these unsightly properties also contain a vacant home. Table 2 shows the number of complaints related to unsightly premises attended by inspectors to over the last five years.

Table 2 – Number of Complaints of Unsightly Properties

Year	# of Complaints of Unsightly Properties
2016	572
2017	559
2018	606

Strengthening Unsightly Premises Regulation

The Unsightly Bylaw regulates the appearance and maintenance of properties. It targets mostly issues related to garbage, debris and unsightly vegetation. Pursuant to this bylaw, enforcement officers may serve residents with an Order to Comply if the owner or occupier of the property:

- a. permits property to become unsightly (grass longer than 20 cm, or unsightly brush, trees, weeds, or other growth); or
- b. permits offending material (rubbish, noxious, offensive or unwholesome matter, filth, discarded materials, or graffiti) to accumulate.

Following an Order to Comply owners/occupants of the property have 14 days to remove or clear the offending material. If the owner/occupants fail to remove the offending property the City may complete the work at the owner's expense. Any unpaid costs can be added to the owner's property taxes.

There are several opportunities to strengthen the enforcement powers in this bylaw and expand the definition of what is considered unsightly to cover additional objectionable conditions. Table 3 is a summary of the proposed changes.

Table 3 – Comparison of Current and Proposed Changes to Unsightly Bylaw

Provision	Current	Proposed change
Time given to comply	14 days	10 days
Minimum fine on prosecution	No minimum	\$1,000 minimum
Provision related to public property	No provision	A person must not cause or permit materials to accumulate on public property
Noxious weeds	No definition	Add definition to bylaw to align with Provincial Regulations
Derelict Vehicles	No definition	Add definition related to vehicles not insured or not capable of operating
Abandoned Construction Materials	No definition	Add definition for construction material while there is no actual or apparent construction occurring
Derelict Fence	No definition	Add definition for fences with significant physical decay or lack of reasonable maintenance

As shown in Table 3, it is recommended that a minimum fine is added to the bylaw in the event that an offence of the Unsightly Bylaw is taken to Provincial Court. Taking an offence to Provincial court is typically described as a "long form prosecution". Long form prosecution is a separate process from ticketing and the fine amounts for this process are set by the court. While there is no minimum fine prescribed by the bylaw, there is a maximum which can be up to \$10,000. This report proposes setting a minimum fine amount of \$1,000 for long form

prosecutions. Setting the minimum court fine at \$1,000 gives enforcement staff an avenue to seek escalating penalties beyond tickets which range from \$200 to 1,000 (maximum ticket amount as permitted by senior government legislation).

Enforcement Provisions (Ticketing)

There are two bylaws that give the City the authority to issue tickets for bylaw violations. Municipal Ticket Information Authorization Bylaw No. 7321 (“MTI Bylaw”) and Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 (“BVN Bylaw”), which specify the specific bylaw provisions that can be used to issue a ticket. The difference between tickets issued under these two bylaws is summarized in Table 3.

There are currently only two offences related to unsightly premises and those are both contained in the MTI Bylaw. Staff recommend that the number of violations subject to ticketing be expanded and the fines increased, in some cases to \$1,000 (the maximum allowed under governing Provincial legislation). It is also recommended that ticketing provisions be added to the BVN Bylaw. There are currently no ticketing provisions in this bylaw that relate to unsightly premises. The table of offences to be added to each bylaw is shown in the bylaw amendments.

Table 3 – Comparison of Ticketing Bylaws

	Municipal Ticket Information Authorization Bylaw No. 7321 (“MTI”)	Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 (“BVN”)
Ticket amount	Maximum of \$1,000	Maximum of \$500
Serving tickets	Must be served to the person committing the offence or acting on their behalf	Can be mailed or left on a car (i.e. parking tickets)
Dispute Mechanism	Trial in Provincial Court	Non-judicial adjudication without legal counsel.

Financial Impact

The proposed amendments to the Unsightly Bylaw will not increase costs of enforcement. Clarifying language around what is unsightly will help property owners understand the regulations and increased fines while ticketing provisions will give enforcement staff more means to gain compliance in a timely manner. This is expected to make enforcement more efficient, allowing enforcement staff to handle more files for the same cost.

Enforcement staff are instructed that compliance, and not number of tickets, is the primary goal in bylaw enforcement. However increased ticketing provisions, along with increased fine amounts should increase revenue by a modest amount. Any increase in revenue will be used to offset the associated administrative and legal costs of issuing and adjudicating the tickets.

Conclusion

The bylaw amendments proposed in this report will strengthen the City's approach and add new enforcement tools to resolve complaints of unsightly premises in a more timely manner while recovering more of the associated enforcement costs.



Carli Williams, P.Eng.
Manager, Community Bylaws and Licencing
(604-276-4136)



**Unsightly Premises Regulation Bylaw No. 7162,
Amendment Bylaw No. 9819**

The Council of the City of Richmond enacts as follows:

1. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by deleting Sections 1.1 and 1.2 and replacing them with the following:

“1.1 Property Owner or Occupier Prohibitions

1.1.1 An owner or occupier of real property must not:

- (a) allow such property to become or remain **unsightly**; or,
- (b) cause or permit **rubbish**, filth, **discarded materials**, or noxious, offensive or unwholesome matter or substances to collect or to accumulate on or around such property.

1.2 Property Owner or Occupier Obligations

1.2.1 The owner or occupier of real property, or their agents, must:

- (a) remove or cause to be removed from the real property, any **rubbish**, or noxious, offensive or unwholesome matter or substance, or any **unsightly** accumulation of **rubbish**, filth, **discarded materials**, or **graffiti**;
- (b) clear or cause such property to be cleared of **unsightly** brush, trees, weeds, or other growth;
- (c) clear or cause such property to be cleared of **noxious weeds**; and
- (d) keep grass trimmed to a height of not more than 20 centimetres.”

2. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by inserting the following as new section 1.4:

“1.4 Public Property Prohibition

- 1.4.1 A person must not cause or permit **rubbish**, filth, **discarded materials**, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around **public property**.”.

3. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended at Sections 2.1.1 and 2.1.2 by deleting the words and numbers “14 days” and replacing them with “10 days”.
4. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended at Section 3.1 by inserting the following as new definitions in alphabetical order:

““Abandoned Construction Materials” means an accumulation of construction materials, including but not limited to lumber, siding, insulation, windows, doors, and piping, where there is no apparent or actual construction activity occurring on or in the real property.

“Derelict Fence” means any fence characterized by significant holes, breaks, rot, crumbling, crackling or peeling finish, or rust or any other condition indicating physical decay, neglect, or lack of reasonable maintenance;

“Derelict Vehicle” means any **vehicle** which:

- (a) is not validly insured and/or licenced, if such **vehicle** would be required to be insured, and/or licenced with current validation, to be operated on public roads and/or waterways; or
- (b) is not capable of being moved by its own motive power or is missing parts, including, but not limited to engines, doors, hood, trunk, tires, lights, or windows,

but excludes one such **vehicle** on a piece of real property, which **vehicle** may only be parked or stored on hard surfacing on such property

For the purposes of this definition, a **vehicle** that is not validly insured and/or licensed, as described above, shall be deemed to be not capable of operating under its own motive power unless the owner or occupier of the real property on which it is located is able to demonstrate to the **Manager of Community Bylaws** or a **Bylaw Enforcement Officer** that the **vehicle** is capable of operating under its own motive power.

“Discarded Materials” means discarded materials and substances, including but not limited to **abandoned construction materials**, deteriorated lumber, furniture (not specifically designed for outdoor use), furniture parts, bedding, mattresses, sinks, cabinets, household fixtures, small or large appliances (including but not limited to stoves, refrigerators, and freezers), old newspapers, discarded bottles, **vehicle** parts, tires, wire, rope, abandoned, broken or neglected equipment, and the scattered remains of any such items.

- “Noxious Weed”** means a weed designated to be a noxious weed under the *Weed Control Regulation* BC. Reg. 66/85, as may be amended or replaced from time to time, and includes the seeds of the **noxious weed**.
- “Public Property”** means any real property owned or lease by the **City** and ordinarily accessible to the public, including but not limited to parks, roads, boulevards, sidewalks, and dikes.
- “Unsightly”** means, in addition to its common dictionary meaning and regardless of the condition of other properties in the neighbourhood, real property having any one or more of the following characteristics:
- (a) the accumulation of junk, filth, litter, brush, **discarded materials**, refuse, **rubbish**, garbage, graffiti, and/or **derelict vehicles**;
 - (b) **derelict fence(s)**;
 - (c) landscaping that is dead, characterized by uncontrolled growth or significant lack of maintenance, or is significantly damaged;
 - (d) uncontrolled growth of **noxious weeds**;
 - (e) the condition or appearance of a structure, building, or of real property, or parts thereof, that is characterized by graffiti, holes, breaks, rot, crumbling, cracking, peeling, rusting, or any other evidence of physical decay or neglect or excessive use, or excessive lack of maintenance; or
 - (f) any other similar conditions of disrepair, dilapidation, and deterioration.
- “Vehicle”** means any vehicle propelled otherwise than by muscle power and includes an automobile, truck or other motor vehicle, including a farm implement or equipment, motor home, motorized construction equipment, motorcycle, snowmobile, boat, recreational vehicle, aeroplane, trailer, and any other device which is capable of being driven or drawn.
- “Waste”** means decaying or non-decaying solid and semi-solid wastes, including but not limited to both combustible and non-combustible wastes, such as paper, trash, refuse, cardboard, waste material, cans, wood, glass, broken glass, crates, rags, barrels, boxes, plastic containers, scrap wire, scrap iron, tin and other metal, scrap paving material, discarded appliances, dead animals, yard clippings, dry vegetation, weeds, dead trees, accumulated branches, overgrown vegetation and trees which may harbor insect or rodent infestations

or may become a fire hazard, and piles of earth mixed with any of the above.”.

5. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended at section 3.1 by deleting the definition of Rubbish and replacing it with the following:

“**“Rubbish”** includes, but is not limited to, **waste**, any **derelict fence**, and any **derelict vehicle**.”.

6. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by deleting the last paragraph from Section 4.1 and replacing it with the following:

commits an offence and upon conviction shall be liable to a fine of not less than one thousand dollars (\$1,000.00) and not more than Ten Thousand Dollars (\$10,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

7. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by inserting the following as new section 4.2:

“4.2(a) A violation of any of the provisions identified in this bylaw shall result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended and replaced from time to time; and

(b) A violation of any of the provisions identified in this bylaw shall be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended and replaced from time to time, in accordance with the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c. 60, as amended and replaced from time to time.”.

8. This Bylaw is cited as **“Unsightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor




**Municipal Ticket Information Authorization Bylaw No. 7321,
Amendment Bylaw No. 9820**

The Council of the City of Richmond enacts as follows:

1. **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended by deleting schedule B14 and replacing it with Schedule A attached hereto.
2. This Bylaw is cited as “**Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820**”.

FIRST READING

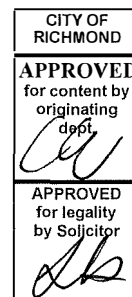
SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



SCHEDULE B 14**UNSIGHTLY PREMISES REGULATION BYLAW NO. 7162**

Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine
Allow property to become or remain unsightly	1.1.1 (a)	\$1,000
Cause or permit rubbish, filth , discarded materials, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around owner's property	1.1.1(b)	\$1,000
Failure to remove or cause to be removed from the real property, any rubbish, or noxious, offensive or unwholesome matter or substance, or any unsightly accumulation of rubbish, filth, discarded materials or graffiti	1.2.1(a)	\$1,000
Failure to clear or cause such property to be cleared of unsightly brush, trees, weeds or other growth	1.2.1(b)	\$500
Failure to clear or cause such property to be cleared of noxious weeds	1.2.1(c)	\$500
Failure to keep grass trimmed to a height of not more than 20 centimetres	1.2.1(d)	\$500
Placing graffiti on walls, fences or elsewhere on or adjacent to a public place	1.3.1	\$1,000
Cause or permit rubbish, filth, discarded materials, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around public property	1.4.1	\$1,000
Failure to meet the conditions and/or deadlines specified in an Order to Comply	2.1	\$1,000



**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 9821**

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended at Part One – Application by adding the following to section 1.1 in alphabetical order:

“Unsightly Premises Regulation Bylaw No. 7162, as amended;”

2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule A attached to and forming part of this bylaw as “Schedule - Unsightly Premises Regulation Bylaw No. 7162” to Schedule A of Bylaw No. 8122.
3. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821**”.

FIRST READING


SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE A to BYLAW NO. 9821

Schedule - Unightly Premises Regulation Bylaw No. 7162							
Designated Bylaw Contraventions and Corresponding Penalties							
A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Unightly Premises Regulation Bylaw No. 7162	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
	Allow property to become or remain unsightly	1.1.1(a)	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Cause or permit rubbish, filth, discarded materials, or noxious, offensive or unwholesome matter or substances to collect or to accumulate on or around owner's property	1.1.1(b)	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Failure to remove or cause to be removed from the real property, any rubbish, or noxious, offensive or unwholesome matter or substance, or any unsightly accumulation of rubbish, filth, discarded materials or graffiti	1.2.1(a)	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Failure to clear or cause such property to be cleared of unsightly brush, trees, weeds or other growth	1.2.1(b)	No	\$ 150.00	\$ 100.00	\$ 200.00	n/a
	Failure to clear or cause such property to be cleared of noxious weeds	1.2.1(c)	No	\$ 150.00	\$ 100.00	\$ 200.00	n/a
	Failure to keep grass trimmed to a height of not more than 20 centimetres	1.2.1(d)	No	\$ 150.00	\$ 100.00	\$ 200.00	n/a
	Placing graffiti on walls, fences, or elsewhere on or adjacent to a public place.	1.3.1	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a

Schedule - Unsightly Premises Regulation Bylaw No. 7162

Designated Bylaw Contraventions and Corresponding Penalties

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Cause or permit rubbish, filth, discarded materials, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around public property	1.4.1	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Failure to meet the conditions and/or deadlines specified in an Order to Comply	2.1	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a



City of Richmond

Report to Committee

To: General Purposes Committee
From: Kim Somerville
Manager, Community Social Development
Date: April 12, 2019
File: 08-4057-11-01/2019-
Vol 01
Re: Draft Richmond Homelessness Strategy 2019–2029

Staff Recommendation

1. That the Draft Richmond Homelessness Strategy 2019–2029, as outlined in Attachment 1 of the staff report titled “Draft Richmond Homelessness Strategy 2019–2029”, dated April 12, 2019, be approved for the purpose of seeking public feedback on the Draft Strategy; and
2. That the final Richmond Homelessness Strategy, including a summary of public feedback received, be reported back to General Purposes Committee.

Kim Somerville
Manager, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Corporate Communications & Marketing	<input checked="" type="checkbox"/>	
Community Safety Admin	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The purpose of this report is to present the draft Richmond Homelessness Strategy 2019–2029 and to request that the recommended approach and proposed actions be approved for the purpose of seeking public feedback.

This report supports the following actions defined in the Social Development Strategy 2013–2022:

- *Action 1.5: Update the Homelessness Strategy, in collaboration with other community partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond; and*
- *Action 1.9: Continue participation in local and regional homelessness initiatives.*

The report also aligns with the following strategic directions defined in the Affordable Housing Strategy 2017–2027:

- *Strategic Direction 2: Maximize use of City resources and financial tools;*
- *Strategic Direction 4: Facilitate and strengthen partnership opportunities; and*
- *Strategic Direction 5: Increase advocacy, awareness and education roles.*

Analysis

In 2002, Richmond City Council adopted Richmond's first Homelessness Strategy, *It's My City Too*. Guided by this strategy, the City and its partners achieved a number of successes, including:

- The development of Storeys, a 129-unit affordable housing development and social service hub for families and individuals at risk of homelessness;
- The operation of new homeless-serving programs, including the St. Alban's shower program and the resource centre space operated by Turning Point Recovery Society;
- The development of temporary modular supportive housing, a 40-unit supportive housing building for individuals experiencing homelessness; and
- Securing a site for an expanded emergency shelter, which will open in summer 2019.

Homelessness Trends

Despite the achievements described above, homelessness remains a critical concern for many individuals and families in Richmond. For example, non-profit organizations estimate that over 120 individuals are currently experiencing homelessness in Richmond, with many other low-income households at risk of eviction, housing instability or homelessness.

Every three years, Metro Vancouver publishes more detailed statistics regarding homelessness in the region. Based on this information, key demographic trends among individuals experiencing homelessness in Richmond include the following:

- In 2017, approximately 70% of individuals experiencing homelessness in Richmond were men, although local service providers have suggested that the incidence of homelessness among women is increasing;
- In 2017, 24% of all individuals experiencing homelessness were seniors (age 55 and over); and
- In 2018, 18 individuals experiencing homelessness in Richmond were children and youth (aged 13 to 24).

Project Process

Within this context, the City embarked on a process to update the 2002 Homelessness Strategy. The draft Richmond Homelessness Strategy 2019–2029 was developed based on:

- Analysis of statistics related to homelessness in Richmond;
- Research regarding best practices and emerging approaches for meeting the needs of individuals experiencing homelessness; and
- Stakeholder engagement comprised of 6 meetings with the Steering Committee, a workshop with a broad range of community services providers and people with lived experience, a workshop with the City's Joint Operations Team, and interviews with key stakeholders, including BC Housing, Chimo Community Services, Metro Vancouver, and Turning Point Recovery Society.

Steering Committee

A Steering Committee was formed by the City to provide input into updating the City's Homelessness Strategy. The Steering Committee was fundamental in shaping the general direction of the Strategy, specifically providing information on current needs in the community, drafting the vision statement, and providing feedback on the draft actions.

Steering Committee membership was comprised of representatives from the following organizations:

- Atira Women's Resource Society
- BC Housing
- Chimo Community Services
- Ministry of Social Development and Poverty Reduction
- Richmond RCMP
- Richmond Addiction Services Society (RASS)
- Richmond Poverty Response Committee
- The Salvation Army

- Turning Point Recovery Society
- Vancouver Coastal Health

Alignment with Other City Policies

As guided by the Official Community Plan and the Social Development Strategy, the City of Richmond is committed to establishing an equitable and inclusive community, and addressing the diverse housing needs of residents. The Richmond Homelessness Strategy builds on this direction, and complements the City's Affordable Housing Strategy, by outlining a set of actions designed to meet the housing and support needs of individuals experiencing homelessness.

The Homelessness Strategy defines various models that are appropriate for individuals with more complex needs due to a history of homelessness, physical or mental health challenges, addictions, traumatic events and personal crises, and poverty. The Strategy also confirms the City's role as a leader and partner within the housing sector, and strengthens the City's involvement in advocacy and education and awareness initiatives.

Engagement and Research Themes

Based on input from the Steering Committee and other local stakeholders, statistical research, and a review of best practices, the following common themes emerged in developing the Draft Strategy:

- *Alignment with Provincial and Federal Programs* – Both the provincial and federal governments have recently announced new homelessness programs and strategies. The Richmond Homelessness Strategy is designed to align with the priorities and funding parameters of these initiatives.
- *Flexibility and Adaptability* – Experiences of homelessness are unique and varied. For example, individuals who have experienced longer periods of homelessness may require more intensive and longer term support services when transitioning out of homelessness. Other specific populations, including seniors, youth and the LGBTQ2s community, may also benefit from housing and supports designed to meet their needs. Therefore, solutions and actions need to be individualized and adaptable to changing needs over time.
- *Availability of Appropriate Housing Options* – Stakeholders commented that a supply of safe, affordable and appropriate housing is a prerequisite for transitioning individuals out of homelessness. The Homelessness Strategy is informed by best practices in this topic area, including supportive housing developments, which provide both housing units and on-site supports for individuals who have experienced longer term homelessness.
- *City Leadership Role* – Homelessness is a complex issue and cannot be solved by any single organization. Accordingly, the Richmond Homelessness Strategy is informed by the principles of collaboration, partnership-building and shared funding responsibility between all levels of government. Within this context, the City is committed to playing a proactive leadership role in coordinating action with a range of local stakeholders.

- *Collaboration and Coordination* – Stakeholders emphasized the need for effective collaboration and coordination between a variety of local organizations to enable efficient program delivery and decision making. The Strategy introduces several actions to enhance these activities, including a new Leadership Table.
- *Importance of Prevention* – Stakeholders emphasized the need to enhance homelessness prevention services in Richmond to stop homelessness before it starts. Stakeholders also emphasized the need to collaborate between sectors—for example, health care, housing, and emergency services—to ensure all stakeholders are collaborating to prevent homelessness.
- *Information and Awareness* – A key engagement theme was the need for the City to play a proactive role in addressing myths and misconceptions about homelessness. Disseminating information on an ongoing basis and developing an information and awareness campaign were suggested as effective tools in educating Richmond residents about homelessness.
- *Adequate Service Provision* – Stakeholders commented that there is a need to enhance existing services for individuals experiencing homelessness. Specific ideas included securing a space for a permanent drop-in centre, exploring options to create warming centres during the winter months, and expanding current meal and shower programs.
- *Dedicated City Resources* – Stakeholders suggested that there is a need for dedicated City staff resources to support the implementation of the Homelessness Strategy. Additional staff resources may also be required at City facilities, including recreation centres, to adequately support the needs of individuals experiencing homelessness.

Draft Richmond Homelessness Strategy

The Richmond Homelessness Strategy 2019–2029 is an action-oriented framework intended to guide City and stakeholder involvement in homelessness initiatives over the next 10 years. The Strategy synthesizes information on best practices, local trends and ideas from local stakeholders to identify a set of specific initiatives that will make a difference in the lives of Richmond residents experiencing homelessness. To guide the collaborative work of all stakeholders, the Strategy defines the following vision statement:

By 2029, homelessness in Richmond will be rare, brief and non-recurring.

To assist stakeholders in achieving this vision, the Strategy emphasizes five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and capacity-building among community partners; and
5. Communicate, research and monitor homelessness.

Under the strategic directions, 26 recommended actions are defined and will be implemented between 2019 and 2029. A portion of these actions are highlighted as short-term priorities (1–3 years), while others are identified as medium-term (4–6 years) or long-term (7–10 years). While all 26 actions are important to meeting the needs of Richmond residents, the following actions have been identified as high priority:

- Continue to create affordable housing rental options across the housing continuum;
- Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at risk of homelessness;
- Establish a coordinated access and referral system to connect individuals with appropriate housing options;
- Secure funding and a permanent site for supportive housing in Richmond;
- Dedicate appropriate City staff resources to homelessness service coordination at the City of Richmond;
- Develop a Homelessness Leadership Table for collaboration among agencies working to prevent or address homelessness; and
- Raise awareness and educate the community about the factors contributing to homelessness and the benefits of affordable housing and supportive services.

For a comprehensive list of the 26 recommended actions, see Attachment 1.

Public Engagement Process

In May and June 2019, staff propose conducting various public engagement activities, including a survey on Let's Talk Richmond, a public open house, and meetings with specific organizations, to seek feedback on the draft strategic framework. The input received through these activities will be used to inform the final revisions to the Strategy document. The proposed activities are listed in Table 1.

Table 1: Proposed Public Engagement Activities

Activity	Timing	Stakeholders	Location	Format
Stakeholder Meetings	Late May – early June	Key stakeholders, including senior levels of government and organizations from the non-profit and private sectors	City Hall and/or other City facilities	Small focus groups
Let's Talk Richmond website	May 27 – June 7	People who live, work, and/or participate in the community in Richmond	Online	Online: LetsTalkRichmond.ca
Open House Meeting	June 5, 4:00 – 8:00 p.m.	Public and key stakeholders	Richmond Cultural Centre	Open house format with poster boards and comment cards. Staff will be present to answer any questions.

April 12, 2019

- 7 -

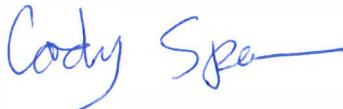
Following the engagement activities, staff will compile the data received from stakeholders and refine the Draft Richmond Homelessness Strategy. The final Richmond Homelessness Strategy 2019–2029, including results of the public engagement process, will be presented to City Council by the fourth quarter of 2019.

Financial Impact

None.

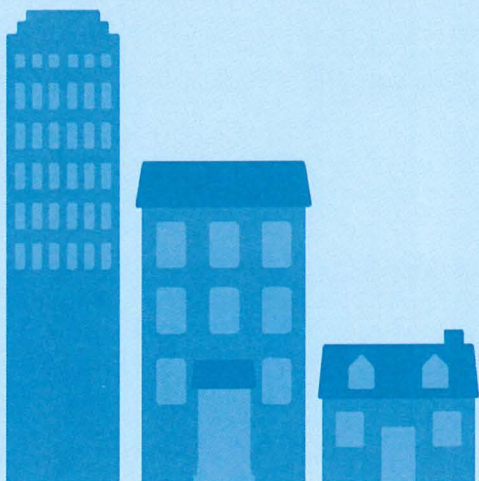
Conclusion

Guided by the Richmond Homelessness Strategy, the City is committed to playing a proactive leadership role to make homelessness in Richmond rare, brief and non-recurring. However, achieving this vision requires dedicated, sustainable sources of funding from all levels of government, particularly the provincial and federal governments. With involvement from all sectors—public, non-profit and the private sector—all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives.



Cody Spencer
Program Manager, Affordable Housing
(604-247-4916)

Att. 1: Draft Richmond Homelessness Strategy 2019–2029



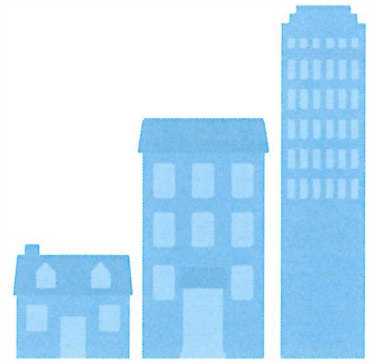
DRAFT
CITY OF RICHMOND
**HOMELESSNESS
STRATEGY**
2019–2029

CNCL - 221



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EXECUTIVE SUMMARY

The City of Richmond Homelessness Strategy is a bold, action-oriented strategy intended to guide collaborative work within the homeless-serving system in Richmond over the next ten years. The Homelessness Strategy is the result of a multi-phased process that included analysis of statistics related to homelessness in Richmond, best practice research, steering committee meetings, and public engagement with a range of residents, including individuals with lived experience.

There are many factors that may lead someone to experience homelessness, including lack of income, lack of access to affordable housing options and medical services, traumatic events, addiction issues, physical health problems, or mental health concerns. As of 2019, homelessness remains a critical issue across Metro Vancouver and in Richmond. The 2017 Metro Vancouver Homelessness Count estimates that a minimum of 70 individuals experience homelessness in Richmond, although non-profit service providers in Richmond estimate this number to be much higher, noting that collectively they serve over 120 clients experiencing homelessness.

Building on several recent successes, including the development of Storeys and the new Emergency Shelter, the Strategy defines a new vision statement, five strategic directions, and a set of specific recommended actions. Based on input from a steering committee for the project, the *Homelessness Strategy 2019–2029* defines the following vision statement:

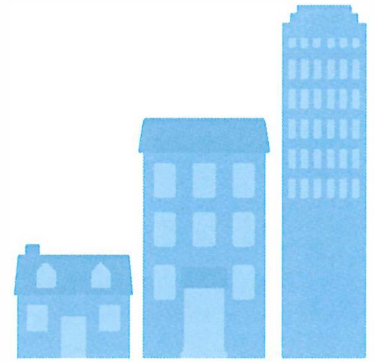
“By 2029, homelessness in Richmond will be rare, brief and non-recurring.

Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.”

To achieve this vision, the Strategy provides five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and capacity-building among community partners; and
5. Communicate, research and monitor homelessness.

The City is committed to playing a proactive leadership role to make homelessness in Richmond rare, brief and non-recurring. However, achieving this vision requires dedicated, sustainable sources of funding from all levels of government, particularly the provincial and federal governments. With involvement from all sectors—public, non-profit, and the private sector—all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives.



1. INTRODUCTION

The Richmond *Homelessness Strategy 2019–2029* is an action-oriented framework intended to guide City and stakeholder involvement in homelessness initiatives over the next 10 years. The Strategy was developed based on:

- Analysis of statistics related to homelessness in Richmond;
- Research regarding best practices and emerging approaches for meeting the needs of individuals experiencing homelessness; and
- Stakeholder engagement including, stakeholder meetings, facilitated meetings with the Steering Committee and a workshop with a broad range of community services providers and people with lived experience.

There are many factors that may lead someone to experience homelessness. These can include lack of adequate income, access to affordable housing options and medical services, experiences of discrimination, traumatic events and personal crisis, addiction issues, physical health problems, disability or mental health concerns. Homelessness is a difficult experience and causes physical and mental suffering. It is not something that most people would want to experience for themselves or their loved ones.

Homelessness is a complex issue and cannot be solved in isolation. Accordingly, the recommended actions presented in this strategy are informed by the principles of collaboration, partnership-building, and shared funding responsibility. Many stakeholders, including all levels of government, non-profit housing and service providers, community organizations and the private sector, have important roles to play in addressing the needs of Richmond residents experiencing homelessness.

The Need for a New Strategy

In 2002, Richmond City Council adopted Richmond's first Homelessness Strategy, *It's My City Too*. Guided by this strategy, the City and its partners achieved a number of successes, including:

- The development of Storeys, a 129-unit affordable housing development and social service hub for families and individuals at risk of homelessness;
- The creation of a new 30 bed emergency shelter;
- The operation of new homeless-serving programs, including the St. Alban's shower program and the resource centre space operated by Turning Point Recovery Society; and
- The development of temporary modular supportive housing, a 40-unit supportive housing building for individuals experiencing homelessness.

Despite these and other achievements, homelessness and housing instability remain critical concerns for many individuals and families in Richmond. In 2018, the City of Richmond embarked on a process to update the 2002 Homelessness Strategy. The City of Richmond remains committed to working proactively and through partnerships to meet the housing and support service needs of all

Richmond residents, including those at risk or experiencing homelessness. Since 2002, a new body of knowledge has developed regarding tools that enable individuals experiencing homelessness to achieve stability in their lives. The actions set out in the *Homelessness Strategy 2019–2029* will help to ensure that up-to-date and flexible approaches are used in Richmond.

Steering Committee and Guiding Principles

A Steering Committee was formed by the City to provide input into the development of the *Homelessness Strategy 2019–2029*. Membership was comprised of representatives from the following organizations:

- Atira Women's Resource Society
- BC Housing
- Chimo Community Services
- Ministry of Social Development and Poverty Reduction (MSDPR)
- Richmond RCMP
- Richmond Addiction Services Society (RASS)
- Richmond Poverty Response Committee (PRC)
- The Salvation Army
- Turning Point Recovery Society
- Vancouver Coastal Health Richmond (VCH)

Early in the planning process, the Steering Committee defined the following guiding principles to direct the development of the *Homelessness Strategy 2019–2029*:

- Align with and complement existing City strategies, plans and policies that address and affect housing and homelessness in Richmond;
- Develop a strong network of supportive services for individuals experiencing homelessness in Richmond;
- Reference and use the evidence-based Housing First model (a recovery-oriented approach that centers on moving individuals experiencing homelessness into independent and permanent housing, then providing additional supports and services as needed);
- Focus on partnerships and collaboration among service and housing providers to meet the diverse needs of individuals experiencing or at-risk of homelessness; and,
- Increase awareness and education around the need for and benefits of supporting vulnerable residents.

Alignment with Other City Policies

The Richmond Homelessness Strategy 2019–2029 is an action oriented framework that aligns with and is supported by a range of other City of Richmond plans and strategies. Key examples of supporting projects include the following:



Richmond 2041 Official Community Plan (OCP): The OCP cites the City's commitment to ensuring an appropriate mix of housing options is available for Richmond's diverse population through the following actions:

- Encourage a variety of housing types, mixes and densities to accommodate the diverse needs of residents;
- Collaborate with other levels of government, external agencies and community partners to secure appropriate funding, housing and services for people experiencing homelessness, with the aim of reducing and ultimately eliminating homelessness; and
- Facilitate the establishment of an equitable, inclusive community, whereby City plans, policies, services and practices respect the diverse needs of all segments of the population.

Richmond Social Development Strategy (Building our Social Future):

The following Social Development Strategy actions are achieved through the development of the Homelessness Strategy 2019–2029:

- Update the Homelessness Strategy, in collaboration with other community partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond; and
- Continue participation in local and regional homelessness initiatives.

City of Richmond Affordable Housing Strategy 2017–2027: The Richmond Homelessness Strategy builds on the following strategic directions provided in the Affordable Housing Strategy:

- Use the City's regulatory tools to encourage a diverse mix of housing types;
- Maximize use of City resources and financial tools;
- Build capacity with non-profit housing and service providers;
- Facilitate and strengthen partnership opportunities; and
- Increase advocacy, awareness and education roles.

City of Richmond Community Wellness Strategy 2018–2023: The Wellness Strategy commits the City to promoting community wellness, including mental health. Specifically, the City commits to:

- Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness; and
- Enhance physical and social connectedness within and among neighbourhoods and communities.

2. BACKGROUND

Defining Homelessness

The Canadian Observatory on Homelessness has established the following Canadian definition of homelessness:

Homelessness describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

It is the result of a system of societal barriers, a lack of affordable and appropriate housing, the individual/household's financial, mental cognitive, behavioural or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, unhealthy, unsafe, stressful and distressing.¹

Living Conditions

The term "homelessness" refers to a wide range of physical living conditions for many different groups of people, and includes those who are living outdoors (unsheltered) and those who have some form of temporary and typically precarious shelter. The Canadian Observatory on Homelessness provides four categories of homelessness:

- Unsheltered or absolutely homeless, referring to people living on the streets, parks or in other places not intended for human habitation;
- Emergency sheltered, referring to people staying in emergency shelters;
- Provisionally accommodated, referring to people whose accommodation is temporary or lacking in security of tenure (i.e. staying with friend or family but without permanent and secure housing); and
- At risk of homelessness, referring to people who are not homeless, but whose economic or housing situation is precarious or does not meet public health and safety standards.

Length of Experience

People experiencing homelessness are also often differentiated by their length of experience:

- Chronic homelessness describes the experience of people who are homeless for a year or longer;
- Episodic homelessness refers to people who move in and out of homelessness; and
- Transitional homelessness refers to people who have experienced homelessness for approximately one month or less.

¹ Canadian Observatory on Homelessness. (2012.) Canadian Definition of Homelessness. Toronto: Canadian Observatory on Homelessness Press. homelesshub.ca/homelessdefinition

People who have experienced chronic or episodic homelessness may require more intensive and longer term support services when transitioning out of homelessness due to greater chances of having physical or mental health issues, addictions, or involvement with the justice system.

Stakeholder Roles

Homelessness is often the product of intersecting issues such as lack of housing, mental wellness, poverty, and discrimination—making every person's experience of homelessness unique. As a result, solutions to homelessness require collective action from many partners, and dedicated and sustained sources of funding from the provincial and federal governments.

The Strategy recognizes the importance of partnerships in developing solutions to homelessness and identifies a number of key partners including the City, non-profit housing and service providers, community organizations, the faith community, senior levels of governments, and other key stakeholders.

Government of Canada

Since 2006, the federal government has invested in a range of homelessness prevention and reduction programs through the Homelessness Partnering Strategy. In June 2018, the federal government announced plans to launch *Reaching Home*, a replacement for the Homelessness Partnering Strategy. The new program confirms the federal government's commitment to deliver funding for Housing First programs. *Reaching Home* also prioritizes data-driven homelessness plans, as well as prevention-based outcomes and programs.

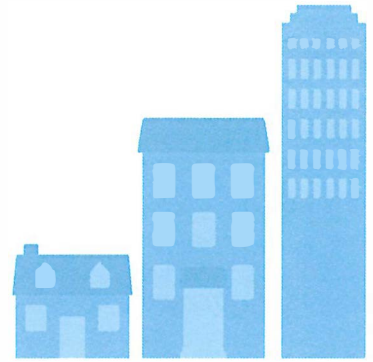
Province of British Columbia

BC Housing is the provincial crown corporation responsible for delivering funding and programs related to homelessness. BC Housing delivers funding to a variety of services, including expanding and supporting the operation of shelters, delivering homelessness prevention funding, outreach supports and services, and funding for supportive housing projects for individuals at-risk or experiencing homelessness.

In 2018, BC Housing developed a Rapid Response to Homelessness program. This program included an investment of \$291 million to build over 2,000 modular supportive housing units across the province for people who are experiencing homelessness and wish to transition from the shelter system. As part of this program, BC Housing began implementing the Coordinated Access and Assessment initiative in Metro Vancouver. This initiative matches individuals with complex needs to appropriate housing and support services.

Metro Vancouver

Metro Vancouver is the community entity tasked with administering federal funding delivered through the Homelessness Partnering Strategy in the Metro Vancouver region. This funding is provided to community-based programs that are aimed at preventing and reducing local homelessness.



Municipal Role

The City of Richmond is committed to working in partnership with senior levels of government and the private and non-profit sectors, to create the right mix of housing and supportive services for a diverse population, including residents experiencing or at risk of homelessness. Recognizing that senior levels of government have the primary responsibility of providing funding for homeless prevention programs, services and affordable housing, the City is committed to remaining a local leader that works with community organizations to ensure that homelessness in Richmond is rare, brief and non-recurring. Specifically, these roles include:

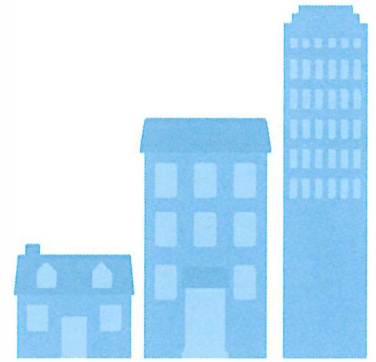
- **Advocate:** The City works with community organizations to advocate to senior levels of government for funding and programs that work to support a reduction in homelessness.
- **Analyst:** The City monitors local data and best practice research regarding homelessness to update its policies and plans to reflect current and emerging trends.
- **Communicator:** The City uses best practice research to educate and promote the benefits of an inclusive and mixed income community and the necessity to create a compassionate, non-judgemental response to experiences of homelessness.
- **Facilitator:** The City helps build the capacity of non-profit housing and service providers by facilitating collaboration.
- **Partner:** The City collaborates and partners with senior levels of government and the private and non-profit sectors to develop a mix of affordable housing options.
- **Planner:** The City gathers information, research and feedback on community needs regarding residents at risk of or experiencing homelessness in order to create policy and implement actions that support housing and homelessness focused services in Richmond.

Non-Profit and Social Service Organizations

Non-profit organizations play a critical role in meeting the needs of residents experiencing homelessness. These organizations deliver critical shelter and supportive services to clients to help promote independence, success in achieving housing stability and full participation in their community. Outreach and drop-in programming support clients by developing individualized plans to help them work on their own unique barriers. Services include:

- Referrals to government programs, healthcare and mental health services;
- Supportive programming including life and employment training skills;
- Meal delivery;
- Provision of affordable housing units;
- Access to hot showers and laundry;
- Social connection; and
- Assistance in finding appropriate market or affordable housing units.

In addition to these important services, the non-profit sector continues to advocate on behalf of vulnerable residents for additional resources.



3. NEEDS ANALYSIS

Homelessness in Richmond

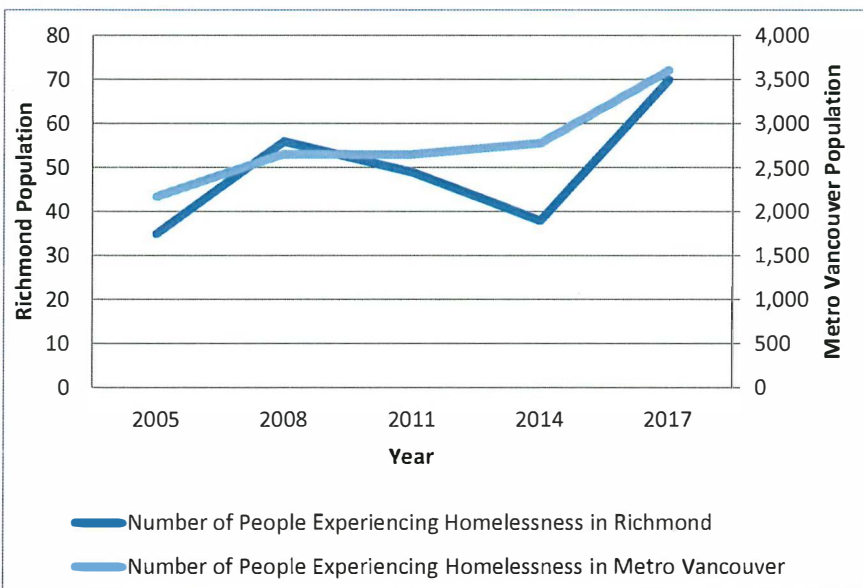
Housing affordability and homelessness continue to be critical issues both regionally and at the local level. The following needs analysis helps to identify current and emerging trends based on an analysis of available data and qualitative information provided by local stakeholders.

It is important to note that it is difficult to characterize people experiencing homelessness. For example, many people become temporarily or episodically homeless over the course of a year and are not typically captured in 24-hour regional homelessness counts. In addition, many individuals may be experiencing “hidden homelessness,” and are staying with friends or family members, however do not have a permanent or secure home. The statistics summarized below are intended to provide a summary of general trends, however they are not a complete assessment of individuals experiencing homelessness in Richmond.

Who is experiencing homelessness in Richmond?

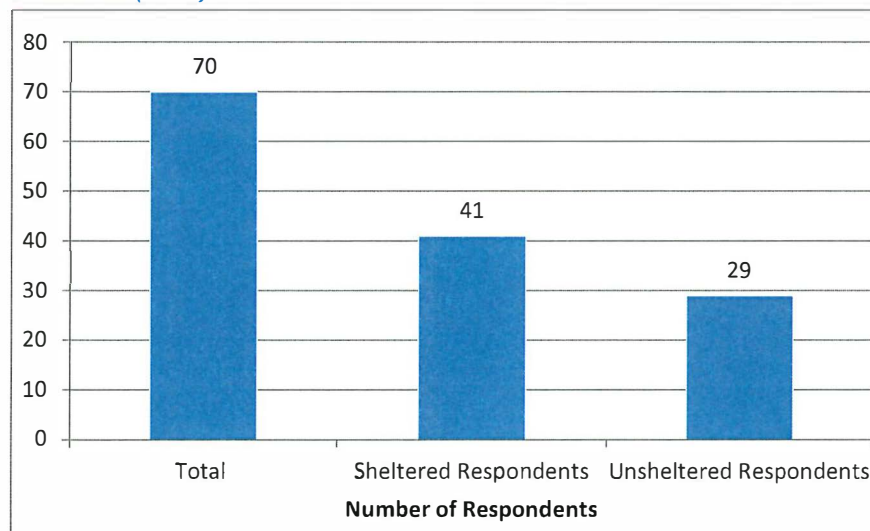
The Metro Vancouver Homeless Count has been conducted regionally every three years since 2002. The 2017 Metro Vancouver Homeless Count found 70 individuals experiencing homelessness; this is an 84% increase in the number of individuals counted in 2014. These numbers are largely consistent with trends seen across the Metro Vancouver region, although the Richmond count has seen greater variation over time, as depicted in Figure 1.

Figure 1: Homeless Individuals Surveyed for Richmond and Metro Vancouver (2005–2017)



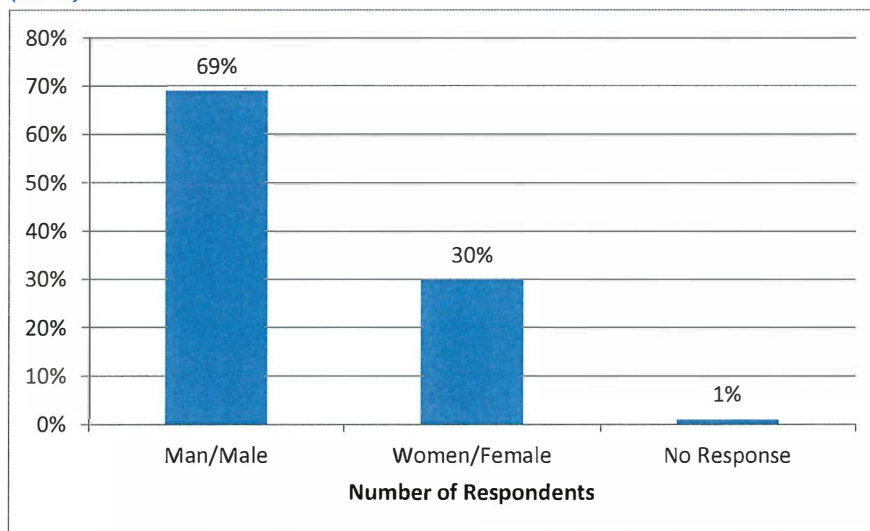
Of the 70 homeless individuals identified by the Richmond count in 2017, 44 individuals were sheltered and 29 individuals were unsheltered. Four of those counted were youth.

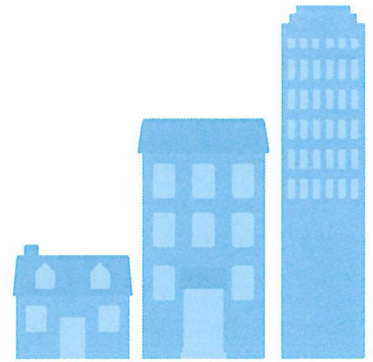
Figure 2: Homeless Respondents by Sheltered/Unsheltered Status for Richmond (2017)



Consistent with prior Homeless Counts and regional trends, men represented a substantially higher proportion of individuals counted. This imbalance may be partially due to the “hidden homelessness effect,” whereby women are more likely to find temporary and insecure lodging with friends and family instead of sleeping outdoors while experiencing homelessness.

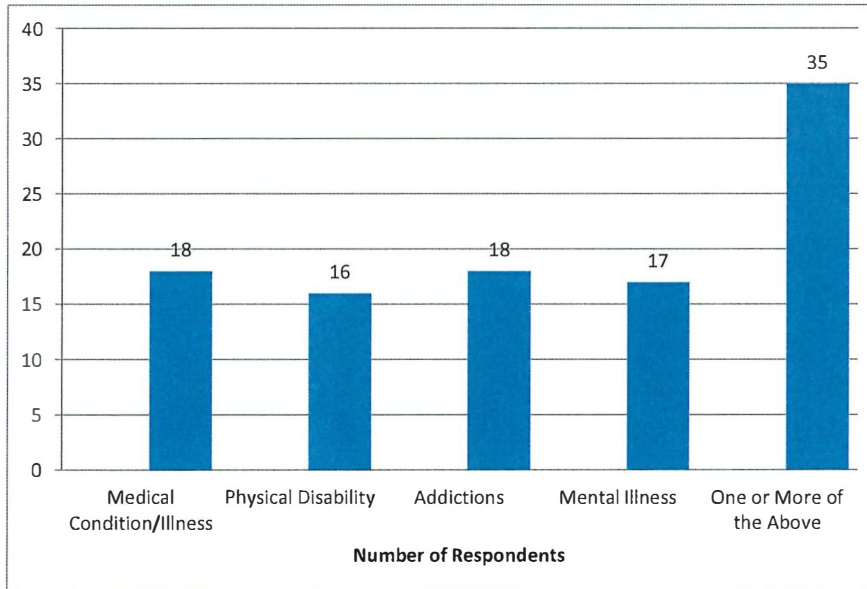
Figure 3: Percentage of Homeless Respondents by Gender for Richmond (2017)





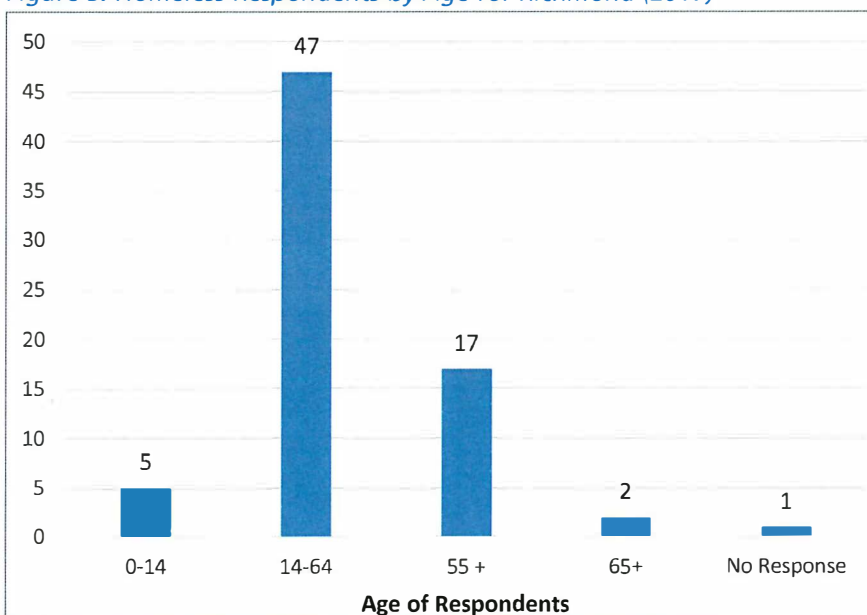
In the 2017 Metro Vancouver Homeless Count, 35 Richmond individuals identified with one or more health concerns. As depicted in Figure 4, a substantial proportion of individuals were dealing with multiple health concerns.

Figure 4: Health Concerns of Homeless Respondents for Richmond (2017)



In the 2017 count, 17 of the 70 individuals surveyed were aged 55 and over, two of which were 65 and over. Five individuals were under 15 in the 2017 count; however, in 2018, Metro Vancouver reported a total of 18 children and youth (age 24 and younger) experiencing homelessness in Richmond.

Figure 5: Homeless Respondents by Age for Richmond (2017)



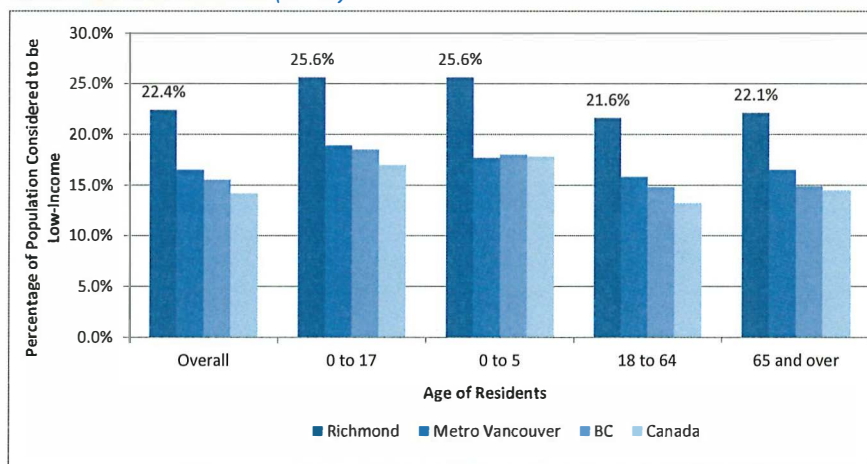
Despite the data that the Metro Vancouver Homelessness Count provides, it is recognized that the 24-hour survey is an underestimation since all homeless persons cannot be located in one day. Undercounting is also due to the number of people experiencing hidden homelessness and therefore not captured by the survey and the number of people who are experiencing homelessness but decline to participate in the survey.

Who is at risk of homelessness in Richmond?

Overrepresentation of Low-income Households

The Low-Income Measure after Tax (LIM-AT)² provides municipalities with an indicator of the number of households that may be struggling to find housing. According to this measure, Statistics Canada estimates that 22% of Richmond residents were considered low-income in 2016. The percentage of Richmond residents is significantly greater than the regional (16.5%) and provincial (15.5%) averages (2016 Census). However, these estimates may be inflated due to incomplete income data for Richmond residents.

Figure 6: Low Income Measures for Richmond, Metro Vancouver, British Columbia and Canada (2016)



Increasing Shelter Costs and Persistently Low Vacancy Rates

Similar to Metro Vancouver, shelter costs have increased significantly in Richmond since 1990. Average rents for purpose built rental units have increased 80% from 1990 to 2017. In 2018, market rental vacancy rates were 0.7%. In comparison, the average vacancy for purpose-built apartments in Canada's 35 major urban centres was 2.2%. Richmond's lower than average vacancy rates are indicative of a constrained rental market adding pressure for higher rents and making it increasingly difficult for renters to find adequate housing. Low vacancy rates also increase competition among renters, which can lead to landlords discriminating against people who experience barriers to housing.

² This measurement is a fixed percentage (50%) of median adjusted after-tax income of households observed at the person level, where "adjusted" indicates that a household's needs are taken into account. Adjustment for household sizes reflects the fact that a household's needs increase as the number of members increases, although not necessarily by the same proportion per additional member. For example, if a household of 4 persons has an after tax income of less than \$38,920 all members of the household are considered low-income (Statistics Canada, 2010).

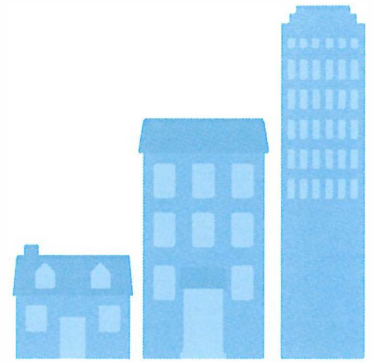


Figure 7: Average Primary Rental Market Rents by Bedroom Type for Richmond (1990–2017)

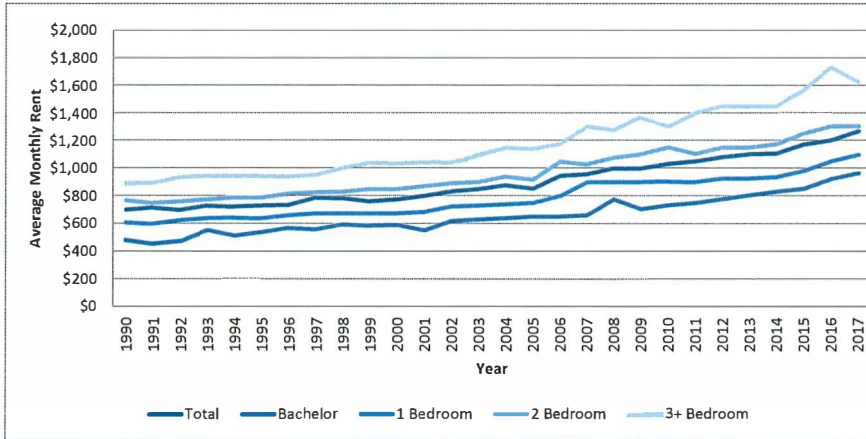
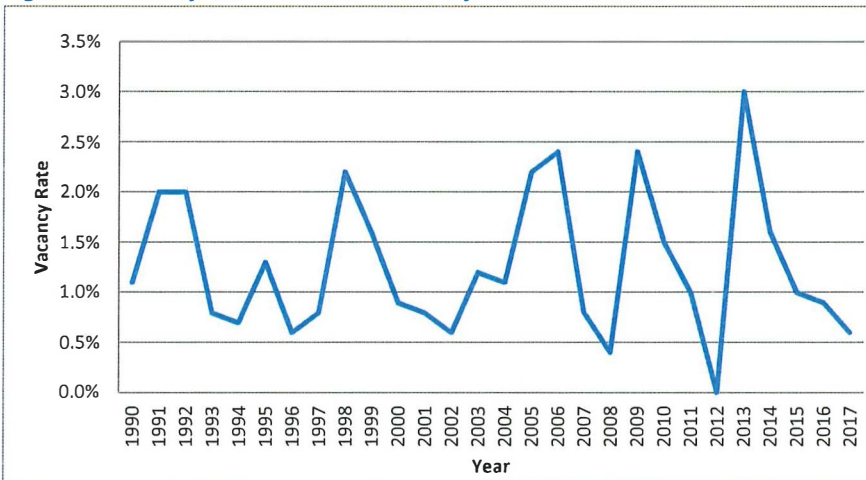


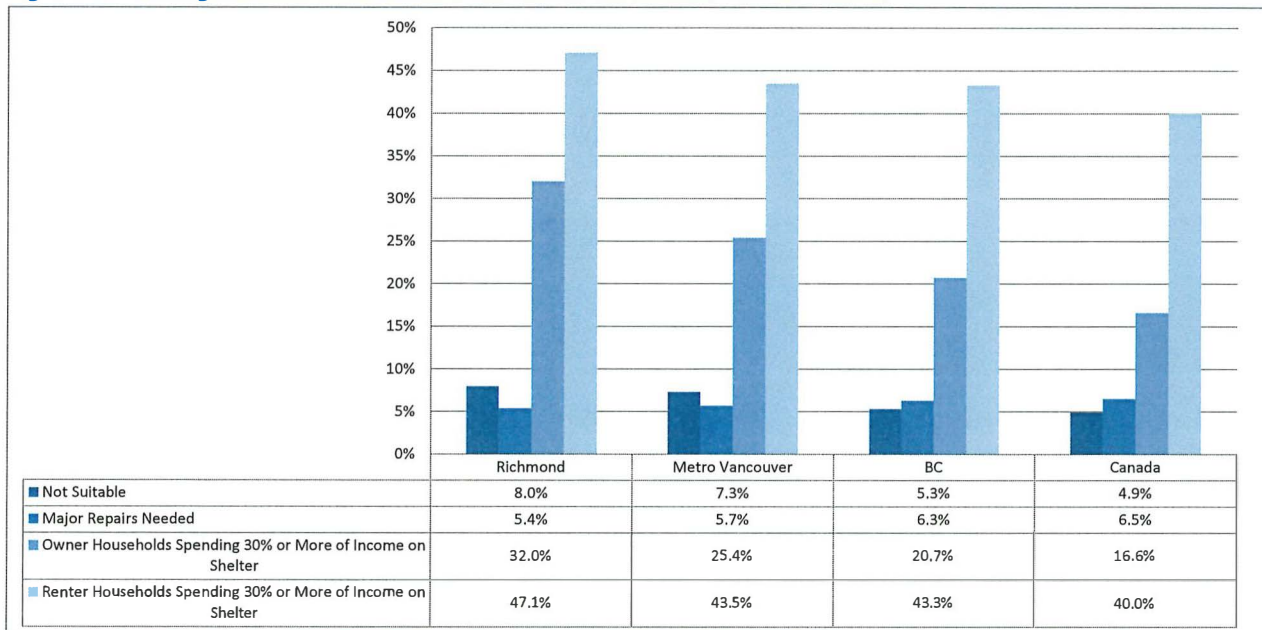
Figure 8: Primary Rental Market Vacancy Rates for Richmond (1990–2017)



Residents Living in Unsuitable Housing

Richmond has a high proportion of households living in unsuitable housing and experiencing affordability challenges. According to the 2016 Census, 8% of Richmond households were living in unsuitable housing that has too few bedrooms for the size and make-up of the resident household. This is greater than the regional (7.3%) and provincial (5.3%) averages. According to the Canadian Mortgage and Housing Corporation, households should not spend more than 30% of their before tax income on shelter costs. In 2016, 32% of Richmond owner households and 47% of renter households spent greater than 30% of their before tax income on shelter costs, signalling that these households may be facing housing affordability challenges.

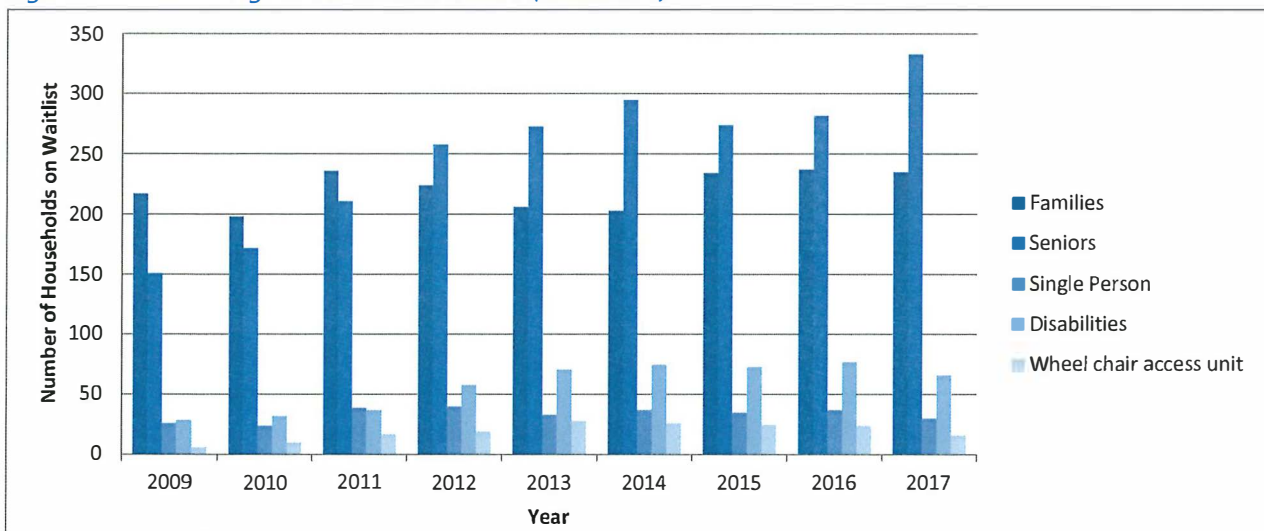
Figure 9: Housing Indicators for Richmond, Metro Vancouver, and BC (2016)

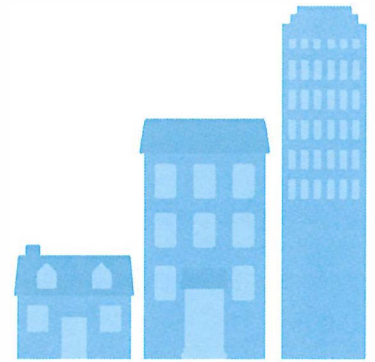


Growing Number of Richmond Households Waiting for Subsidized Housing

BC Housing provides non-market, subsidized housing throughout the province, including rent-geared-to-income for households under specific income thresholds. The waitlist (BC Housing Registry) for this type of housing in Richmond has increased 58% from 2009 (429 applications) to 2017 (680 applications), with a waiting time of five to seven years. This list is an important indicator of need of households who may be struggling with housing affordability and may be at risk of homelessness. Of note is the number of applicants on the waitlist that are seniors and applicants with disabilities that require affordable housing with wheelchair access. BC Housing currently administers the waitlist.

Figure 10: BC Housing Waitlist for Richmond (2009-2017)





What is the Local Understanding of Homelessness in Richmond?

Local non-profit organizations maintain that there are limitations to the data in providing a complete understanding of homelessness within Richmond. These organizations maintain that there are over 120 residents experiencing homelessness in Richmond at any given time. Local trends that non-profit organizations witness include:

- There are an increasing number of women and youth experiencing homelessness who access services from local non-profit organizations. However, due to the methodology of the Metro Vancouver Homelessness Count, they are underrepresented;
- The Metro Vancouver Homelessness Count data does not accurately reflect the magnitude of seniors who are experiencing homelessness and accessing local services;
- Immigrant populations experiencing hidden homelessness are accessing services, however this population was not captured in the Metro Vancouver Homelessness Count; and
- Residents experiencing chronic homelessness have multiple barriers including addiction or mental health challenges, and require more services and support.

Local non-profit organizations continue to work together to provide services and adapt to the changing needs of Richmond residents experiencing homelessness.

Homelessness Services Gaps and Needs

The homeless-serving sector in Richmond is comprised of a variety of dedicated non-profit organizations, advocates, and government partners that have the expertise to meet the needs of individuals experiencing homelessness. Accordingly, a key component of the Homelessness Strategy update process was identifying and building on the existing strengths and capacity of community partners. Despite the strengths existing in the community, a number of specific program and policy gaps were identified. This section evaluates the findings from the data analysis and stakeholder engagement phases of the *Homelessness Strategy 2019–2029* to highlight five major gaps that currently exist.

1. The right mix of affordable housing options

Between 2007 and 2018, the City of Richmond helped secure more than 2,000 new affordable housing units. Despite this success, housing affordability remains a critical issue in Richmond and across Metro Vancouver. While a number of organizations provide a critical supply of affordable housing in Richmond, stakeholders suggested that there are inadequate housing options for individuals experiencing homelessness and other specific population groups. The following housing gaps were identified during the stakeholder engagement and research phases of the Homelessness Strategy project:

- Emergency housing options for youth;
- Second stage and transitional housing units for women and children;

- Housing units for people experiencing homelessness that are suitable to their needs and requirements;
- Culturally appropriate affordable housing for Indigenous individuals; and
- Accessible and affordable rental housing at non-market housing rates for a range of income and demographic groups.

Figure 11: Richmond's Housing Continuum

Subsidized Short-term Accommodation		Affordable Housing				Market Housing	
Emergency Shelter (including Extreme Weather Response Shelters)	Transitional Housing	Supportive Housing	Non-Market/ Social Housing	Low-end Market Rental Housing	Affordable Homeownership	Market Rental (including purpose built and secondary)	Market Homeownership

The need for dedicated low-barrier housing that meets the individual needs of people experiencing homelessness was emphasized by stakeholders. These types of units may be most appropriate for individuals who have experienced chronic or episodic homelessness, as they may require more intensive and specialized types of supports. In May 2018, Richmond City Council approved the development of 40 units of temporary supportive housing units for five years. Additional units of permanent supportive housing were still identified as a need.

While there are approximately 3,268 units of affordable housing in Richmond, there are significant unmet needs at all points of the housing continuum (Figure 11). As highlighted by Figure 12, Metro Vancouver estimates that Richmond will require 14,000 new housing units to meet the needs of new Richmond residents between 2016–2026.

Figure 12: Metro Vancouver Housing Demand Estimates 2016–2026 for Richmond

Richmond Housing Demand Estimates 2016–2026		
Types of Housing	Annual	10 Year
Very Low-income Rental	130	1,300
Low-income Rental	70	700
Moderate Income Rental	60	600
Above Moderate Market Rental	30	300
High Income Market Rental	30	300
Total Rental	320	3,200
Ownership	1,080	10,800
Total Demand	1,400	14,000

Source: Metro Vancouver, 2016.

The current housing market trends in Richmond place significant pressure on the entire housing continuum, and without a sufficient supply of affordable housing, individuals experiencing homelessness face significant challenges when searching for appropriate longer-term housing options.



2. Coordinated service delivery

Richmond has many dedicated non-profit housing and services providers and community organizations that are committed to providing high quality services to individuals who are experiencing homelessness or are at risk of experiencing homelessness in the community. Since the 2002 Richmond Homelessness Strategy, efforts have been made to provide informal and formal collaboration to integrate service provision. This has resulted in a number of successes for Richmond, including the establishment of a Drop-in Centre and an Extreme Weather Response Program.

Multiple stakeholders who provided input into the *Homelessness Strategy 2019–2029* however, expressed that the direct delivery of services to persons experiencing homelessness remains uncoordinated and that non-profit providers are largely working in isolation. This lack of coordination can cause challenges for individuals navigating services, including geographical barriers and a lack of coordinated access points, meaning that clients have to make multiple calls and trips to access all relevant services. A lack of systems planning can lead to a number of other challenges including duplication of services and the suboptimal use of limited resources. Stakeholders suggested that specific gaps exist regarding coordination at both the strategic (governance) and the outreach and service delivery levels.

3. Population-specific services

Service providers in Richmond provide a variety of services in Richmond that serve a range of populations. Despite this, youth are consistently identified as an under-served group by stakeholders, both in terms of services and housing. In the 2017 Metro Vancouver Homelessness Count, 12% of all Richmond residents counted were youth. Service providers state that due to the lack of youth-specific resources, youth who experience homelessness are likely to seek support in other municipalities. The 2017 Metro Vancouver Homelessness Count also found that 30% of Richmond's homeless population identified as Indigenous. Despite this overrepresentation, stakeholders suggested that there may be gaps in culturally-responsive services that are able to reduce institutional barriers to Indigenous individuals experiencing homelessness.

Stakeholders emphasised that more youth and Indigenous specific services are required in Richmond. While knowing that these populations are underserved in Richmond, little is known about the need for specific services on an ongoing basis. Stakeholders suggested that additional research is needed and that future programs and services need to be designed to respond to changing needs.

4. Public education and awareness about homelessness in Richmond

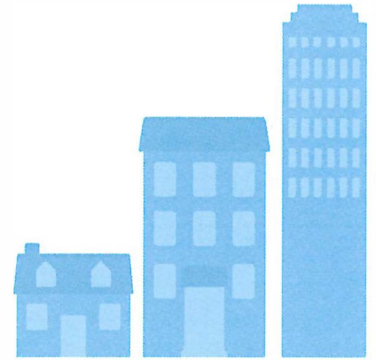
There are a number of community groups and faith-based organizations that organize and volunteer for programs to support vulnerable residents who are experiencing homelessness or are at risk of experiencing homelessness. Grass-roots programs, including community meals and the creation of 'survival kits,' are an important part of creating a socially inclusive community.

However, as homelessness is not always visible in Richmond, many residents are not aware of hardships associated with the experiences of homelessness. Public attitudes and stigmatization have the potential to create opposition to critical homeless-centered housing and support services. Critical projects have the potential to be delayed or cancelled over perceived safety concerns and misunderstandings about homelessness. Stakeholders stated that discrimination and stigma towards persons with an experience of homelessness is the main barrier that individuals face in accessing safe and secure housing.

Stakeholders also noted that a comprehensive public education campaign regarding homelessness is needed. It was suggested that local initiatives that are already underway (i.e. public art installations and theatre performances focusing on lived experiences of homelessness) may create a broader culture of social inclusiveness and understanding around homelessness.

5. Coordinated and reliable data

Stakeholders have highlighted that local coordinated data is needed in Richmond to complement data from Metro Vancouver Homeless Count. It was further noted that local data, including basic demographic information and information about the individual's use of service, would be support service provision to Richmond's homeless population. Stakeholders believe that coordinated data would provide an opportunity to better understand Richmond's homeless population and to understand how best to adapt specific resources to the needs of people experiencing homelessness as they change over time.



4. BEST PRACTICES

As part of the *Homelessness Strategy 2019–2029* update process, the following national best and emerging practices were analysed. These best practices were chosen due to their proven effectiveness in other communities and their transferability to the Richmond context.

Housing First Program

Housing First programs provide access to independent housing units for people experiencing homelessness. Housing First programs focus on quickly moving people from homelessness into housing and then providing individualized supports and services as needed. Services may include mental and physical health care, addictions treatment, employment and life skills training. The primary assumption underlying Housing First programs is that people are better able to move forward with their lives if they are first housed.

Housing First programs have six main principles that include:

1. Rapid housing placement with supports.

This involves helping clients locate and secure accommodation as quickly as possible and providing moving assistance.

2. Providing clients with choice.

Clients must be given a reasonable choice in terms of housing options as well as the services they wish to access.

3. Separating housing provision from treatment services.

Acceptance of treatment, following treatment or compliance with services is not a requirement for clients to access securing housing.

4. Providing tenancy rights and responsibilities.

Clients need to be informed about tenant rights and responsibilities of a typical tenancy prior to moving in to a Housing First unit. Clients need to contribute a portion of their income towards rent. Understanding tenant expectations will add to a client's life skills training.

5. Integrating housing into the community.

Ideally, Housing First options are integrated into the community and not segregated. If a client is interested, their outreach worker will work with them to encourage participation in the community.

6. Recovery based and promoting self-sufficiency.

Housing First programs focus on the capabilities of the client, based on individualized and self-determined goals. These may include employment and life skills training, education and participation in the community.

Housing First programs aim to include these core elements; however, implementing Housing First differs significantly between communities due to specific needs of people experiencing homelessness, resources and local context.

Housing First programs are designed to be temporary and enable clients to transition into long-term housing options that meet their specific needs. When leaving the program, many Housing First clients become financially independent and are able to secure independent, private-market housing, while others require access to non-market housing to maintain housing stability. For clients with complex health, addiction, or other challenges, maintaining long-term stability may require access to supportive housing with on-site supports.

Evidence from other Canadian communities, such as Calgary and Winnipeg, shows that Housing First programs to address homelessness can have a significant impact in reducing the number of individuals experiencing chronic or episodic homelessness in a community.

While there is desire to implement a Housing First program in Richmond, several limitations have been identified. For example, since Housing First programs often provide housing units in private-market rental buildings, Richmond's very low rental vacancy rate may act as a structural barrier to implementing a conventional Housing First model.

Systems Approach to Homelessness

Creating a systems approach to addressing homelessness is built on the foundation of viewing the homeless-serving system as an integrated set of parts that work towards common goals. Research indicates that collaborative decision-making is a core component of this approach. Collaboration means that government (including local, provincial and federal governments) and non-government stakeholders of all types work together to make collective decisions about priority needs, strategies and resources required to address these needs. This includes supporting local and sub-regional planning tables, supporting new partnerships, building consensus on new regional initiatives, and encouraging networking, information exchange and education amongst partners.

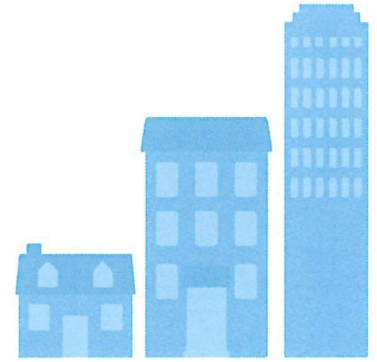
A systems approach to homelessness often includes the following elements:

- Collaborative decision making;
- Coordinated outreach and access points;
- Community wide use of data systems;
- Coordinated service delivery; and
- Integration with other systems and services, including justice, health and poverty reduction.

An emerging approach within systems planning is to identify a specific organization to act as the lead "systems planner" organization in the areas of strategic planning and program administration.

Prevention

In communities across Canada, local responses to homelessness have typically focused on emergency service provision. In recent years however, there has been an effort to shift resources and funding to incorporate homelessness prevention practices into local housing strategies.



In 2017, the Canadian Observatory on Homelessness outlined three major forms of homelessness prevention:

1. Primary Prevention

These strategies involve working on structural barriers (e.g. poverty and lack of affordable housing options) that may cause a household to experience homelessness and can include poverty reduction measures and ensuring that all households have access to affordable housing that meets their needs within the community.

2. Secondary Prevention

These strategies involve identifying households who are at imminent risk of experiencing homelessness and then providing intervention measures and necessary supports to stabilize their housing and keep the household from experiencing homelessness. These strategies can include rent supplements for low-income and vulnerable households to maintain housing and one-time forgivable loans that may support households who are not able to make a rent payment.

3. Tertiary Prevention

These strategies involve supporting people who have experienced homelessness to decrease the likelihood they will enter into homelessness again and to mitigate any negative impacts that may have been caused by the experience of homelessness. These strategies break the cycle of homelessness and can involve housing search support and dealing with physical and mental health concerns that may have led to or been worsened during experiences of homelessness.

Prevention also involves coordinating local outreach and intake processes to help families and individuals move through a crisis quickly. The goal of this type of service coordination is the reduction of the type of barriers that often prevent individuals and families from successfully navigating local services and accessing critical supports before a crisis deepens.

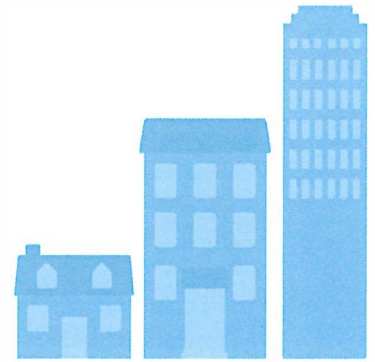
Education and Awareness

Public perception regarding homelessness can be a significant barrier to a community's ability to increase the supply of supportive housing and services for residents experiencing homelessness. Especially in suburban communities, the lack of visible homelessness can often create a misperception that homelessness does not exist. Community opposition to the development of supportive housing for people experiencing homelessness can be the result of misunderstanding and fear that the presence of future tenants may cause increases in crime and safety concerns and decreases in surrounding property values.

Local research shows that neighbourhood crime and property values are not negatively affected by proximity to supportive housing sites. Monitoring supportive housing sites after development and publishing findings can help to educate community members on the positive effects of this type of housing. Continuing to share these research reports and having in-person meetings with community members may also help to better address any public concerns at the initial stages of future projects as well as improve relationships with neighbours.

Public education and awareness about experiences of homelessness and the benefits of supportive housing and services can lead to the creation of a more liveable and inclusive community. Advocacy groups often include perspectives of people with lived experience, which is proven to be a powerful tool. Some examples are sharing stories of experiences of homelessness through social media and news campaigns and supporting the production of art installation and theatre plays that are developed by people with lived experience. These activities can help residents understand the difficulties associated with homelessness and create a more inclusive and accepting community.

As with any change in public perception, creating a culture of inclusiveness takes time. It requires a multifaceted approach, involving many stakeholders including local governments, health authorities, school boards, the non-profit and private sector, and community and faith-based organizations.



5. STRATEGIC FRAMEWORK

The *Homelessness Strategy 2019–2029* sets out 5 strategic directions and 26 recommended actions to be completed over a 10 year period to respond to the needs of vulnerable Richmond residents that are at risk or are experiencing homelessness. Homelessness is complex and each person's experience of homelessness is unique. Therefore, solutions and actions to address homelessness need to be individualized and adaptable to changing needs over time. The *Homelessness Strategy 2019–2029* is centered on a partnership approach and includes actions that will allow for continuous evolution and responsiveness to homelessness in Richmond. The recommended actions build upon ongoing initiatives and work that has been accomplished to date, consider current and emerging needs, and seek to foster collaboration and cooperation among stakeholders.

The vision for the *Homelessness Strategy 2019–2029* is:

"By 2029, homelessness in Richmond will be rare, brief and non-recurring.

Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services".

The *Homelessness Strategy 2019–2029* includes 5 strategic directions to guide this vision:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration among community partners; and
5. Communicate, research and monitor homelessness.

Actions for Implementation

Five strategic directions and 26 recommended actions have been developed to address the needs of Richmond's vulnerable residents who are at risk of or who are experiencing homelessness. Over the 10 year time frame for the *Homelessness Strategy 2019–2029*, the recommended actions have been identified as short-term (1–3 years), medium-term (4–6 years), long-term (7–10 years) or ongoing. Seven actions have been identified as priorities. It is important to acknowledge that while the strategic framework covers a 10 year period, some actions may require adaption to respond to changing needs or opportunities as they arise.

Strategic Direction 1: Prevent pathways into homelessness

In recent years there has been an effort to shift resources and funding to incorporate homelessness prevention practices into local housing strategies. For example, eviction prevention programs and education programs for market landlords can support housing stability for low-income households. Prevention-related programs can include coordinating local outreach and intake processes to help families and individuals access available supports, including rent subsidies, and move through a crisis quickly. The goal of this type of service coordination is the reduction of barriers that often prevent individuals and families from successfully navigating local services and accessing critical supports before the crisis deepens. From a municipal standpoint, the role of the City is to ensure that the right mix of affordable housing options are available to meet the housing needs of vulnerable residents and to facilitate collaboration among community partners to develop prevention services.

1. Continue to create affordable housing rental options across the housing continuum. **(Ongoing, PRIORITY)**

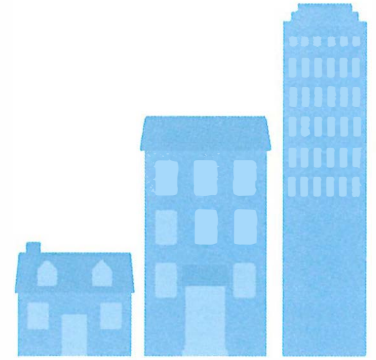
Ensuring the right mix of affordable housing options are available to meet the needs of vulnerable residents can prevent people from experiencing homelessness. In line with the City's Affordable Housing Strategy 2017–2027 and the Market Rental Policy, the City, in partnership with senior levels of government and the private and non-profit sectors, will continue to secure a range of housing options, with an emphasis on developing housing for vulnerable residents who are at risk of experiencing homelessness. Regular reviews of land acquisition needs will also help the City to capitalize on partnership opportunities with the private and non-market sectors regarding the development of supportive housing and other forms of affordable housing. Staff will continue to support non-profit-driven affordable housing developments through the development application process.

2. Facilitate the creation of a collaborative homeless prevention program in Richmond. **(Short-term: 1–3 years)**

Experiences of homelessness are unique and can occur abruptly. A collaborative homeless prevention program will limit experiences of episodic homelessness in Richmond. The creation of this program will benefit from alignment with both provincial and senior funding opportunities available from homeless prevention, and may include a Rent Bank, landlord education and relationship-building building initiatives, and active case management for individuals with more complex needs.

3. Explore solutions for discharge planning practices for individuals leaving Richmond-based institutions. **(Medium-term: 4–6 years)**

Without proper discharge planning, people leaving institutions, including hospitals, corrections, or addiction treatment and mental health facilities, can quickly experience homelessness. Through this action, the City together with community partners will coordinate the review of discharge planning with Vancouver Coastal Health and non-profit housing providers to help ensure that people are prepared to live independently in a non-institutional setting and are able to access appropriate, stable housing and supports necessary for recovery.



Strategic Direction 2:

Support residents who are experiencing homelessness

Homelessness prevention programs unfortunately will not be able to prevent all experiences of homelessness. As each experience of homelessness is unique, it is important for a community to have a variety of services to respond to the needs of each client. Homelessness serving agencies have an important role in supporting residents by providing compassionate, non-judgemental services that work to support people and to create stability within their lives. The City's role within these actions is to facilitate partnerships and collaboration among service providers.

1. Ensure accurate and up-to-date information on supportive services is available. **(Short-term: 1–3 years)**

Providing information on how to access specific supports is the foundation for efficient service referral and navigation. A regularly updated inventory of supportive services will provide residents experiencing homelessness and non-profit services providers with up-to-date knowledge of existing and emerging community assets.

2. Develop a Service Provider Table to focus coordination of supports for individuals experiencing homelessness or at risk of experiencing homelessness. **(Short-term: 1–3 years)**

It is important for service providers and outreach workers from various agencies to work together to share client-specific challenges, develop common understanding of services being provided throughout the community, and help facilitate service referrals between agencies and systems. This table will consist of representatives from various community organizations involved in outreach in Richmond.

3. Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at-risk of homelessness. **(Short-term: 1–3 years, PRIORITY)**

Drop-in programs provide safe spaces for people experiencing homelessness to access social connection and services including meals, programming, referrals to housing and supports. Currently, the Richmond drop-in program does not have security of tenure or an optimal space to provide all required programming (e.g. enhanced meals, shower, laundry, and storage solutions for personal belongings). The City will work in collaboration with community partners to secure adequate space required to provide enhanced programming for individuals experiencing homelessness.

4. Advocate to senior levels of government to secure funding for the Extreme Weather Response Program or a Winter Shelter. **(Short-term: 1–3 years)**

BC Housing provides funding to communities throughout the province to host Extreme Weather Response Shelters during the winter months. These shelters are only activated on nights when weather is deemed severe enough to present a substantial threat to the health of persons who are living outdoors and are typically closed during day-time hours. In contrast, Winter Shelters provide 24 hour shelter during the winter months, so that people living outside are given the option

of sleeping indoors during the winter, regardless of the severity of conditions. Richmond requires long-term funding to ensure that residents experiencing homelessness have the opportunity to access shelter during extreme weather.

5. Explore the use of City spaces as Warming Centres. (Short-term: 1–3 years)

Warming Centres provide safe, warm and non-judgemental spaces for people experiencing homelessness to find temporary shelter during periods of extreme weather. Unlike Extreme Weather Response or Winter Shelter, Warming Centres do not provide sleeping mats, but may be opened during day or nighttime hours and typically provide snacks.

6. Enhance service provision at City facilities for individuals experiencing homelessness. (Ongoing)

People experiencing homelessness continue to seek services provided at City community facilities, including public libraries and community centres. Working to expand service provision, including access to showers, for people experiencing homelessness will help to ensure that City facilities remain inclusive and provide opportunities for healthy and active living for all Richmond residents. In order to achieve this action, additional resources may be required in City facilities to support new service provision. Staff will also consider implementing a code of conduct to ensure community centres remain inclusive and accessible places for all residents.

7. Continue to refine the City's approach to responding to individuals experiencing homelessness on City-owned property. (Ongoing)

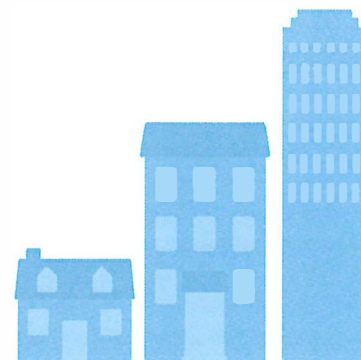
The City will take an appropriate, compassionate, and consistent approach to meeting the needs of individuals experiencing homelessness on City-owned property. The City will work in partnership with local health and service providers to enhance outreach and referral supports for these individuals, while ensuring that City-owned property, including public parks, remain clean and safe for all community residents.

8. Explore opportunities to address storage needs for people experiencing homelessness. (Short-term: 1–3 years)

Lack of storage is a challenge for individuals experiencing homelessness, as they have no safe space for personal and sentimental items. Experiencing removal of personal belonging negatively impacts a person experiencing homelessness and can create additional barriers to people trying to stabilize their lives. Working together with community partners to improve processes and communication practices related to the removal and storage of personal belonging may improve peoples' experiences of homelessness.

9. Create shelter and transitional beds for youth experiencing homelessness in the community. (Medium-term: 4–6 years)

Currently, shelter and wraparound support services for youth (16–24 years) are accessible only in surrounding municipalities. Therefore, many youth who experience homelessness in Richmond are required to leave the community and support network to access needed services. Collaborating with senior levels of government and community partners to create youth shelter and transitional



options continues to be a priority, as these services will help youth transition into stable longer-term housing options, while staying connected to their community.

10. Explore opportunities to address the need for culturally-appropriate supports, services, and housing for people experiencing homelessness. (Long-term: 7–10 years)

People who identify as Indigenous are overrepresented in the local and regional homeless population and often require culturally specific services to stabilize their lives. In addition, there are a number of other groups (e.g. seniors and members of the LGBTQ2S community) that may benefit from adaptive and culturally specific housing and supportive services. It is important to explore opportunities to develop new services and training of existing service providers to enhance their service delivery for specific groups who are experiencing homelessness.

Strategic Direction 3: Provide pathways out of homelessness

Individuals experiencing homelessness are better able to move forward with their lives if they are first housed then provided with services and supports. Various models, including Housing First and supportive housing, supplement housing units with supports related to physical and mental health, education, employment, or substance abuse. The City's role within these actions is to support service provider organizations in coordinating service delivery, and to advocate to the provincial and federal governments for increased funding for affordable housing in Richmond.

1. Establish a coordinated access and referral system to connect individuals with appropriate housing options. (Short-term: 1–3 years, PRIORITY)

The City will provide support and collaborate with community partners to establish a system that will assess a client's need for supports and work to place them in appropriate housing. This referral system will be aligned with other regional processes, including BC Housing's Vulnerability Assessment Tool.

2. Explore the potential of establishing a Housing First program in Richmond. (Medium-term: 4–6 years)

Richmond's low vacancy rate and increasing rental costs make it especially challenging for people experiencing homelessness to access stable and long term housing options. The establishment of a Housing First Program, managed by non-profit housing providers with dedicated affordable housing units would allow homeless-serving organizations to quickly access housing options for their clients.

3. Secure funding and a permanent site for supportive housing in Richmond. (Short-term: 1–3 years, PRIORITY)

Permanent supportive housing is an effective option to house and support clients who are experiencing chronic or episodic homelessness, as they may require more intensive and specialized types of supports. Supportive housing remains a critical need in Richmond. A permanent site for supportive housing needs to be secured and City staff will work with BC Housing and a selected non-profit housing provider on the development application process.

4. Ensure that emergency housing services focus on achieving long term housing options. **(Ongoing)**

Accessing services is the first step people who are experiencing homelessness take when starting to stabilize their lives. It is important that non-profit organizations that provide emergency services (e.g. emergency shelter and drop-in programs) work in collaboration with one another to connect clients with the correct services, including housing search support. Supportive services, including life skills and employment training, and addictions and mental health resources may help to break the cycle of homelessness.

Strategic Direction 4: Foster collaboration among community partners

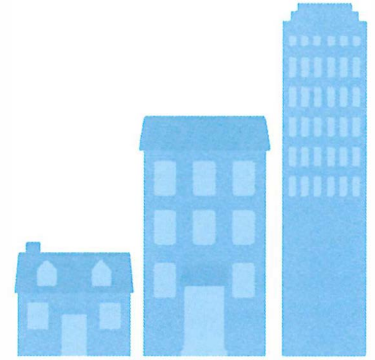
Homelessness is a complex issue, and cannot be solved by one organization or one level of government alone. Collaboration and service coordination is the most efficient and cost effective way to meet the needs of people experiencing homelessness and to build capacity within the non-profit sector to provide enhanced service provision. The role of the City within this strategic direction is to facilitate and support collaboration among non-profit housing and services providers to address agreed upon actions.

1. Dedicate appropriate staff resources for homelessness service coordination at the City of Richmond. **(Short-term: 1–3 years, PRIORITY)**

Dedicated staff and resources are required to support the continued implementation of the actions within the Homelessness Strategy 2019–2029. The Richmond non-profit community has stated the need for an individual to coordinate homelessness initiatives among stakeholders. A dedicated City position (i.e. Homelessness Services Coordinator) would benefit the community by liaising with community partners to facilitate service coordination and systems-level planning. Additional staff resources may also be required at City facilities, including community centres, to adequately support the needs of individuals experiencing homelessness.

2. Develop a Homelessness Leadership Table for collaboration among agencies working to prevent or address homelessness. **(Short-term: 1–3 years, PRIORITY)**

The Homelessness Leadership Table will play an important role in guiding the implementation of the Homeless Strategy. Comprised of leaders from local services providers, the City, BC Housing, Vancouver Coastal Health, and Richmond RCMP, the table will build on the strengths of the various organizations, promote collaboration, foster innovation, and encourage ongoing learning amongst local organizations. The table will continue to monitor the implementation of the strategy, advocate to the provincial and federal governments on behalf of the community, and explore opportunities related to governance and decision-making within the homeless-serving sector.



3. Continue the annual Health, Social and Safety Grants to support local homelessness services. **(Ongoing)**

Annually, the City provides Health, Social and Safety Grants for local non-profit organizations to increase organizational capacity and enhance current program services. A number of these grants support homelessness services that work to enhance the health and wellbeing of Richmond residents experiencing homelessness.

4. Monitor and pursue funding opportunities for support services for residents at-risk or experiencing homelessness. **(Ongoing)**

The City will continue to monitor funding available through provincial and federal programs, including Reaching Home – Canada's Homelessness Strategy, as well as non-profit and philanthropic funding sources, and pursue funding opportunities for support services for residents at-risk or experiencing homelessness. In addition, the City will disseminate funding information to community partners.

Strategic Direction 5: Communicate, research and monitor homelessness

Richmond is committed to fostering an inclusive and healthy community. Public perception can be a significant barrier to a community's ability to provide critical supportive housing and services for residents experiencing or at risk of homelessness. Positive changes in public perceptions regarding homelessness can help people experiencing homelessness in the community feel accepted, safe and supported to access services. The City's main role is to help facilitate awareness and education opportunities regarding homelessness and supportive services, and to trade information.

1. Implement a local data system to track trends and the changing needs of individuals experiencing homelessness. **(Short-term: 1–3 years)**

A local data system will supplement the point-in-time data provided by the Metro Vancouver Homeless Count with more detailed statistics regarding homelessness in Richmond. This tool will enable the development of more effective programs and projects that meet the needs of Richmond residents experiencing homelessness.

2. Provide training regarding homelessness service provision to City and community partner staff working in City facilities. **(Short-term: 1–3 years)**

People experiencing homelessness are increasingly seeking programming and support at City facilities. Training of staff at City facilities, including libraries, community centres, parks as well as Community Bylaws, Fire Rescue and RCMP staff will support enhanced service provision for Richmond residents experiencing homelessness. This training should include education about homelessness and poverty, skills to interact with persons experiencing homelessness (including persons experiencing mental health and addictions challenges), and an understanding of self-care for frontline workers.

3. Raise awareness and educate the community of the factors contributing to homelessness and the benefits of affordable housing and supportive services. **(Short-term: 1–3 years, PRIORITY)**

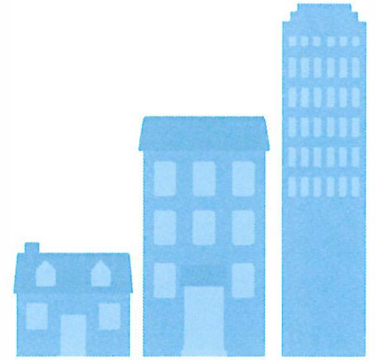
A communications strategy, including public awareness events regarding housing and homelessness will provide an opportunity for residents to learn about and discuss housing affordability and homelessness issues in the community and help to destigmatize experiences of homelessness. In addition, awareness training will assist in educating the community on the benefits of supporting vulnerable residents. Awareness activities would benefit from the perspectives of people with lived experience to ensure that their voices are included in community dialogue and to provide local context to experiences of homelessness. Continuing to research best and emerging practices related to public education will help ensure that communication is effective and adaptive to any cultural shifts.

4. Advocate to senior governments regarding the changing needs of homelessness in Richmond and the need for additional funding. **(Ongoing, PRIORITY)**

Richmond requires additional funding to support program and project development for residents who are experiencing homelessness. The City will continue to advocate to senior levels of government to request funding and resources to meet the housing and homelessness services need of Richmond residents and to build awareness of the homelessness needs in Richmond.

5. Report out annually on the progress of the *Homelessness Strategy 2019–2029*. **(Ongoing)**

Presenting annual update reports to City Council will ensure that the City and community partners are accountable to implementing the Strategy's actions and will provide a transparent and public record of ongoing progress made. Annual reporting will also provide opportunities to refine the Strategy as appropriate to respond to the changing homelessness needs in the community.



6. MONITORING AND EVALUATION

The performance measures and targets defined below are intended to guide the ongoing monitoring and evaluation of the *Richmond Homelessness Strategy 2019–2029*. The measures will be used to monitor the effectiveness of the Strategy as-a-whole, as well as the impact of specific projects and programs. Additional measures may be developed as determined by City staff and the Leadership Table.

Table 1: City of Richmond Homelessness Strategy 2019–2029 Monitoring and Evaluation Framework

Strategic Direction	Performance Measure	Target
Prevent pathways into homelessness	Percentage of individuals receiving support from homeless prevention programs who are still housed three months after program intervention.	90% of all program clients by 2029.
Support residents who are experiencing homelessness	Number of individuals turned away from emergency shelters due to insufficient capacity. Percentage of shelter clients who are referred to appropriate housing options within 30 days.	Zero individuals turned away annually by 2029. 100% of shelter clients are referred to housing options within 30 days by 2029.
Provide pathways out of homelessness	Number of individuals who are experiencing chronic homelessness (individuals without permanent shelter for one year or longer) in Richmond. Number of long-term supportive housing units created for individuals experiencing homelessness.	Zero individuals experiencing chronic homelessness by 2029. 50 long-term units by 2025.
Foster collaboration and capacity-building among community partners	Number of Leadership Table members satisfied with the Table (to be collected through annual membership surveys).	Average membership rating 4 out of 5 on an annual basis.
Communicate, research and monitor the needs of Richmond residents experiencing homelessness	Percentage of front line workers in City facilities and services who have participated in homelessness awareness training.	85% by 2025.

7. NEXT STEPS

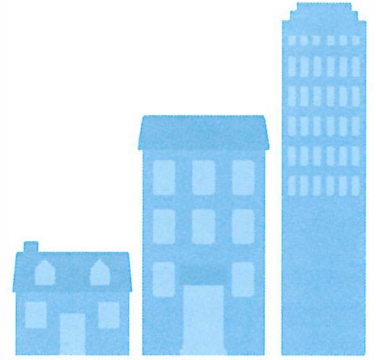
Moving forward, the City will work with community stakeholders to undertake the recommended actions outlined within the *Homelessness Strategy 2019–2029*. An immediate priority is creating the Leadership Table to build support amongst local stakeholders to guide the implementation of the Strategy. Other short-term actions include promoting the Strategy and its actions to the provincial and federal governments, Metro Vancouver, and other key stakeholders. On an ongoing basis, the City will monitor the progress and performance of the *Homelessness Strategy 2019–2029*.

8. CONCLUSION

There are many factors that may lead someone to experience homelessness. These can include lack of adequate income, access to affordable housing options and medical services, experiences of discrimination, traumatic events and personal crisis, physical health problems, disability or mental health concerns.

The City of Richmond is committed to playing a proactive leadership role to facilitate solutions to homelessness in partnership with a wide range of community stakeholders. The *Homelessness Strategy 2019–2029* will be the guiding document to further the goal of making experiences of homelessness in Richmond rare, brief and non-recurring. The *Homelessness Strategy 2019–2029* identifies partnerships with senior governments and the private and non-profit sector to accomplish the recommended actions set out in its Implementation Plan. Dedicated resources, including City staff time and financial contributions will also be required to meet the needs of Richmond residents experiencing homelessness and to implement the *Homelessness Strategy 2019–2029*.

With involvement from all sectors—public, non-profit, and the private sector—all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives.





City of Richmond

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CNCL - 256



City of Richmond

Report to Committee

To: Finance Committee

Date: April 15, 2019

From: Jerry Chong
Director, Finance

File: 03-0905-01/2019-Vol
01




Re: 2018 Consolidated Financial Statements

Staff Recommendation

That the City's audited consolidated financial statements for the year ended December 31, 2018 be accepted.

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

Att. 2

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

Staff Report

Origin

Sections 98 and 167 of the *Community Charter* require that the City prepare annual audited financial statements. The City's audited consolidated financial statements for 2018 have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada.

Analysis

KPMG LLP (KPMG) has been appointed by City Council to independently audit the City's consolidated financial statements. They have expressed an opinion, that the City's consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2018, and its consolidated results of operation, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

The annual financial statements and the auditor's report for the year ended December 31, 2018 are attached as Appendix 1.

The consolidated financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval and Richmond Public Library. The City's investment in Lulu Island Energy Company (LIEC), a wholly owned government business enterprise (GBE), is accounted for using the modified equity method. Further information about the basis of consolidation is listed in Note 2 to the consolidated financial statements.

An analysis of the consolidated financial statements as prepared by management is provided in the Financial Statement Discussion and Analysis (FSD&A) included in Attachment 2. The FSD&A explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results. This analysis is intended to be read in conjunction with the 2018 audited consolidated financial statements.

2018 Consolidated Statement of Financial Position

The financial position of the City and its subsidiaries is strong as accumulated surplus increased in 2018 by \$185.0 million to \$3.1 billion. These figures reflect the cumulative balance of all previous activity as of the reporting date December 31, 2018.

Highlights of the 2018 consolidated statement of financial position:

- \$3.1B – Accumulated surplus (net worth)
 - \$2.4B – Net book value of tangible capital assets
 - \$540.2M – Reserve balance, including \$208.7M committed towards active capital projects
 - \$207.2M – Appropriated surplus for future commitments
 - \$24.0M – Surplus (cumulative unallocated balance of general, water and sewer funds), including \$6.7M for the City's 2018 operating surplus (based on the budget presentation and including transfer to reserves and transfers to/from other

accumulated surplus items), that, as approved at the December 10, 2012 Council meeting, will be transferred to the Rate Stabilization Account to minimize future tax increases or to offset one-time expenditure requests.

- \$763.1M – Net financial assets
 - \$1.1B – Cash and investments
 - (\$158.9M) – Development cost charge balance, including \$48.9M committed towards active capital projects
 - (\$113.6M) – Deposits and holdbacks
 - (\$67.4M) – Deferred revenue
 - (\$32.8M) – Net debt

Overall, the City continues to be in a relatively strong financial position. In aggregate, the City's reserve balances, accumulated surplus and developer contributions, have increased from prior year. Staff will continue to provide Council with updated financial information on a quarterly basis during 2019 through the Quarterly Financial Reporting process.

2018 Consolidated Statement of Operations

The consolidated revenues exceeded expenses by \$185.0 million. These figures represent the activity during 2018 from January 1 to December 31.

Highlights of the 2018 consolidated statement of operations:

- \$599.4 million total revenues
 - \$216.9M taxation and levies
 - \$109.5M utility fees
 - \$88.0M contributed assets through development
 - \$39.1M sales of services
- \$414.5 million total expenses
 - \$162.3 million wages and benefits
 - \$73.5 million contract services, including RCMP
 - \$67.9 million supplies, materials and other
 - \$60.5 million amortization expense
- \$185.0 million – Annual surplus (the increase in net worth which includes the increase in capital equity, reserves, appropriated surplus and surplus). The 2018 annual surplus is comprised of:
 - \$124.7M increase in investment in tangible capital assets
 - \$55.3M increase in the reserve balance
 - \$2.2M increase in appropriated surplus for future commitments
 - \$1.5M for investment in LIEC
 - \$1.3M net increase in surplus and other, inclusive of an increase of \$6.7M for the City's 2018 operating surplus that will be transferred to the Rate Stabilization Account.

Financial Impact

None.

Conclusion

The City's audited consolidated financial statements for 2018 have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada. As noted in the Auditors' Report, it is the Auditors' opinion that these consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2018, and its consolidated results of operation, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.



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

- Att. 1: 2018 City of Richmond Consolidated Financial Statements
2: 2018 Financial Statement Discussion and Analysis

Consolidated Financial Statements of

CITY OF RICHMOND

Year ended December 31, 2018



KPMG LLP
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Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of the City of Richmond

Opinion

We have audited the consolidated financial statements of the City of Richmond (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2018
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2018, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "**Auditors' Responsibilities for the Audit of the Financial Statements**" section of our auditors' report.

We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit 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 City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada

[Date]

CITY OF RICHMOND

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

December 31, 2018, with comparative information for 2017

	2018	2017
Financial Assets		
Cash	\$ 121,861	\$ 47,867
Investments (note 3)	1,004,928	972,783
Investment in Lulu Island Energy Company ("LIEC") (note 4)	29,780	28,289
Accrued interest receivable	7,443	6,651
Accounts receivable (note 5)	29,151	27,036
Taxes receivable	11,844	8,976
Development fees receivable	25,545	22,376
Debt reserve fund - deposits (note 6)	508	508
	1,231,060	1,114,486
Liabilities		
Accounts payable and accrued liabilities (note 7)	95,231	99,036
Development cost charges (note 8)	158,882	130,684
Deposits and holdbacks (note 9)	113,620	82,786
Deferred revenue (note 10)	67,364	66,287
Debt, net of MFA sinking fund deposits (note 11)	32,842	37,603
	467,939	416,396
Net financial assets	763,121	698,090
Non-Financial Assets		
Tangible capital assets (note 12)	2,371,694	2,251,901
Inventory of materials and supplies	3,602	3,762
Prepaid expenses	2,673	2,376
	2,377,969	2,258,039
Accumulated surplus (note 13)	\$ 3,141,090	\$ 2,956,129

Contingent demand notes (note 6)
Commitments and contingencies (note 18)

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, 2018, with comparative information for 2017

	2018 Budget (notes 2(p) and 24)	2018	2017
Revenue:			
Taxation and levies	\$ 216,703	\$ 216,908	\$ 206,901
Utility fees	100,786	102,915	99,493
Sales of services	39,246	39,111	39,430
Payments-in-lieu of taxes	14,245	15,489	14,647
Provincial and federal grants	7,692	10,355	9,276
Development cost charges (note 8)	31,638	17,432	15,710
Other capital funding sources	58,685	95,859	57,570
Other revenue:			
Investment income	14,694	20,705	17,832
Gaming revenue	16,500	16,837	16,753
Licenses and permits	10,384	13,637	13,011
Other (note 21)	10,921	48,678	31,502
Equity income in government business enterprise ("GBE") (note 4)	-	1,491	1,042
	521,494	599,417	523,167
Expenses:			
Community safety	101,786	98,500	89,933
Utilities: water, sewer and sanitation	90,460	89,959	87,757
Engineering, public works and project development	76,077	68,793	66,120
Community services	66,159	63,882	77,387
General government	61,796	52,549	51,720
Planning and development	16,120	15,368	15,417
Richmond Olympic Oval	16,211	15,424	15,331
Library services	10,758	9,981	9,619
	439,367	414,456	413,284
Annual surplus	82,127	184,961	109,883
Accumulated surplus, beginning of year	2,956,129	2,956,129	2,846,246
Accumulated surplus, end of year	\$ 3,038,256	\$ 3,141,090	\$ 2,956,129

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, 2018, with comparative information for 2017

	2018 Budget (notes 2(p) and 24)	2018	2017
Annual surplus for the year	\$ 82,127	\$ 184,961	\$ 109,883
Acquisition of tangible capital assets	(162,318)	(92,851)	(110,742)
Contributed tangible capital assets	(47,410)	(88,021)	(52,249)
Amortization of tangible capital assets	58,717	60,542	58,012
Net loss (gain) on disposal of tangible capital assets	-	324	(3,293)
Proceeds on sale of tangible capital assets	-	213	5,361
Reclassification of assets to LIEC as GBE	-	-	31,036
Classification of LIEC as GBE	-	-	(2,182)
	(68,884)	65,168	35,826
Acquisition of inventories of materials and supplies	-	(3,602)	(3,762)
Acquisition of prepaid expenses	-	(2,673)	(2,376)
Consumption of inventories of materials and supplies	-	3,762	3,138
Use of prepaid expenses	-	2,376	2,525
Change in net financial assets	(68,884)	65,031	35,351
Net financial assets, beginning of year	698,090	698,090	662,739
Net financial assets, end of year	\$ 629,206	\$ 763,121	\$ 698,090

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2018, with comparative information for 2017

	2018	2017
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 184,961	\$ 109,883
Items not involving cash:		
Amortization	60,542	58,012
Loss (gain) on disposal of tangible capital assets	324	(3,293)
Contributions of tangible capital assets	(88,021)	(52,249)
Accounting adjustments upon transition of LIEC to a GBE	-	5,846
Equity income in GBE	(1,491)	(1,042)
Change in non-cash operating working capital:		
Accrued interest receivable	(792)	321
Accounts receivable	(2,115)	730
Taxes receivable	(2,868)	446
Development fees receivable	(3,169)	(5,664)
Inventories of materials and supplies	160	(624)
Prepaid expenses	(297)	149
Accounts payable and accrued liabilities	(3,805)	2,316
Development cost charges	28,198	13,087
Deposits and holdbacks	30,834	9,990
Deferred revenue	1,077	(33)
Net change in cash from operating activities	203,538	137,875
Capital activities:		
Cash used to acquire tangible capital assets	(92,851)	(110,742)
Proceeds on disposal of tangible capital assets	213	5,361
Net change in cash from capital activities	(92,638)	(105,381)
Financing activities:		
Repayments of debt	(4,761)	(4,578)
Investing activities:		
Net sale (purchase) of investments	(32,145)	5,855
Contribution to LIEC	-	(4,239)
Net change in cash from investing activities	(32,145)	1,616
Net change in cash	73,994	29,532
Cash, beginning of year	47,867	18,335
Cash, end of year	\$ 121,861	\$ 47,867

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2018

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, infrastructure, environmental, recreational, water, sewer, and drainage.

2. Significant accounting policies:

The consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants Canada.

(a) Basis of consolidation:

The consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly owned municipal corporation of the City. Interfund transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly owned government business enterprise ("GBE"), is accounted for using the modified equity method effective January 1, 2017 (note 2(f)).

(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 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 tangible capital assets and debt.

(iv) Reserve Funds:

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

CITY OF RICHMOND

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

Year ended December 31, 2018

2. Significant accounting policies (continued):

(b) Basis of accounting:

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

(c) Government transfers:

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

(d) Cash and cash equivalents:

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

(e) Investments:

Investments are recorded at cost, adjusted for amortization of premiums or discounts. Provisions for losses are recorded when they are considered to be other than temporary.

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable:

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

(h) 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.

CITY OF RICHMOND

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

Year ended December 31, 2018

2. Significant accounting policies (continued):

(i) 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.

(j) 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, works of art, and cultural and historic assets:

Natural resources, works of art, and cultural and historic assets are not recorded as assets in the consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2018

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(iv) Interest capitalization:

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

(v) Labour capitalization:

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

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

(vii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City'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 consolidated statement of operations.

(viii) 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.

(k) Revenue recognition:

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

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

(l) Property taxes:

The City establishes property tax rates based on assessed market values provided by the British Columbia Assessment Authority (BCA). Market values are determined as of July 1st of each year. The City records taxation revenue at the time the property tax bills are issued. The City is entitled to collect interest and penalties on overdue taxes.

CITY OF RICHMOND

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

Year ended December 31, 2018

2. Significant accounting policies (continued):

(m) 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, other related expenses are incurred or services are provided.

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

(n) 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 expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's 5 Year Consolidated Financial Plan (2018-2022) ("Consolidated Financial Plan") and was adopted through Bylaw No. 9800 on March 12, 2018.

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

CITY OF RICHMOND

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

Year ended December 31, 2018

2. Significant accounting policies (continued):

(r) Use of accounting estimates:

The preparation of consolidated 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 consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Significant areas requiring the use of management estimates relate to the value of contributed tangible capital assets, value of developer contributions, useful lives for amortization, determination of provisions for accrued liabilities, performing actuarial valuation of employee future benefits, allowance for doubtful accounts, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated 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.

(s) Segment disclosures:

A segment is defined as a distinguishable activity or 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 has provided definitions of segments as well as presented financial information in segment format.

3. Investments:

	2018		2017	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 577,416	\$ 577,060	\$ 499,541	\$ 488,215
Government and government guaranteed bonds	164,943	165,401	177,648	178,246
Municipal Finance Authority pooled investment	46,150	44,716	45,065	43,943
Other bonds	216,419	213,577	250,529	249,120
	\$ 1,004,928	\$ 1,000,754	\$ 972,783	\$ 959,524

CITY OF RICHMOND

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

Year ended December 31, 2018

4. Investment in Lulu Island Energy Company Ltd:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporation Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the City, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

Summarized financial information relating to LIEC is as follows:

	2018	2017
Cash, cash equivalents, and investments	\$ 8,596	\$ 6,227
Accounts receivable	2,242	1,488
Tangible capital assets	32,361	32,033
Total assets	43,199	39,748
Accounts payable and accrued liabilities	1,922	1,550
Deferred contributions	5,268	3,522
Concession liability	6,229	6,387
Total liabilities	13,419	11,459
Shareholder's equity	\$ 29,780	\$ 28,289
Total revenue	\$ 4,888	\$ 4,224
Total expenses	3,397	3,182
Net income	\$ 1,491	\$ 1,042

Included in accounts payable and accrued liabilities in the City's consolidated statement of financial position are payables to LIEC in the amount of \$1,375,799 (2017 - \$360,766).

On October 30, 2014, LIEC and the Oval Village district energy utility developer ("the Concessionaire") entered into a 30-year Concession Agreement, which is a public-private partnership project ("P3"), where the Concessionaire will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the Oval Village community. As part of the Agreement, the infrastructure will be owned by LIEC.

On October 30, 2014, the Concessionaire and the City entered into a Limited Guarantee Agreement. The City is the Guarantor and guarantees the performance of some of the Company's obligations under the Concession Agreement to a maximum of \$18.2 million (2017 - \$18.2 million).

CITY OF RICHMOND

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

Year ended December 31, 2018

5. Accounts receivable:

	2018	2017
Water and sewer utilities	\$ 11,999	\$ 12,661
Casino revenue	4,010	4,025
Capital grants	5,003	2,929
Other trade receivables	8,139	7,421
	<u>\$ 29,151</u>	<u>\$ 27,036</u>

6. 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, 2017 and 2018 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 508	\$ 2,447

7. Accounts payable and accrued liabilities:

	2018	2017
Trade and other liabilities	\$ 64,917	\$ 68,618
Post-employment benefits (note 15)	30,314	30,418
	<u>\$ 95,231</u>	<u>\$ 99,036</u>

CITY OF RICHMOND

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

Year ended December 31, 2018

8. Development cost charges:

	2018	2017
Balance, beginning of year	\$ 130,684	\$ 117,597
Contributions	42,792	26,866
Interest	2,838	1,931
Revenue recognized	(17,432)	(15,710)
Balance, end of year	\$ 158,882	\$ 130,684

9. Deposits and holdbacks:

	Balance December 31, 2017	Deposit contributions	Refund/ expenditures	Balance December 31, 2018
Security deposits	\$ 58,083	\$ 63,785	\$ (32,311)	\$ 89,557
Developer contributions	6,953	360	-	7,313
Contract holdbacks	7,830	2,748	(3,928)	6,650
Other	9,920	8,814	(8,634)	10,100
	\$ 82,786	\$ 75,707	\$ (44,873)	\$ 113,620

10. Deferred revenue:

	Balance December 31, 2017	External restricted inflows	Revenue earned/ adjustments	Balance December 31, 2018
Taxes and utilities	\$ 19,613	\$ 20,450	\$ (19,613)	\$ 20,450
Building permits/development	13,726	7,545	(5,673)	15,598
Oval	6,515	10,304	(10,500)	6,319
Capital grants	20,278	7,240	(7,960)	19,558
Business licenses	2,510	2,136	(2,123)	2,523
Parking easement/leased land	2,423	54	(47)	2,430
Other	1,222	6,833	(7,569)	486
	\$ 66,287	\$ 54,562	\$ (53,485)	\$ 67,364

CITY OF RICHMOND

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

Year ended December 31, 2018

11. Debt, net of MFA sinking fund deposits:

The interest rate for the year ended December 31, 2018 on the principal amount of the MFA debentures was 3.30% (2017 - 3.30%) per annum. Interest expense incurred for the year on the long-term debt was \$1,676,895 (2017 - \$1,676,895). The maturity date of the MFA debt is April 7, 2024.

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

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

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2018	Net debt 2017
General Fund	\$ 50,815	\$ 17,973	\$ 32,842	\$ 37,603

Repayments on net outstanding debt over the next five years and thereafter are as follows:

2019	\$ 4,951
2020	5,149
2021	5,355
2022	5,570
2023	5,792
Thereafter	6,025
	<hr/>
	\$ 32,842

CITY OF RICHMOND

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

Year ended December 31, 2018

12. Tangible capital assets:

Cost	Balance December 31, 2017	Additions and transfers	Disposals	Balance December 31, 2018
Land	\$ 905,118	\$ 78,883	\$ -	\$ 984,001
Building and building improvements	416,029	26,210	(58)	442,181
Infrastructure	1,697,075	47,729	(3,124)	1,741,680
Vehicles, machinery and equipment	130,776	16,434	(4,417)	142,793
Library's collections, furniture and equipment	9,047	1,072	(674)	9,445
Assets under construction	140,752	10,544	-	151,296
	\$ 3,298,797	\$ 180,872	\$ (8,273)	\$ 3,471,396

Accumulated amortization	Balance December 31, 2017	Disposals	Amortization expense	Balance December 31, 2018
Building and building improvements	\$ 170,579	\$ (52)	\$ 15,752	\$ 186,279
Infrastructure	789,365	(2,865)	33,887	820,387
Vehicles, machinery and equipment	81,260	(4,148)	9,714	86,826
Library's collections, furniture and equipment	5,692	(671)	1,189	6,210
	\$ 1,046,896	\$ (7,736)	\$ 60,542	\$ 1,099,702

Net book value	December 31, 2018	December 31, 2017
Land	\$ 984,001	\$ 905,118
Buildings and building improvements	255,902	245,450
Infrastructure	921,293	907,710
Vehicles, machinery and equipment	55,967	49,516
Library's collection, furniture and equipment	3,235	3,355
Assets under construction	151,296	140,752
Balance, end of year	\$ 2,371,694	\$ 2,251,901

CITY OF RICHMOND

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

Year ended December 31, 2018

12. Tangible capital assets (continued):

(a) Assets under construction:

Assets under construction having a value of \$151,295,702 (2017 - \$140,751,542) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is \$88,020,879 (2017 - \$52,248,550) comprised of land in the amount of \$69,654,386 (2017 - \$36,128,140), infrastructure in the amount of \$13,666,004 (2017 - \$13,694,410), and buildings in the amount of \$4,700,489 (2017 - \$2,426,000).

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of art and historical treasures:

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

(e) Write-down of tangible capital assets:

There were no write-downs of tangible capital assets during the year (2017 - nil).

13. Accumulated surplus:

	General and Reserve Funds	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2018 Total	2017 Total
Investment in tangible capital assets	\$ 2,323,998	\$ -	\$ -	\$ 9,256	\$ 3,235	\$ 2,336,489	\$ 2,211,771
Reserves (note 14)	533,829	-	-	6,324	-	540,153	484,883
Appropriated surplus	183,477	13,533	8,576	1,357	230	207,173	205,010
Investment in LIEC	29,780	-	-	-	-	29,780	28,289
Surplus	15,750	247	6,247	592	1,193	24,029	22,618
Other equity	3,466	-	-	-	-	3,466	3,558
Balance, end of year	\$ 3,090,300	\$ 13,780	\$ 14,823	\$ 17,529	\$ 4,658	\$ 3,141,090	\$ 2,956,129

CITY OF RICHMOND

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

Year ended December 31, 2018

14. Reserves:

	Balance, December 31, 2017	Change during year	Balance, December 31, 2018
Affordable housing	\$ 10,168	\$ 668	\$ 10,836
Arts, culture and heritage	4,183	(180)	4,003
Capital building and infrastructure	69,731	12,032	81,763
Capital reserve	163,599	12,543	176,142
Capstan station	19,725	12,607	32,332
Child care development	3,006	3,800	6,806
Community legacy and land replacement	8,623	229	8,852
Drainage improvement	56,956	(824)	56,132
Equipment replacement	22,168	(2,568)	19,600
Hamilton area plan community amenity	735	17	752
Leisure facilities	6,765	12,000	18,765
Local improvements	6,047	1,108	7,155
Neighborhood improvement	7,100	420	7,520
Oval	4,749	1,575	6,324
Public art program	3,861	999	4,860
Sanitary sewer	42,909	1,198	44,107
Steveston off-street parking	310	7	317
Steveston road ends	211	(56)	155
Waterfront improvement	344	(27)	317
Watermain replacement	53,693	(278)	53,415
	\$ 484,883	\$ 55,270	\$ 540,153

15. Post-employment benefits:

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

	2018	2017
Accrued benefit liability, beginning of year	\$ 30,418	\$ 31,303
Current service cost	1,947	1,814
Interest cost	879	1,015
Past service credit	(397)	-
Amortization of actuarial gain	(25)	(61)
Benefits paid	(2,508)	(3,653)
Accrued benefit liability, end of year	\$ 30,314	\$ 30,418

CITY OF RICHMOND

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

Year ended December 31, 2018

15. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2018. The difference between the actuarially determined accrued benefit obligation of approximately \$28,423,000 (2017 - \$29,892,000) and the liability of approximately \$30,314,000 (2017 - \$30,418,000) as at December 31, 2018 is an unamortized net actuarial gain of \$1,891,000 (2017 - \$526,000). This actuarial gain is being amortized over a period equal to the employees' average remaining service lifetime of 10 years (2017 - 10 years).

	2018	2017
Actuarial benefit obligation:		
Liability, end of year	\$ 30,314	\$ 30,418
Unamortized actuarial gain	(1,891)	(526)
Balance, end of year	\$ 28,423	\$ 29,892

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

	2018	2017
Discount rate	3.30%	2.90%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

16. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2017, the plan has about 197,000 active members and approximately 95,000 retired members. Active members include approximately 39,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

CITY OF RICHMOND

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

Year ended December 31, 2018

16. Pension plan (continued):

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged.

The City paid \$12,759,865 (2017 - \$12,284,569) for employer contributions while employees contributed \$10,615,884 (2017 - \$10,154,394) to the plan in fiscal 2018.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

17. Contingent assets and contractual rights:

(a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2018. Contingent assets are not recorded in the consolidated financial statements.

(b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licenses, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

2019	\$ 13,609
2020	8,814
2021	2,576
2022	2,169
2023	724
Thereafter	5,573

CITY OF RICHMOND

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

Year ended December 31, 2018

17. Contingent assets and contractual rights (continued):

(b) Contractual rights (continued):

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

18. Commitments and contingencies:

(a) Joint and several liabilities:

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

(b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2019	\$ 4,808
2020	3,050
2021	3,059
2022	2,329
2023	2,314
Thereafter	9,963

(c) Litigation:

As at December 31, 2018, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in 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.

CITY OF RICHMOND

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

Year ended December 31, 2018

18. Commitments and contingencies (continued):

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

The City is a shareholder of the 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 32 Class A and 21 Class B shares issued and outstanding as at December 31, 2018). 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.

- (g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive.

19. 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 consolidated financial statements.

	2018	2017
Richmond Community Associations	\$ 1,837	\$ 1,800

CITY OF RICHMOND

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

Year ended December 31, 2018

20. Collections for other authorities:

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

	2018	2017
Province of British Columbia - Schools	\$ 169,005	\$ 162,120
Greater Vancouver Regional District and others	47,298	44,702
	<u>\$ 216,303</u>	<u>\$ 206,822</u>

21. Other revenue:

	2018	2017
Developer contributions	\$ 33,672	\$ 13,014
Tangible capital assets gain on sale of land	-	4,217
Penalties and fines	3,784	3,247
Parking program	2,054	1,818
Other	9,168	9,206
	<u>\$ 48,678</u>	<u>\$ 31,502</u>

22. Government transfers:

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

	2018	2017
Operating		
Province of British Columbia	\$ 21,899	\$ 21,368
TransLink	3,593	2,656
Government of Canada	1,700	1,580
Capital		
Province of British Columbia	5,685	746
TransLink	1,680	456
Government of Canada	36	803
	<u>\$ 34,593</u>	<u>\$ 27,609</u>

CITY OF RICHMOND

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

Year ended December 31, 2018

23. Segmented reporting:

The City 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:

- (a) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water and sewer networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.
- (d) **Community Services** comprises of Parks, Recreation, Arts, Culture and Heritage Services and Community Social Development. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, City finance, and ensuring high quality services to Richmond residents.
- (f) **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.
- (g) **Richmond Olympic Oval Corporation** 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.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

CITY OF RICHMOND

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

Year ended December 31, 2018

23. Segmented reporting (continued):

	Community safety	Utilities	Engineering, public works and project development	Community services	General government	Planning and development	Total City subtotal
Revenue:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 216,908	\$ -	\$ 216,908
User fees	-	91,168	11,747	-	-	-	102,915
Sales of services	6,196	2,816	2,646	9,050	7,730	2,246	30,684
Payments-in-lieu of taxes	-	-	-	-	15,489	-	15,489
Provincial and federal grants	154	-	3,658	139	3,125	-	7,076
Development cost charges	-	1,226	2,911	4,517	2,202	6,576	17,432
Other capital funding sources	-	1,013	15,966	6,402	69,654	2,824	95,859
Other revenue:							
Investment income	-	543	-	-	20,143	-	20,686
Gaming revenue	687	-	-	-	16,150	-	16,837
Licenses and permits	4,480	6	588	-	10	8,553	13,637
Other	2,373	3,248	701	936	39,303	106	46,667
Equity income	-	-	-	-	1,491	-	1,491
	13,890	100,020	38,217	21,044	392,205	20,305	585,681
Expenses:							
Wages and salaries	41,735	12,698	23,450	32,656	25,445	10,258	146,242
Public works maintenance	61	6,694	5,910	1,950	(1,447)	235	13,403
Contract services	50,867	8,957	3,609	4,609	3,552	1,484	73,078
Supplies and materials	3,094	31,151	1,777	14,438	10,641	673	61,774
Interest and finance	70	21,217	-	67	1,792	-	23,146
Transfer from (to) capital for tangible capital assets	(50)	1,113	7,353	3,241	455	1,291	13,403
Amortization of tangible capital assets	2,750	8,070	26,809	6,921	11,764	1,331	57,645
Loss (gain) on disposal of tangible capital assets	(27)	59	(115)	-	347	96	360
	98,500	89,959	68,793	63,882	52,549	15,368	389,051
Annual surplus (deficit)	\$ (84,610)	\$ 10,061	\$ (30,576)	\$ (42,838)	\$ 339,656	\$ 4,937	\$ 196,630

CITY OF RICHMOND

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

Year ended December 31, 2018

23. Segmented reporting (continued):

	Total City subtotal	Richmond Olympic Oval	Richmond Public Library	2018 Consolidated	2017 Consolidated
Revenue:					
Taxation and levies	\$ 216,908	\$ -	\$ -	\$ 216,908	\$ 206,901
User fees	102,915	-	-	102,915	99,493
Sales of services	30,684	8,346	81	39,111	39,430
Payments-in-lieu of taxes	15,489	-	-	15,489	14,647
Provincial and federal grants	7,076	2,899	380	10,355	9,276
Development cost charges	17,432	-	-	17,432	15,710
Other capital funding sources	95,859	-	-	95,859	57,570
Other revenue:					
Investment income	20,686	-	19	20,705	17,832
Gaming revenue	16,837	-	-	16,837	16,753
Licenses and permits	13,637	-	-	13,637	13,011
Other	46,667	1,764	247	48,678	31,502
Equity income	1,491	-	-	1,491	1,042
	585,681	13,009	727	599,417	523,167
Expenses:					
Wages and salaries	146,242	8,919	7,170	162,331	159,576
Public works maintenance	13,403	-	2	13,405	14,973
Contract services	73,078	-	401	73,479	64,912
Supplies and materials	61,774	4,798	1,347	67,919	65,959
Interest and finance	23,146	-	3	23,149	23,216
Transfer from (to) capital for tangible capital assets	13,403	-	(96)	13,307	25,712
Amortization of tangible capital assets	57,645	1,707	1,190	60,542	58,012
Loss (gain) on disposal of tangible capital assets	360	-	(36)	324	924
	389,051	15,424	9,981	414,456	413,284
Annual surplus (deficit)	\$ 196,630	\$ (2,415)	\$ (9,254)	\$ 184,961	\$ 109,883

CITY OF RICHMOND

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

Year ended December 31, 2018

24. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated Financial Plan adopted by Council on March 12, 2018. The table below reconciles the adopted Consolidated Financial Plan to the budget amounts reported in these consolidated financial statements.

	Financial plan Bylaw No. 9800	Financial statement budget
Consolidated financial plan:		
Revenue	\$ 521,494	\$ 521,494
Expenses	439,367	439,367
Annual surplus	82,127	82,127
Less:		
Acquisition of tangible capital assets	(419,998)	-
Contributed tangible capital assets	(47,410)	-
Transfer to reserves	(66,999)	-
Debt principal	(4,761)	-
Add:		
Capital funding	422,925	-
Transfer from surplus	34,116	-
Annual surplus	\$ -	\$ 82,127

25. Comparative information:

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

2018 | City of Richmond

FINANCIAL STATEMENT DISCUSSION & ANALYSIS

Prepared by Management

To be read in conjunction with the 2018
Financial Statements



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Introduction

The Community Charter requires that annual audited financial statements be prepared and presented to Council. The City's audited consolidated financial statements for the year ended December 31, 2018 have been prepared in accordance with Canadian public sector accounting standards.

The Financial Statement Discussion and Analysis (FSD&A) provides a detailed analysis of the Consolidated Financial Statements. The FSD&A explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results. This analysis has been prepared by management and is intended to be read in conjunction with the 2018 audited consolidated financial statements.

The consolidated financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval (Oval), and Richmond Public Library (Library). All future references to the "City" reflect the financial results for all entities.

Lulu Island Energy Company (LIEC) is classified as a government business entity (GBE). The City's investment in LIEC as a GBE is accounted for using the modified equity method.

Further information about the basis of consolidation is listed in Note 2 to the Consolidated Financial Statements.

The consolidated financial statements include the following statements:

- **Consolidated Statement of Financial Position** summarizes the assets (financial and non-financial), liabilities, net debt, and accumulated surplus as at December 31st, 2018 and 2017.
- **Consolidated Statement of Operations** outlines revenues, expenses, surplus for the year and accumulated surplus at year end. This statement reflects the combined operations of the general, utility, capital, and reserve funds for the City and its consolidated entities.
- **Consolidated Statement of Changes in Net Financial Assets** outlines the changes in net financial assets as a result of annual operations, tangible capital asset transactions, as well as changes in other non-financial assets.
- **Consolidated Statement of Cash Flows** summarizes the City's cash position and changes during the year by outlining the City's sources and uses of cash.

Consolidated Statement of Financial Position

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The Consolidated Statement of Financial Position shows the City's assets (financial and non-financial), liabilities and accumulated surplus. The difference between the financial assets and liabilities is the City's net financial assets, which represents the amount available for a later date.

The City maintained its strong financial position in 2018 allowing for flexibility and financial sustainability into the future.

- Financial Assets increased by \$116.6M to \$1.2B
- Liabilities increased by \$51.5M to \$467.9M
- Net financial assets increased by \$65.0M to \$763.1M
- Non-financial assets increased by \$119.9M to \$2.4B
- Accumulated surplus increased by \$185.0M to \$3.1B

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

Financial Assets

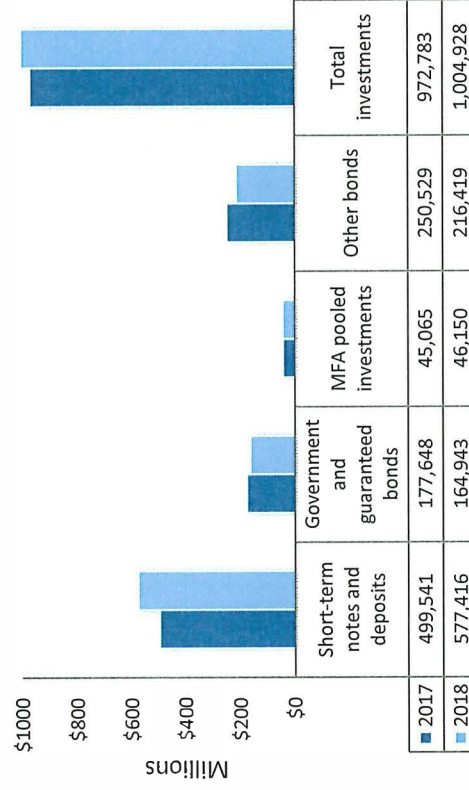
Cash

Cash increased by \$74.0M to \$121.9M mainly as a strategy to optimize overall interest yields.

Investments

Investments increased by \$32.1M to \$1.0B primarily due to the timing of cash flow.

Investment Portfolio by Type (\$'000's)



Investment in LIEC

Effective January 1, 2017, LIEC was classified as a GBE. The City uses the modified equity method to account for this investment of \$29.8M (2017 – \$28.3M).

Accrued interest receivable

Accrued interest receivable increased by \$0.8M to \$7.4M due to the increased investment balance and timing of the investments.

Accounts receivable

Accounts receivable increased by \$2.1M to \$29.2M primarily due to collections of capital grants receivables and other trade receivables. The increase was partially offset by reductions to the water and sewer utilities receivable balance.

Accounts Receivable (\$'000's)	2018	2017	Change
Water and sewer utilities	\$ 11,999	\$ 12,661	\$ (662)
Casino revenues	4,010	4,025	(15)
Capital grants	5,003	2,929	2,074
Other trade receivables	8,139	7,421	718
Total	\$ 29,151	\$ 27,036	\$ 2,115

Taxes receivable

Taxes receivable increased by \$2.9M to \$11.8M due to the timing of collections, rate increases and new growth from the prior year.

Financial Assets

Development fees receivable

Development fees receivable increased by \$3.2M to \$25.5M due to an increase in use of letter of credits for payment of development cost charges (DCC).

Developers have the option to pay DCCs upfront, or in installments over a 2 year period. When paying in installments, 1/3 of the total DCC is paid upfront, the next 1/3 installment is paid one year after the originating date, and the final 1/3 installment is paid at the 2 year anniversary date. The second and third payment amounts are secured by a letter of credit.

The net DCC contributions received by the City in 2018, \$42.8M, is \$15.9M higher than 2017 due to increased contribution activity during the one year grace period for in-stream applications before than new DCC rates under Bylaw No. 9499 came into effect on May 8, 2018.

Debt reserve fund - deposits

The debt reserve fund balance of \$0.5M did not change from 2017 as the City did not receive payments from the Municipal Finance Authority (MFA) during 2018.



Liabilities

Accounts payable and accrued liabilities

Accounts payable and accrued liabilities decreased by \$3.8M to \$95.2M. The decrease is mainly attributable to the timing of payment for the RCMP contract, partially offset by the timing of payment for water purchases and capital construction invoices.

Development cost charges

The DCC balance of \$158.9M (2017 - \$130.7M) is restricted by Section 559 of the *Local Government Act* and may only be used on authorized capital expenditures.

Net contributions of \$42.8M and interest earned of \$2.8M were received in 2018. The balance was offset by \$17.4M for capital project expenses funded by DCC during the year.

Development Cost Charges (\$000's)	2018	2017	Change
Balance, beginning of year	\$ 130,684	\$ 117,597	\$ 13,087
Contributions	42,792	26,866	15,926
Interest	2,838	1,931	907
Revenue recognized	(17,432)	(15,710)	(1,722)
Balance, end of year	\$ 158,882	\$ 130,684	\$ 28,198

The \$158.9M balance includes amounts that have been allocated to active capital projects but that remain unspent. At December 31st, 2018 there is \$48.9M (2017 - \$38.5M) committed to active capital projects. Additional DCC funding of \$22.8M was approved as part of the 2019 Capital Budget.

Deposits and holdbacks

Deposits and holdbacks increased by \$30.8M to \$113.6M mainly due to an increase in security deposits for development related servicing agreements of \$31.5M, offset by decrease in contract holdbacks of \$1.2M.

Deposits and Holdbacks (\$000's)	2018	2017	Change
Security deposits	\$ 89,557	\$ 58,083	\$ 31,474
Developer contribution	7,313	6,953	360
Contract holdbacks	6,650	7,830	(1,180)
Other	10,100	9,920	180
Total deposits and holdbacks	\$ 113,620	\$ 82,786	\$ 30,834

Deferred revenue

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

Deferred Revenue (\$000's)	2018	2017	Change
Taxes and utilities	\$ 20,450	\$ 19,613	\$ 837
Building permits / development	15,598	13,726	1,872
Oval	6,319	6,515	(196)
Capital grants	19,558	20,278	(720)
Other	5,439	6,155	(716)
Total deferred revenue	\$ 67,364	\$ 66,287	\$ 1,077

Liabilities

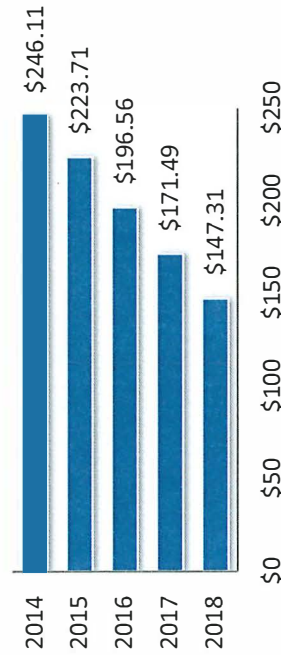
Deferred revenues increased in taxes and utilities and building permits/developments. The increases were offset by slight decreases in Oval, capital grants and other revenues, resulting in an overall \$1.1M increase compared to 2017.

Debt, net of MFA sinking fund deposits

Debt decreased by \$4.8M to \$32.8M as a result of the annual repayment made in 2018 towards the borrowing for the construction of the MCAL facility. The debt has a 10 year term and was obtained in 2014 at a rate of 3.30% for the duration of the term.

The debt per capita decreased to \$147.31 per person in 2018 from \$171.49 as of December 31, 2017. The decrease in debt per capita is the combined result of principal payments reducing the outstanding balance along with an increase in population.

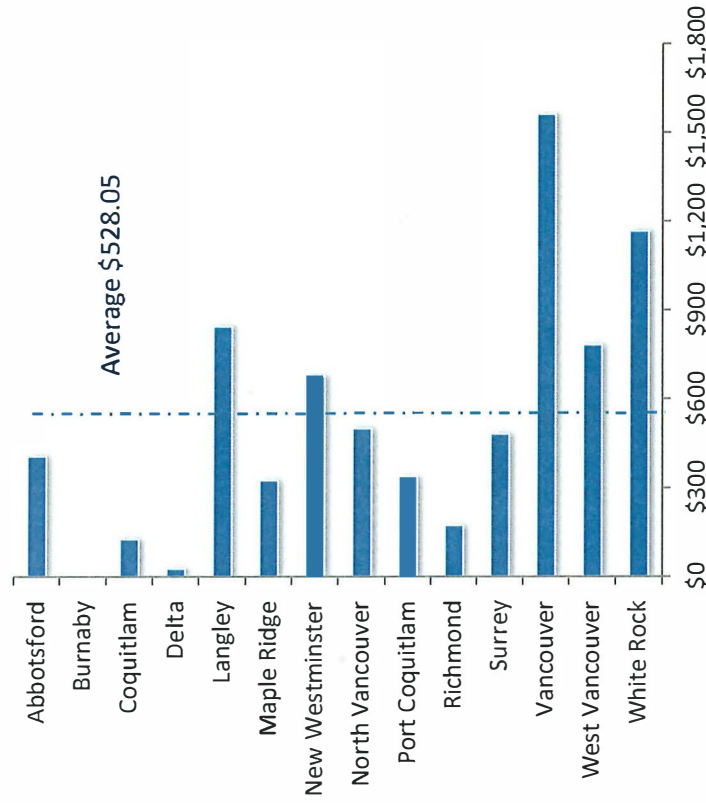
City of Richmond Debt Per Capita 2014-2018



Graph has been updated with population figures from BC Stats, Demographic Analysis Section.

The 2017 values for the other municipalities are the most current figures available from the Local Government Statistics. For comparative purposes, Richmond's 2017 debt per capita of \$171.49 is included below and is well below the 2017 regional average of \$528.05.

Debt Per Capita by City (2017)



Source data for comparative cities obtained from the Ministry of Community Sport & Cultural Development - 2017 Local Government Statistics.

Non-Financial Assets

Tangible Capital Assets

Tangible capital assets (TCA) are recorded at original cost and are amortized over their useful life. The net book value (original cost less accumulated amortization) is presented below. Additional information can be obtained in Note 12 of the consolidated financial statements.

TCA increased by \$119.8M to \$2.4B. The change is a result of \$180.9M of asset additions, less net disposal of \$0.5M, and current year amortization expense of \$60.5M.

Tangible Capital Assets (\$000's)	2018	2017	Change
Land	\$ 984,001	\$ 905,118	\$ 78,883
Buildings and building improvements	255,902	245,450	10,452
Infrastructure	921,293	907,710	13,583
Vehicles, machinery and equipment	55,967	49,516	6,451
Library's collections, furniture and equipment	3,235	3,355	(120)
Assets under construction	151,296	140,752	10,544
Total	\$2,371,694	\$2,251,901	\$119,793

Land increased by \$78.9M mainly due to \$69.7M of contributed assets received through development. It included \$60.0M road dedications of which \$29.5M relates to the Lansdowne Village development.

Buildings increased by \$10.5M mainly due to a \$26.2M increase in additions offset by \$15.7M of amortization expense. The additions in 2018 included \$18.9M for Fire Hall No. 1 and \$4.7M of contributed assets for Seasonal Child Care and Gardens Child Care.

Infrastructure increased by \$13.6M mainly due to \$44.6M increase in additions offset by \$31.0M of amortization expense. The additions in 2018 included \$13.6M of contributed assets received through development and \$5.5M for the No. 2 Road Drainage Pump Station.

Vehicles, machinery and equipment increased by \$6.5M mainly due to \$12.0M increase in additions including a fire pumper truck of \$2.3M offset by \$5.6M of amortization expense.

Library's collections, furniture and equipment decreased by \$0.1M mainly due to \$0.4M additions offset by \$0.5M of amortization expense.

Assets under construction increased by \$10.5M mainly due to the Minoru Centre for Active Living that is scheduled to open in 2019. Additions were offset by completed projects during the year.

Non-Financial Assets

Inventory of materials and supplies

Inventory decreased by \$0.2M to \$3.6M based on timing of materials issued.

Prepaid expenses

Prepaid expenses increased by \$0.3M to \$2.7M due to timing of expense utilization and increases to insurance premium costs.



Accumulated Surplus

The accumulated surplus increased by \$185.0M to \$3.1B. The annual increase is presented on the Consolidated Statement of Operations.

Accumulated Surplus (\$'000's)	2018	2017	Change
Investment in TCA	\$ 2,336,489	\$ 2,211,771	\$ 124,718
Reserves	540,153	484,883	55,270
Appropriated surplus	207,173	205,010	2,163
Investment in LIEC	29,780	28,289	1,491
Surplus	24,029	22,618	1,411
Other equity	3,466	3,558	(92)
Total	\$3,141,090	\$2,956,129	\$ 184,961

Investment in TCA

Investment in TCA represents the equity held in assets. This balance is equal to the net book value of tangible capital assets less any outstanding debt relating to capital and restricted capital deferred revenue (for Oval).

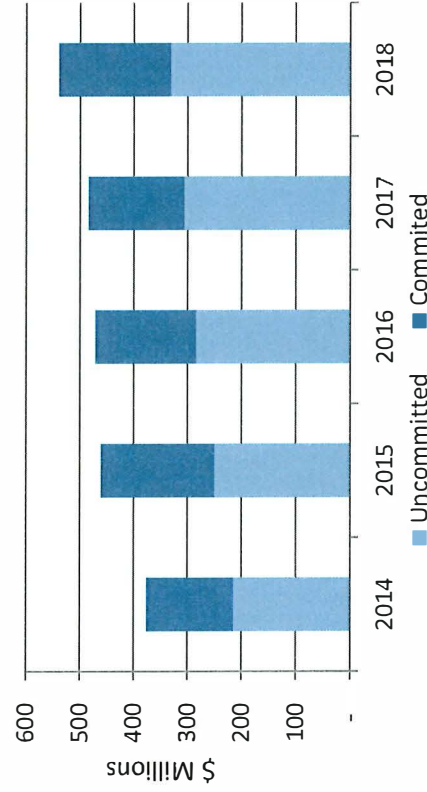
In accordance with accounting standards, this balance is accounted for using the cost method, net of accumulated amortization. It does not reflect market value or replacement value of the assets.

The investment in TCA balance increased by \$124.7M. This is the net activity of asset additions, amortization, disposals and debt reduction.

Reserves

Reserves are established by Bylaw for specific purposes, mainly capital expenditures. The balance of \$540.2M includes amounts that have been approved for expenditure but remain unspent as at December 31st. The uncommitted reserve balance is \$331.5M (2017 - \$306.8M).

Reserve Balance 2014-2018



The increase in the reserve balance is mainly attributable to the timing of capital expenditures. There are several facility construction projects approved including MCAL that have reserve funds allocated towards the project but have not been fully spent as of the reporting date December 31, 2018.

From the available \$331.5M at December 31, 2018, \$66.9M has been approved for the City's 2019 Capital Budget.

Accumulated Surplus

An additional \$356.5M is estimated for the remaining 4 years of the 5-year Capital Plan (2019-2023).

Appropriated Surplus

Appropriated surplus is internally restricted for future commitments and potential liabilities. The balance increased by \$2.2M to \$207.2M as a result of a various transfers, including the transfer of the 2017 operating surplus of \$8.1M to the Rate Stabilization Account in 2018.

Investment in LIEC

The City's investment in LIEC is recorded under the modified equity method. The balance reflects the City's share equity in LIEC on December 31, 2018 at \$29.8M, an increase of \$1.5M from the 2017 balance of \$28.3M.

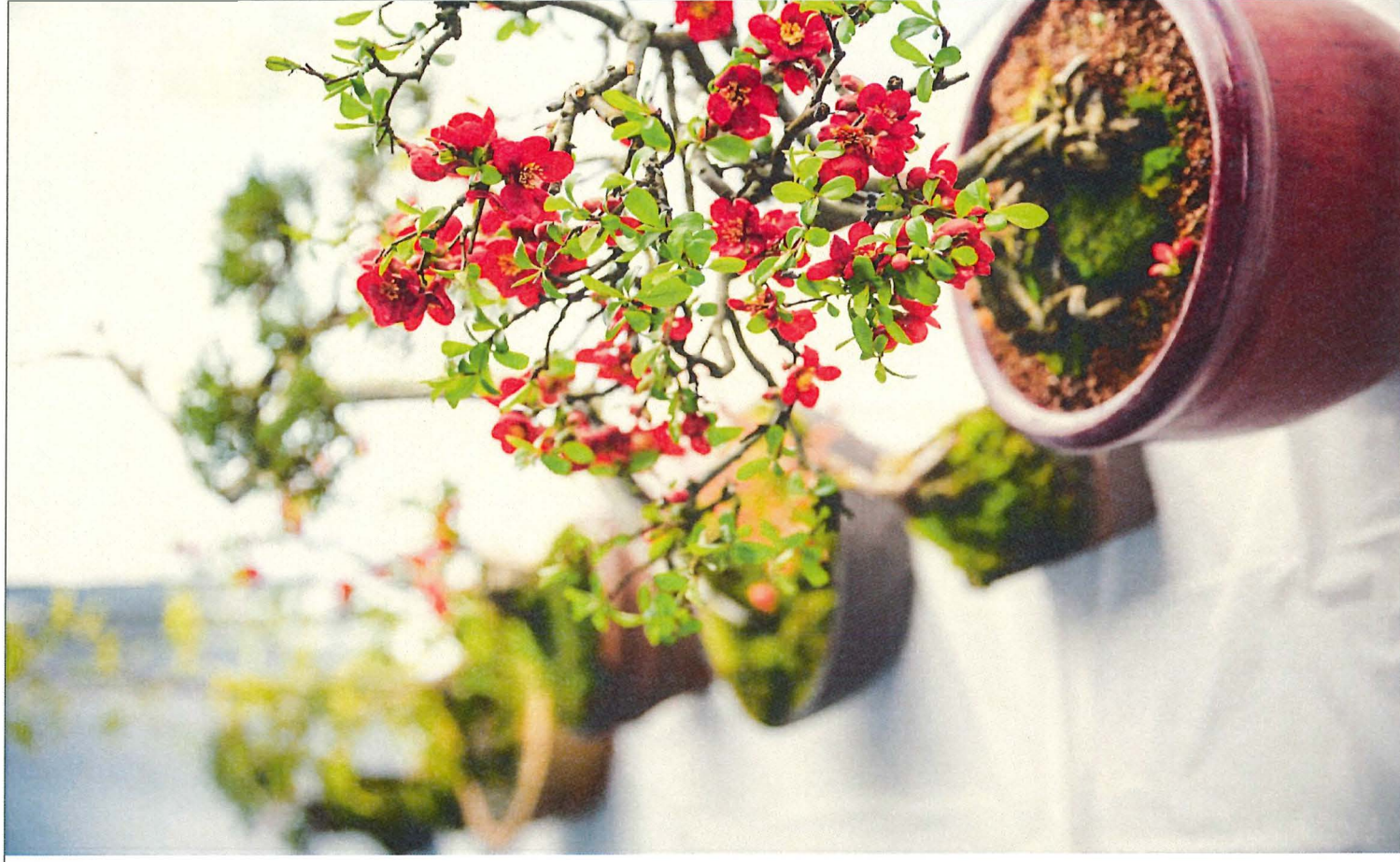
Surplus

The consolidated surplus increased by \$1.4M to \$24.0M in 2018. The increase is mainly attributed to:

- (\$8.1M) transfer of the City's 2017 operating surplus to the Rate Stabilization Account
- \$6.7M City's 2018 operating surplus
- \$2.1M internal repayments from previously funded capital projects

Other Equity

Other equity relates to the City's inventory. The balance decreased by \$0.1M to \$3.5M in 2018.



Consolidated Statement of Operations

CNCL - 304

The Consolidated Statement of Operations provides a summary of the revenues, expenses, and surplus throughout the reporting period and outlines the change in accumulated surplus.

The 2018 budget amounts presented in this statement have been adjusted to reflect the differences between amounts as budgeted at the City on a modified 'cash requirements' basis and amounts recorded in these financial statements on a 'full accrual' basis.

Note 24 outlines the adjustments to the approved budget, particularly the exclusion of transfers to reserves and other funds, and tangible capital asset acquisitions. These adjustments to budgeted values are required to provide comparative budget values based on the full accrual basis of accounting. As the accrual based budget does not include transfers to reserves, investment in assets and other items, the budget presented on the financial statements can show a surplus or deficit while the budget as approved by Council is a balanced budget.

Revenues

2018 Budget to Actual Comparison

Total consolidated revenues are \$599.4M compared to the budgeted revenues of \$521.5M. Certain revenues will always be difficult to accurately budget due to the unpredictability of the source, development timing and use of funds for capital. Budget to actual variance explanations are below.

	2018 Budget	2018 Actual	Variance
Revenues (\$'000's)			
Taxation and levies	\$ 216,703	\$ 216,908	\$ 205
Utility fees	100,786	102,915	2,129
Sales of services	39,246	39,111	(135)
Payments-in-lieu of taxes	14,245	15,489	1,244
Provincial and federal grants	7,692	10,355	2,663
Development cost charges	31,638	17,432	(14,206)
Other capital funding sources	58,685	95,859	37,174
Investment income	14,694	20,705	6,011
Gaming revenue	16,500	16,837	337
Licences and permits	10,384	13,637	3,253
Other	10,921	48,678	37,757
Equity income	-	1,491	1,491
Total	\$ 521,494	\$ 599,417	\$ 77,923

Taxation and levies had a favourable variance of \$0.2M due to higher than expected new growth offset by supplemental adjustments.

Utility fees had a favourable variance of \$2.1M mainly due to construction flat rate utility prepayments which are not budgeted for, and fire hydrant usage revenue.

Sales of services includes an unfavourable variance mainly due to budgeted Minoru Centre for Active Living facility revenues which were not realized due to the delayed opening, offset by favourable lease revenue.

Payments-in-lieu of taxes had a favourable variance of \$1.2M mainly due to higher than expected payments from various government agencies.

Provincial and federal grants were favourable by \$2.7M mainly due to additional grants received for the expansion of the Major Road Network and traffic grants.

Development cost charges (DCC) had an unfavourable variance of \$14.2M due to the timing of capital expenditures. DCC revenue is recognized when the amounts are spent, while the budget represents the 2018 allocation of DCC's towards capital projects that can be spent over multiple years.

The other capital funding favourable variance of \$37.2M due to higher than budgeted amounts relating to contributed assets received through development. \$88.0M was received during 2018 compared to the budget of \$47.4M. The revenue recognition relating to these contributed assets is based on the timing of the development and when the ownership of assets are transferred to the City.

Revenues

Investment income had a favourable variance of \$6.0M due to higher returns on investments which corresponds to increases in the interest rate as prescribed by the Bank of Canada throughout the year. The timing of capital expenditures also resulted in a higher than expected investment balance throughout the year.

Gaming revenue had a favourable variance of \$0.3M.

Licences and permits had a favourable variance of \$3.3M mainly due to building permits, underpinning fees, and business licences.

Other revenue had a favourable variance of \$37.8M due to unbudgeted external developer cash contributions of \$33.7M.

Equity income relates to the City's investment in LIEC and represents LIEC's net income for the year. LIEC's net income for 2018 is \$1.5M (2017 – \$1.0M).



Revenues

2018 to 2017 Actual Comparison

Total 2018 consolidated revenues were \$599.4M compared to \$523.2M in 2017.

Revenues (\$000's)	2018 Actual	2017 Actual	Change
Taxation and levies	\$216,908	\$206,901	\$ 10,007
Utility fees	102,915	99,493	3,422
Sales of services	39,111	39,430	(319)
Payments-in-lieu of taxes	15,489	14,647	842
Provincial and federal grants	10,355	9,276	1,079
Development cost charges	17,432	15,710	1,722
Other capital funding sources	95,859	57,570	38,289
Investment income	20,705	17,832	2,873
Gaming revenue	16,837	16,753	84
Licences and permits	13,637	13,011	626
Other	48,678	31,502	17,176
Equity income	1,491	1,042	449
Total	\$599,417	\$523,167	\$ 76,250

Taxation and levies increased by \$10.0M due to the 3.30% tax rate increase for 2018 and new growth.

Utility fees increased by \$3.4M due to Council approved rate increases, consumption activity and higher construction flat rate utility prepayments.

Sales of services decreased by \$0.3M due to \$1.3M lower volume of receivable projects in 2018 mainly due to comparatively slower development activities in West Cambie

area and \$0.4M in soil revenue that did not recur, offset by a \$1.2M increase in lease revenue and \$0.2M increase in Oval revenues.

Payments-in-lieu of taxes increased by \$0.8M mainly due to increases in assessment value for Worker's Compensation Board and Port Metro Vancouver properties, which resulted in additional \$0.5M and \$0.2M, respectively.

Provincial and federal grants increased by \$1.1M due to additional grant received for the expansion of the Major Road Network and increased traffic grants.

Development cost charges increased by \$1.7M mainly due to the timing of capital expenditures and \$0.7M related to the Front Ender Agreement, Bylaw No. 9643. DCC revenue is recognized when the amounts are spent. There was a \$3.8M increase in revenue recognized relating to road and water and \$2.7M less revenue recognized in 2018 in other areas including parks and sewer.

Other capital funding sources increased by \$38.3M due to the timing of developer contributed assets, which includes a \$33.5M increase in donated assets by developers relating to land.

Investment income increased by \$2.9M due to increases in interest rates and higher average investment balance throughout the year.

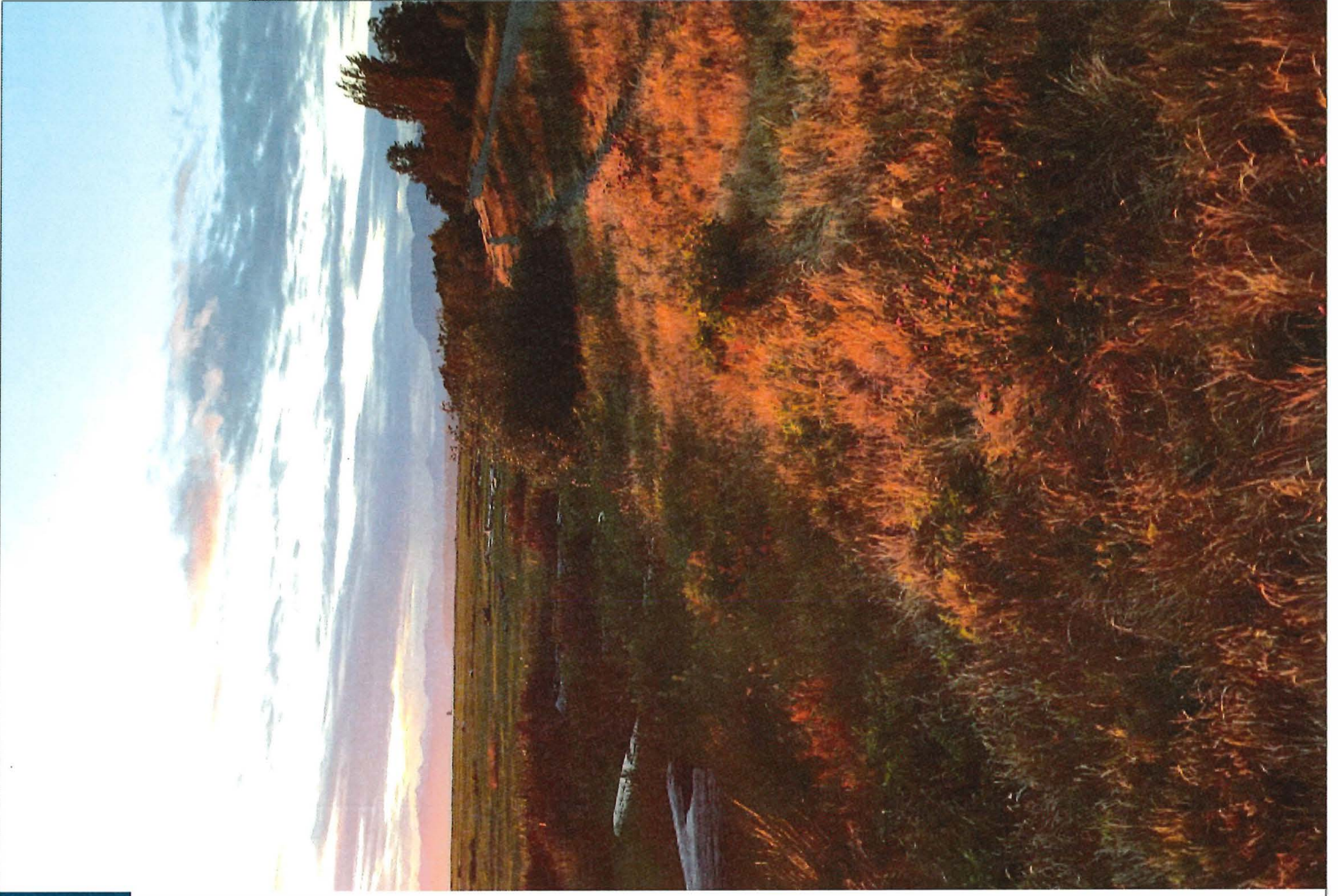
Revenues

Gaming revenue is consistent with 2017.

Licences and permits increased by \$0.6M mainly due to underpinning revenue.

Other revenue increased by \$17.2M mainly due to increased developer amenity contributions, including \$8.7M for Capstan Station, \$3.4M for Child Care, and \$3.0M for Leisure Facilities.

Equity income relates to the City's investment in LIEC and represents LIEC's net income for the year. LIEC's net income increased by \$0.5M due to full year of usage and improved efficiencies in operation.

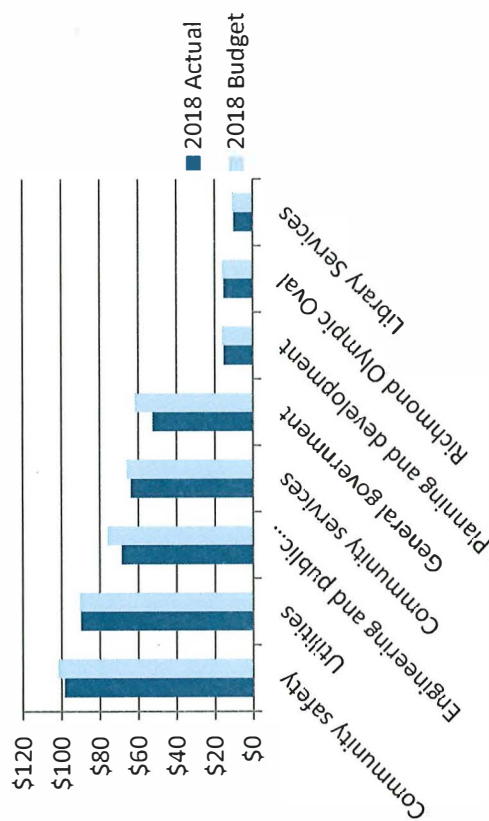


Expenses

2018 Budget to Actual Comparison

Total consolidated expenses are \$414.5M compared to the budget of \$439.4M.

2018 Expenses by Function



The following comparisons are before transfers to provisions and/or reserves:

Community safety had a favourable variance of \$3.3M mainly due to RCMP contract savings from lower than budgeted complement and salary savings due to municipal employee vacancies.

Utilities had a favourable variance of \$0.5M mainly due to less than budgeted water and sanitary sewer activities offset by watermain survey costs.

Engineering and public works had a favourable variance of \$7.3M mainly due to vacant positions and unutilized budget for building improvements scheduled to be completed in 2019.

Community services had a favourable variance of \$2.3M mainly due to the delay of the MCAL opening.

General government had a favourable variance of \$9.2M mainly due to timing of programs and vacant positions.

Planning and development had a favourable variance of \$0.8M mainly due to vacant positions.

Richmond Olympic Oval had a favourable variance of \$0.8M due to lower than budgeted salaries and general and administration costs.

Library services had a favourable variance of \$0.8M due to less than budgeted amortization expense.

Expenses

2018 to 2017 Actual Comparison

Total 2018 consolidated expenses were \$414.5M compared to \$413.3M in 2017.

Expenses (\$000's)	2018 Actual	2017 Actual	Change
Community safety	\$ 98,500	\$ 89,933	\$ 8,567
Utilities: water, sewer and sanitation	89,959	87,757	2,202
Engineering, public works and project development	68,793	66,120	2,673
Community services	63,882	77,387	(13,505)
General government	52,549	51,720	829
Planning and development	15,368	15,417	(49)
Richmond Olympic Oval	15,424	15,331	93
Library services	9,981	9,619	362
Total	\$ 414,456	\$ 413,284	\$ 1,172

Community safety expenses increased by \$8.6M mainly due to a \$6.5M increase in the RCMP contract expense as a result of additional officers and collective agreement salary increases.

Utilities expenses increased by \$2.2M mainly due to greater water consumption relative to 2017, as well as water and sewer rate increases from Metro Vancouver.

Engineering, public works and project development expenses increased by \$2.7M mainly due to Fire Hall No. 1 and Minoru Chapel restoration.

Community services decreased by \$13.5M compared to 2017 due to affordable housing contributions for the Storeys affordable housing contribution disbursed in 2017.

General government expenses increased by \$0.8M mainly due to 2018 election costs and an increase in amortization expense.

Planning and development costs are consistent with 2017.

Richmond Olympic Oval costs are consistent with 2017

Library services expenses increased by \$0.4M mainly due to salary increases and new staff positions including Librarian, Senior Services and Community Programmer.

Expenses

Expenses by Object

Expenses (\$'000's)	2018 Actual	2017 Actual	Change
Wages and salaries	\$162,331	\$159,576	\$2,755
Public works maintenance	13,405	14,973	(1,568)
Contract services	73,479	64,912	8,567
Supplies and materials	67,919	65,959	1,960
Interest and finance	23,149	23,216	(67)
Transfer from (to) capital for tangible capital assets	13,307	25,712	(12,405)
Amortization of tangible capital assets	60,542	58,012	2,530
Loss on disposal of tangible capital assets	324	924	(600)
Total	\$414,456	\$413,284	\$1,172

Wages and salaries increased by \$2.8M mainly due to collective agreement salary increases.

Public works maintenance decreased by \$1.6M mainly due to reduced general and receivable public work activities and increased capital work.

Contract services increased by \$8.6M mainly due to increased policing costs, contract cost increase for E-Comm 911 charges, building maintenance and traffic signal contracts.

Supplies and materials increased by \$2.0M mainly due to increase in Metro Vancouver water purchases and equipment purchases for Minoru Centre for Active Living and Fire Rescue.

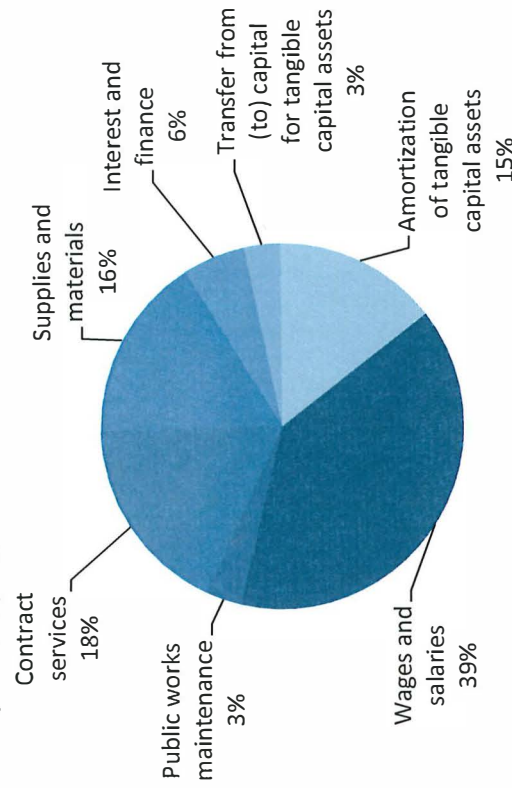
Interest and finance is consistent with 2017.

Transfer from (to) capital for tangible capital assets decreased by \$12.4M mainly due to non-capital costs relating to the contribution towards Storey Development project in 2017 that did not occur in 2018.

Amortization of tangible capital assets increased by \$2.5M due to new asset additions.

Loss on the disposal of tangible capital assets decreased by \$0.6M due to less infrastructure disposal in 2018, compared to 2017.

2018 Expenses by Object



Annual Surplus

The 2018 consolidated annual surplus of \$185.0M is calculated as the difference between revenues and expenses and is reflected in the change in the accumulated surplus.

The City's 2018 operating surplus of \$6.7M is one component of the 2018 annual surplus of \$185.0M.

Annual Surplus Distribution

The largest driver of the \$185.0M annual surplus is the change in investment in capital assets of \$124.7M. This is the net activity of asset additions \$180.9M offset by amortization expense of \$60.5M, disposals and debt reduction.

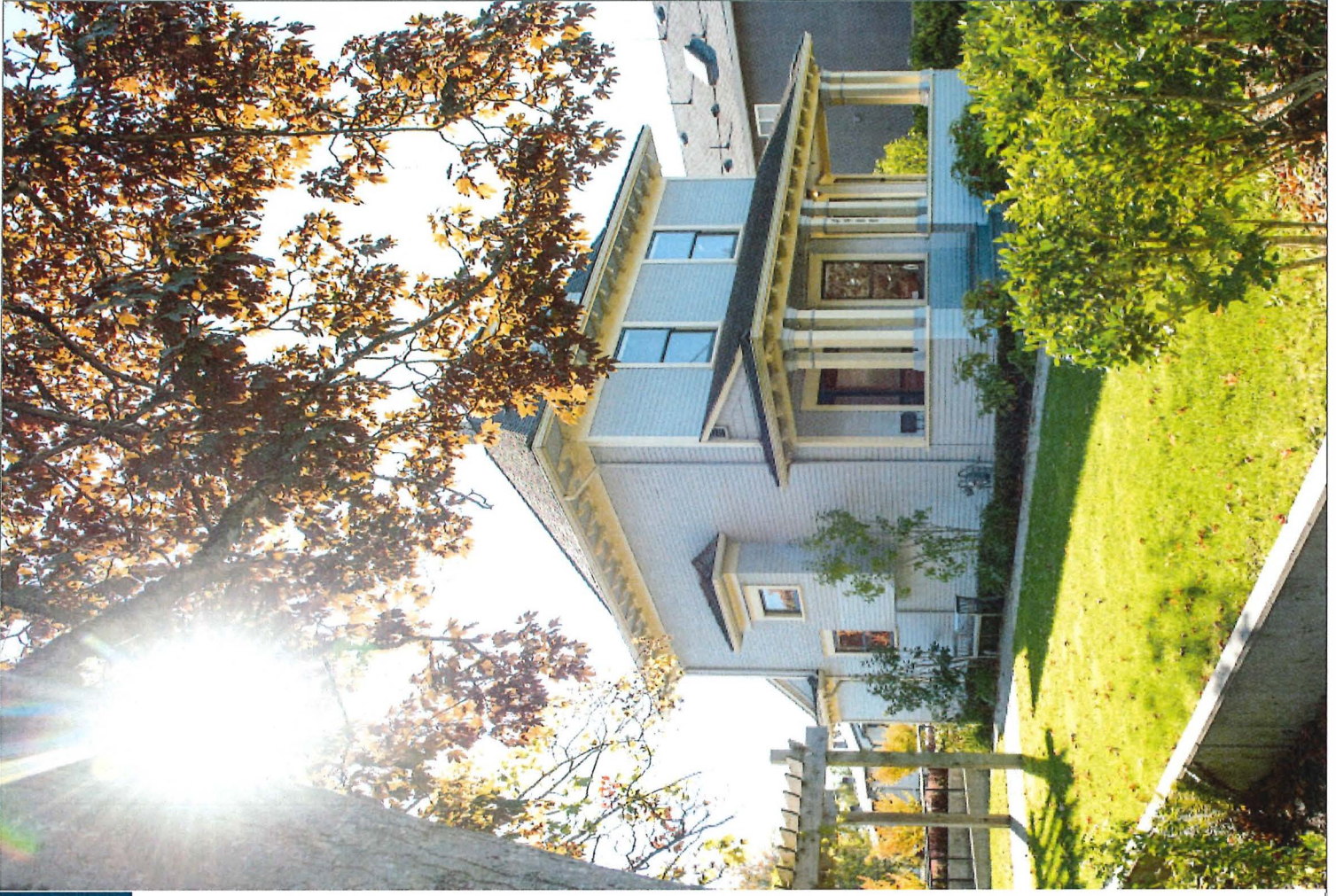
Investment in LIEC increased by \$1.5M.

Appropriated surplus increased by \$2.2M relating to future commitments and potential liabilities.

Reserves increased by \$55.3M due to the timing of capital expenditures. Included in the total reserve balance is \$208.7M committed towards active capital projects.

Surplus increased by \$1.4M due to the net impact of operating surplus transactions and repayments for internal borrowing.

Other surplus decreased by \$0.1M.



Consolidated Statement of Changes in Net Financial Assets

CNCL - 313

The Consolidated Statement of Changes in Net Financial Assets focuses on the net assets of the City, adjusting the annual surplus for the impact of tangible capital assets: mainly deducting the costs to acquire assets, and adding back amortization charged during the year.

An important measure of any government's financial condition is its net financial assets: calculated as financial assets (e.g. cash, receivables, and investments) less liabilities (e.g. trade and employment payables, deposits and debt).

The City's net financial assets as at December 31, 2018 increased by \$65.0M to \$763.1M (2017 - \$698.1M).

Consolidated Statement of Cash Flows

CNCL - 314

The Consolidated Statement of Cash Flows is a summary of how the City's cash position changed during the year, highlighting sources and uses of cash, including the use of cash to acquire capital assets.

The City's cash increased by \$74.0M to \$121.9M and investments increased by \$32.1M to \$1.0B.

In 2018, cash provided by operating activities was \$203.5M, compared to \$137.9M in 2017.

Cash used in capital activities was \$92.6M, compared to \$105.4M in 2017.

Cash used in financing activities was \$4.8M compared to \$4.6M in 2017, and was used to pay down MFA debentures.

Cash spent on investing activities was \$32.1M, compared to \$1.6M of cash provided by investing activities in 2017.

The Public Sector Accounting Board (PSAB) encourages the Government sector to conduct ratio analysis as per the Statement of Recommended Practice (SORP) 4: Indicators of Financial Condition. The analysis enables the readers of financial reports to use the indicators to assess the City's ability to respond to changes in the economic climate. It also allows readers to interpret the financial reports and assess the quality of financial management.

The analysis addresses the following three key areas:

- **Assessment of sustainability** measures and demonstrates the ability of a government entity to carry out its service commitments, settles financial commitments to creditors, employees and others without increasing the debt or tax burden in the economy that it operates.
- **Assessment of flexibility** measures and demonstrates the degree to which a government entity can change the level of debt and tax burden in order to meet its service commitments or settle financial commitments.
- **Assessment of vulnerability** measures and demonstrates the degree by which a government entity is dependent on sources of funding outside its control or influence or is exposed to risk that could impair its ability to meet its service and financial commitments.

The following table presents the ratio analysis for the three-year period 2016-2018:

Assessment of sustainability

Sustainability ratios:

	2018	2017	2016 (recast)
Assets to liabilities (times)	7.7	8.1	8.2
Financial assets to liabilities (times)	2.6	2.7	2.7
Net debt to total revenues	5.5%	7.2%	8.6%
Net debt to the total assessment	0.03%	0.04%	0.06%
Expenses to the total assessment	0.4%	0.5%	0.6%

- Assets to liabilities, indicates sustainability by the extent to which the government entity finances its operations by issuing debt. A ratio higher than one indicates that a government has accumulated surplus and has assets greater than liabilities. Included in the City's liabilities are DCCs and deferred revenue which represent an obligation to perform future works.

Flexibility ratios:

	2018	2017	2016 (recast)
Debt charges to revenues	0.3%	0.3%	0.3%
Net book value of capital assets to cost	68.3%	68.3%	68.7%
Net book value of capital assets (excluding land) to cost	55.8%	56.3%	57.1%
Own source revenue to the assessment	0.5%	0.5%	0.7%

- 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.	
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- 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.

Vulnerability ratios:

	2018	2017	2016 (recast)
Government transfers to total revenues	4.5%	5.0%	5.4%
Government transfers (excluding gaming revenue) to total revenues	1.7%	1.8%	1.8%

- 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.

An explanation of each of the ratios is provided below.

- Expenses to total assessment, indicates the trend of the government spending in connection to the state of the local economy. A lower percentage indicates a lesser reliance on the current assessment base to finance existing expenses.

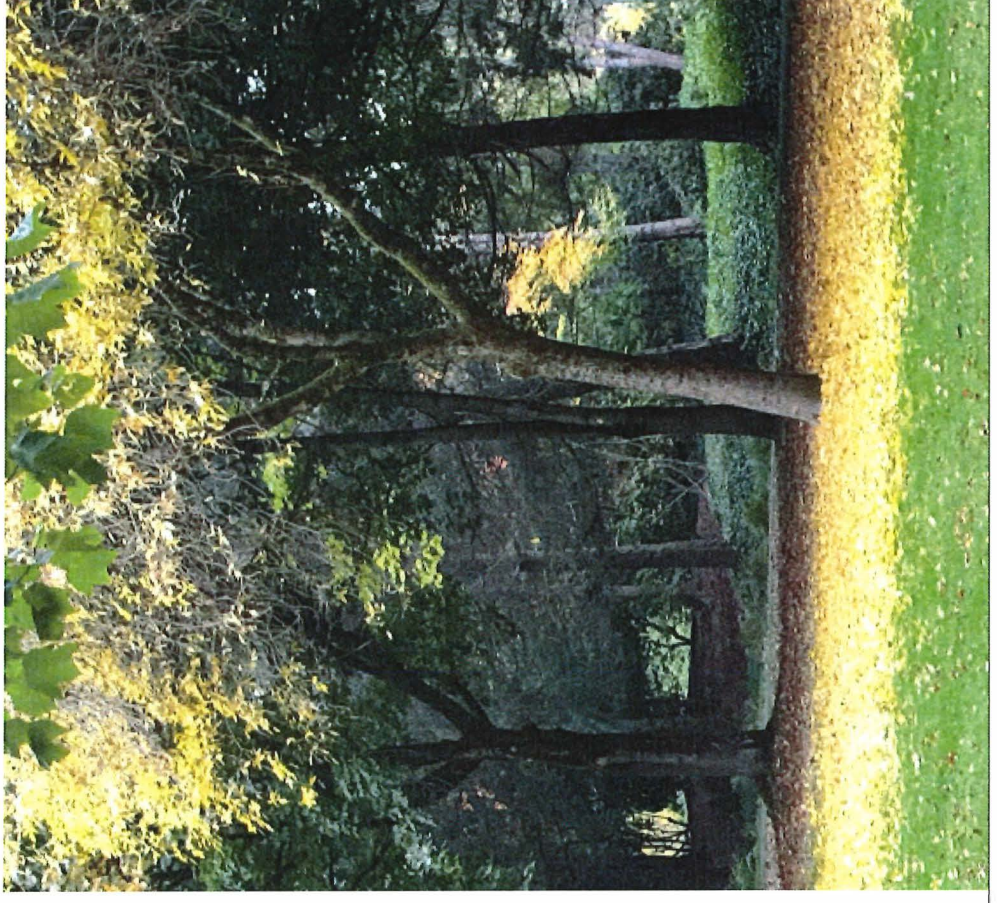
Assessment of flexibility

- Debt charges to revenues, indicates the extent to which past borrowing decisions present a constraint on a government's ability to meet its financial commitments. A lower ratio indicates a lesser reliance on existing revenues to finance debt charges.
- 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.
- Net book value of capital assets (excluding land) to cost, indicates the estimated useful life remaining of depreciable capital assets. Land is not a depreciable asset and its inclusion can distort the net book value to cost ratio. A higher ratio indicates a newer asset inventory.
- Own source revenue to assessment, indicates the degree to which represents the percentage of taxes taken from its own tax base. A lower ratio indicates a

lesser proportion of existing revenues from own sources on the current assessment base.

Assessment of vulnerability

- Government transfers to total revenue, indicates the degree to which the local government is dependent on provincial or federal grants. A higher ratio indicates a higher proportion of grants.



The City provides a wide array of services to residents, businesses and visitors. The Council Term Goals help guide the development and implementation of the City's work programs and operations.

The following section highlights:

- Council Term Goals 2014 – 2018
- Environment
 - Business Licences
 - Housing Activity
 - Population
- City Services

Term Goals

Council decisions guide and influence the City's social and physical development, the quality of life and lifestyle choices available to residents, the relative safety and protection of residents and businesses, and the role the City plays within the region. To help Council manage this important agenda, a "Term Goal Setting" process is undertaken at the start of each new term of office to determine Council's desired focus and priorities in order to ensure City work programs are appropriately aligned. This process forms an integral part of City operations, and helps to ensure a focused and productive workforce that makes the most effective use of public resources. In alphabetical order, the nine goal areas for the 2014-2018 term of Council include:

CNCL - 319

1. A Safe Community

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

2. A Vibrant, Active, and Connected City

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

3. A Well-Planned Community

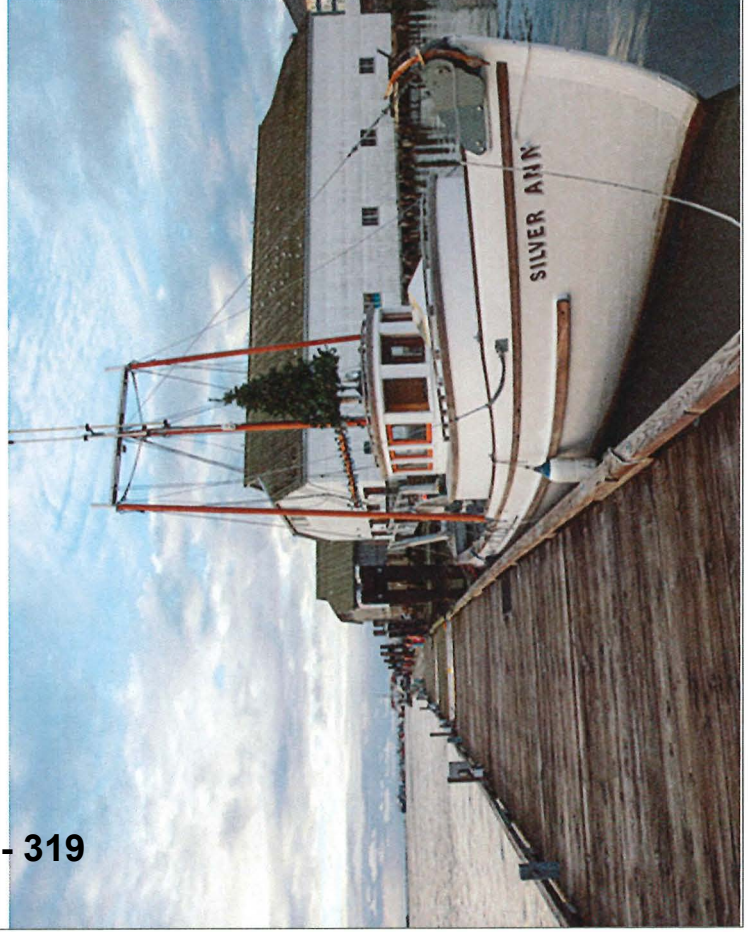
Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

4. Leadership in Sustainability

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

5. Partnerships and Collaboration

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.



Term Goals

6. Quality Infrastructure Networks

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

7. Strong Financial Stewardship

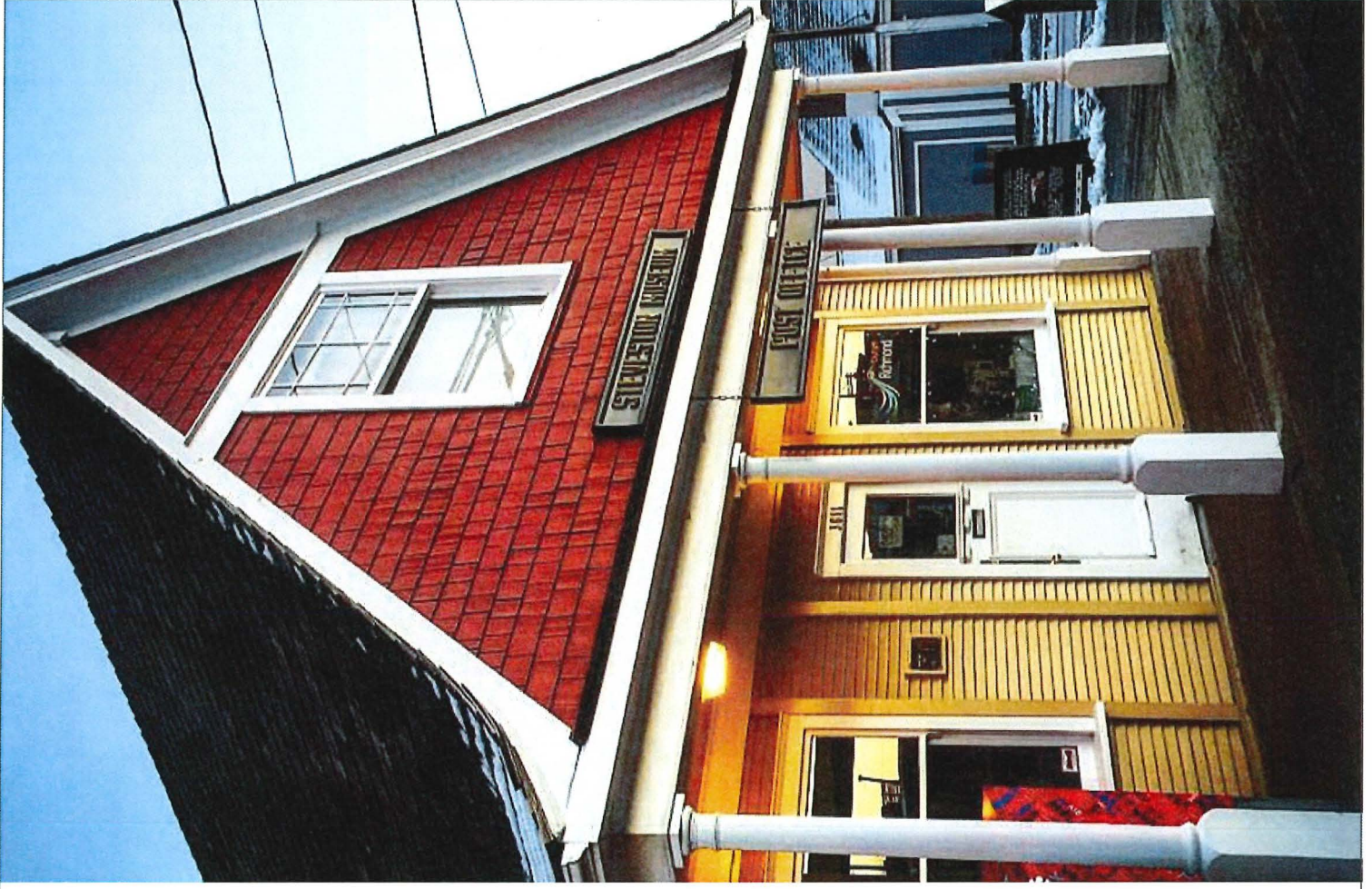
Maintain the City's strong financial position through effective budget processes, the efficient and effective use of financial resources, and the prudent leveraging of economic and financial opportunities to increase current and long-term financial sustainability.

8. Supportive Economic Development Environment

Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.

9. Well-Informed Citizenry

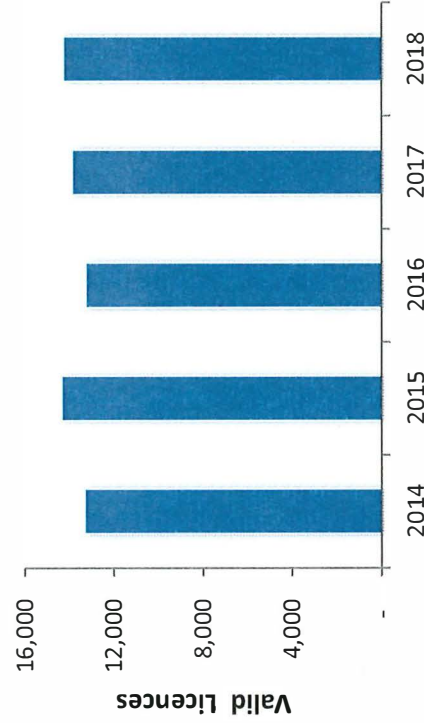
Continue to develop and provide programs and services that ensure the Richmond community is well-informed and engaged on City business and decision making.



Business Licences

The total number of business licences issued increased to 14,267 in 2018 compared to 13,870 licences issued in 2017.

Business Licences 2014-2018



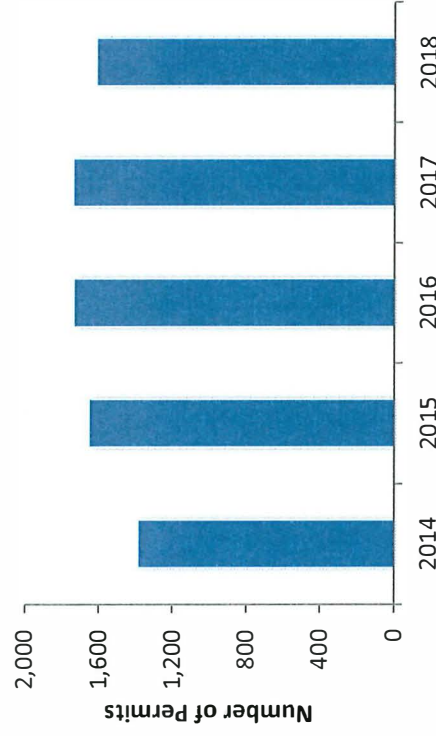
Housing Activity

Richmond house prices decreased by 10.6%, with a 2018 detached median house price of \$1,692,000. The total number of sales decreased year-over-year by 37.8% to 3,081.

In 2018, the total number of building permits issued was 1,619 which was a 7.17% decrease from 2017. The year over year decline is a result of decrease in permits issued for single family dwellings, offset by increase in multi-family developments. Although the number of building permits has

decreased, the total area permitted for new construction has increased due to multi-family developments. The actual permit fees collected for 2018 was \$10.5M.

Building Permits 2014-2018



The construction value of building permits issued in 2018 was \$879.3M, which increased by approximately 24% from 2017 of \$709.1M.

The number of development applications received in 2018 increased by 6.2% to 205 applications from 193 applications in 2017. Total fees collected in 2018 increased by 3.9%.

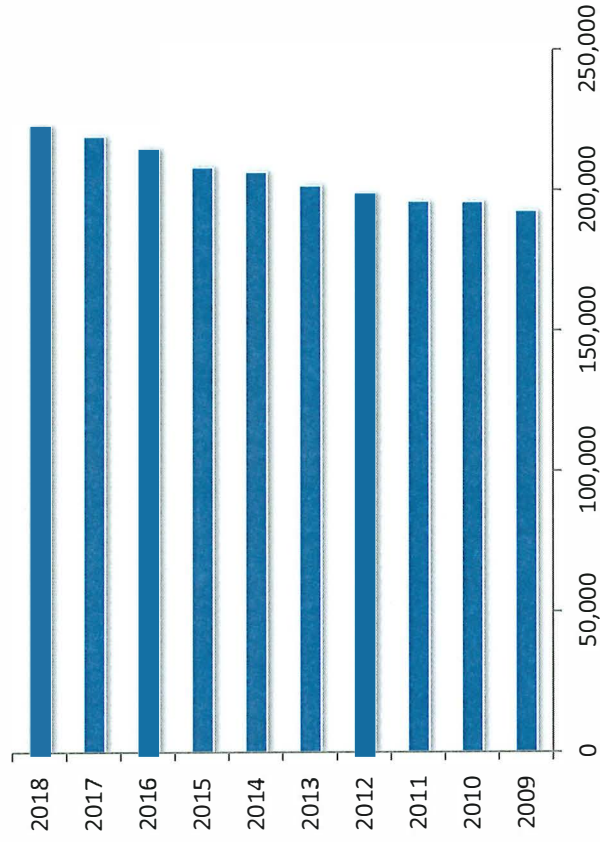


CNCL - 322

Population

Richmond's current population is estimated at 222,945, which is a 1.7% increase from 2017. According to the 2016 Census, Richmond is the fourth most populous municipality in the Greater Vancouver region.

Richmond Population 2009-2018



Graph has been updated with population figures from BC Stats, Demographic Analysis Section.

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 and zoning.
- Providing and maintaining roads, dikes, water and sewerage systems, drainage and irrigation systems.
- Providing sanitation and recycling services.
- Providing for the safety and protection of citizens by maintaining policing, fire-rescue services, bylaw enforcement, emergency and environmental programs.
- Providing for the recreational and cultural needs of citizens by: funding library services; building and maintaining recreational and cultural facilities, including pools, arenas, community centres, art centres, theatre and numerous heritage sites.
- Designing, constructing, and maintaining a recreational trail system and a system of parks with playing fields, playgrounds, and various amenities including tennis courts and basketball courts.
- Developing a sustainable community through: affordable housing, child care programs, wellness and outreach programs, tree protection, pesticide use restrictions, waste reduction programs, pollution prevention, district energy utility, energy management programs, purchasing policies and high performance building programs.

- Providing business licences and economic development initiatives.
- Administering property taxes and utility bills.
- Working to safeguard the financial well-being of the City through the provision of effective and reliable financial 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 2018 operating, capital and utility budgets.

	2016	2017	2018
Population growth (per annum) ¹	3.06%	2.18%	1.67%
Capital construction costs (\$mil) ²	\$122.9	\$94.7	\$156.6
City Grants Program (\$mil)	\$0.78	\$0.80	\$0.82
Other grants (\$mil) ³	\$1.93	\$1.94	\$1.65
Registration in recreation programs	141,125	146,428	145,841
RCMP calls for services	69,800	66,866	69,312
Fire Rescue responses	10,947	11,216	9,805

¹ Annual growth based on updated population figures from BC Stats, Demographic Analysis Section, July 2017.

² This is the amended capital budget excluding internal transfers, debt repayment and contributions.

³ Other grants include contributions towards Gateway Theatre, Richmond Center for Disability, Richmond Therapeutic Equestrian Society, various youth grants and Provision Transfer.

Conclusion

The City's financial management has positioned Richmond well to continue to carry out and meet Council's goals and service commitments to provide a safe and desirable community to live, work and play in, while providing value for taxpayers.

The FSD&A provides a detailed analysis of the Consolidated Financial Statements and explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results.

The Consolidated Financial Statements and FSD&A provide details about past activity and the balances at December 31st of the fiscal year. This information, in conjunction with planning documents, provides a comprehensive depiction of the future financial viability of the City.

In 2003, Council adopted the Long Term Financial Management Strategy (LTFMS) to ensure prudent fiscal practices while maintaining the City's high service standards and balancing current and long term financial needs. The effects of this policy can be seen in the current financial health of the organization.

The LTFMS policy forms the foundation for the City's financial planning, including the preparation of the Five Year Financial Plan Bylaws.

The 2019 – 2023 Five Year Financial Plan combines the Operating, Utility and Capital Budgets. It provides details on the services provided, anticipated revenues and expenses, and planned capital projects.

Additional information about the current financial plan can be found at:

<http://www.richmond.ca/cityhall/finance/reporting/fiveyear.htm>





City of Richmond

Report to Committee


To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 24, 2019
File: ZT 18-815709

Re: Application by Paul Doroshenko for a Zoning Text Amendment to the "Industrial Retail (IR1)" Zone to Permit a Distillery at 5800 Cedarbridge Way

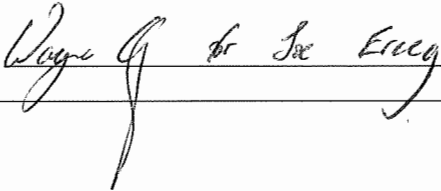
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to permit "microbrewery, winery and distillery", as a site-specific use and limited to one establishment, at 5800 Cedarbridge Way, be introduced and given first reading.



Wayne Craig
Director, Development

WC:sds
Att. 5

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

Staff Report

Origin

Paul Doroshenko has applied to the City of Richmond for permission to amend the “Industrial Retail (IR1)” zone to add “microbrewery, winery and distillery”, as a site-specific permitted use and limited to one establishment, at 5800 Cedarbridge Way. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by a light industrial/office building approximately 1,820 m² (19,590 ft²) in area, which is to be retained. The applicant is proposing to operate a distillery (spirits) in one of the units of the existing light industrial/office building (four units in total). The proposed distillery will include 215.7 m² (2,322 ft²) of warehouse/production area and 46 m² (495 ft²) of retail and tasting area on the ground level, and 111.4 m² (1,199 ft²) of break room space for staff on the mezzanine level, for a total of 373.1 m² (4,016 ft²). The proposed floor plans are provided in Attachment 2.

The applicant has submitted Building Permit (BB 18-842152) and Business License (IU18-838000) applications, currently in-circulation, for the manufacturing component of the proposed distillery, which is a permitted use under the existing zoning. The proposed Zoning Text Amendment is to allow the ancillary uses (i.e. retail and lounge component). The lounge component would involve additional public consultation and Council and Provincial approvals through the liquor service licencing process as described below. A total of three business licenses from the City are required, including licenses for the manufacturing, lounge and retail components.

Liquor Control and Licensing Branch (LCLB)

The applicant will also be required to obtain licenses from the Liquor Control and Licensing Branch (LCLB), including a “manufacturer” license, and “on-site store” and “lounge” endorsements. If the proposed Zoning Text Amendment is adopted by Council, the City will require the applicant to undertake additional public consultation on the LCLB “lounge” endorsement application in accordance with Development Application Fees Bylaw 8951. The LCLB “lounge” endorsement application process involves the following:

- Public consultation, including installing a sign on the property and publishing a notice in three consecutive editions of the newspaper. By practice, the City also requires that notices be mailed to residents and owners of properties within a 50 m (164 ft.) radius of the subject property.
- Review of the application, including consideration of prescribed criteria: (a) potential for additional noise and traffic, (b) impact on the community, and (c) potential to operate contrary to its primary purpose. The applicant will also provide details of the type of licence, proposed person capacity, and proposed hours of liquor service.
- Council consideration of the application and the results of the public consultation, which would be reviewed by staff and forwarded to Council for consideration in providing comments to the LCLB on the “lounge” endorsement application.

If the LCLB considers the license endorsement application for the “lounge” after receiving City Council comments, the applicant would then apply for the applicable City business licence if approved by the LCLB.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

To the North: Light industrial buildings with surface parking and loading on properties zoned “Industrial Retail (IR1)”.

To the South & East: Across a City-owned lane, light industrial buildings with surface parking and loading on properties zoned “Industrial Retail (IR1)”.

To the West: Across Cedarbridge Way, light industrial buildings with surface parking and loading on properties zoned “Industrial Retail (IR1)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Use (MU)”. The “Mixed Use” designation comprises of those areas where the principal uses are residential, commercial, industrial, office and institutional uses. The City Centre Area Plan (CCAP) (Lansdowne Village) land use designation for the subject site is “Urban Centre T5 (25 m)” (Attachment 4). Urban Centre T5 permits residential, hotel, office, retail trade and service, restaurant, neighbourhood pub and accessory uses. The development proposal is generally consistent with these designations.

Royal Canadian Mounted Police (RCMP)

RCMP staff reviewed the proposal and had no concerns with the distillery.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 3. Registration of an aircraft noise indemnity covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into future development.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

In addition, the applicant is required to undertake additional public consultation on the Liquor Control and Licensing Branch (LCLB) “lounge” endorsement application in accordance with Development Application Fees Bylaw 8951, as described in the “Liquor Control and Licensing Branch (LCLB)” section of this report.

Analysis

Proposed Zoning Text Amendment

The purpose of the proposed Zoning Text Amendment is to amend the “Industrial Retail (IR1)” zone to add “microbrewery, winery and distillery”, as a site-specific permitted use and limited to one establishment, at 5800 Cedarbridge Way. The manufacturing component of the proposed distillery is permitted under the existing “Industrial Retail (IR1)” zone under the “industrial, general” use. However, the proposed ancillary uses (i.e. on-site store and lounge) are not permitted. The proposed Zoning Text Amendment is to allow the “microbrewery, winery and distillery” use, which permits the on-site store and lounge components, which differentiate distilleries (and microbreweries and wineries) from standalone liquor manufacturing operations.

The definition of the “microbrewery, winery and distillery” use as per Zoning Bylaw 8500 includes requiring that the combined floor area of the proposed ancillary uses does not exceed the manufacturing floor area. The proposal complies with this requirement as approximately 215.7 m² (2,322 ft²) of warehouse/production area, 46 m² (495 ft²) of retail and tasting area and 111.4 m² (1,199 ft²) of break room space for staff are proposed.

The proposed Zoning Text Amendment would allow the “on-site store” component, along with the currently permitted manufacturing use, while further public and Council comment would be required prior to LCLB granting a “lounge” endorsement, as discussed in the “Liquor Control and Licensing Branch (LCLB)” section of this report.

Built Form and Architectural Character

The subject property is currently occupied by a two-storey light industrial/office building with four side-by-side units of approximately 1,820 m² (19,590 ft²) in area, which is to be retained. The distillery is proposed to be contained wholly within one of the units of the existing building (no outdoor seating area is proposed). Surface parking is located at the front of the building and

loading area at the rear. There is also a grass and landscaped boulevard separating the surface parking from Cedarbridge Way.

No changes are proposed to the exterior of the building as part of this application, with the exception of new signage, which will require a separate Sign Permit.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) (Plan 40613) registered on Title for sanitary sewer services located in the northeast corner of the property (3.0 m W x 15.2 m L). The SRW will not be impacted by the proposed development and the developer is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

The existing driveway access from Cedarbridge Way, surface parking lot and loading area for the existing light industrial/office building are to be maintained. The proposed distillery will be allotted six vehicle parking spaces in the existing surface parking lot, consistent with Zoning Bylaw 8500. The remaining spaces will continue to be allocated to the existing tenants, with no changes to the number of vehicle parking spaces for each tenant and consistent with the requirements of Zoning Bylaw 8500. There are 16 existing Class 2 bicycle parking spaces provided for the building in an accessible area along Cedarbridge Way, consistent with Zoning Bylaw 8500. The applicant will be required to provide one interior Class 1 employee bicycle parking space.

In order to improve pedestrian access to the proposed distillery, the applicant will be required prior to final adoption of the Zoning Text Amendment to provide a security deposit to the City, based on 100% of the cost estimate, for the construction of a minimum 1.5 m (5 ft.) wide painted pedestrian pathway on-site immediately adjacent to the south property line, connecting Cedarbridge Way to the front of the building. Part of the pedestrian pathway will include an asphalt portion from the property line to the curb, located on the City's property, which will be secured via City Work Order. The proposed pedestrian pathway will require the existing parking spaces to be shifted and repainted, which will be included in the security amount.

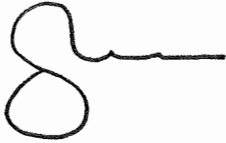
Conclusion

Paul Doroshenko has applied to the City of Richmond for permission to amend the "Industrial Retail (IR1)" zone to add "microbrewery, winery and distillery", as a site-specific permitted use and limited to one establishment, at 5800 Cedarbridge Way.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP and Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10022 be introduced and given first reading.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: Conceptual Development Plans

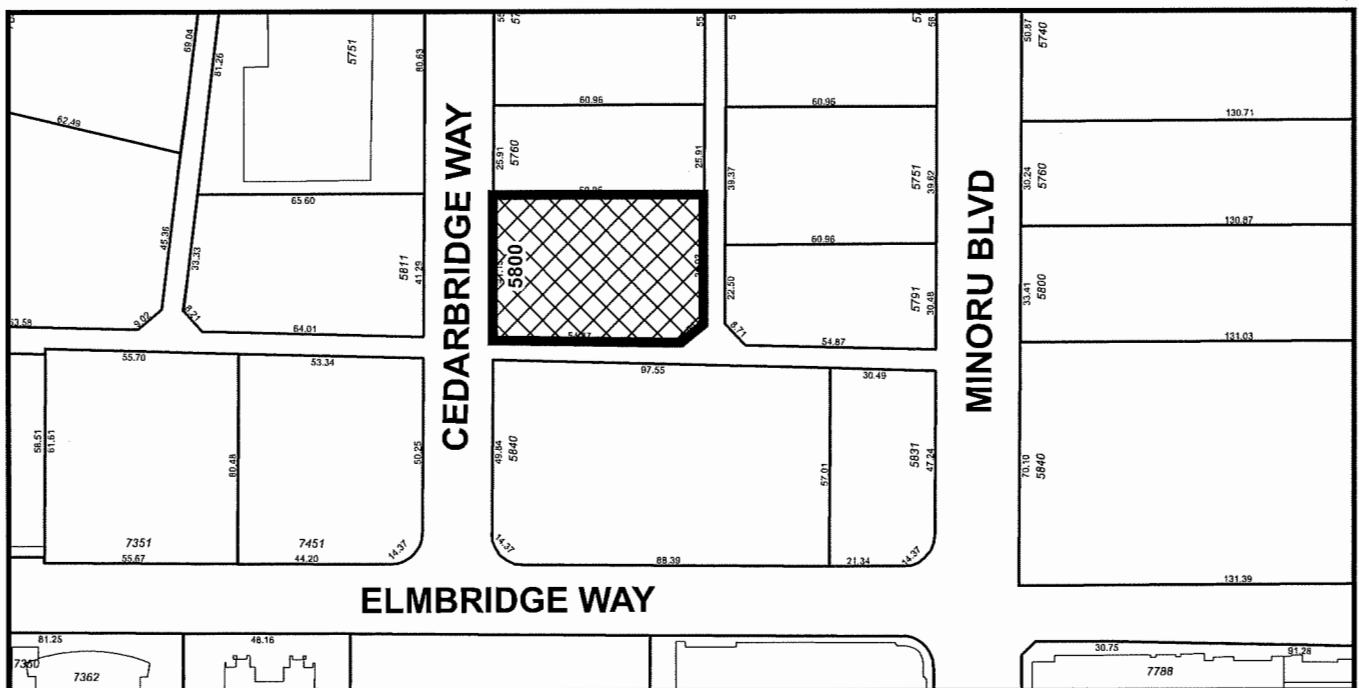
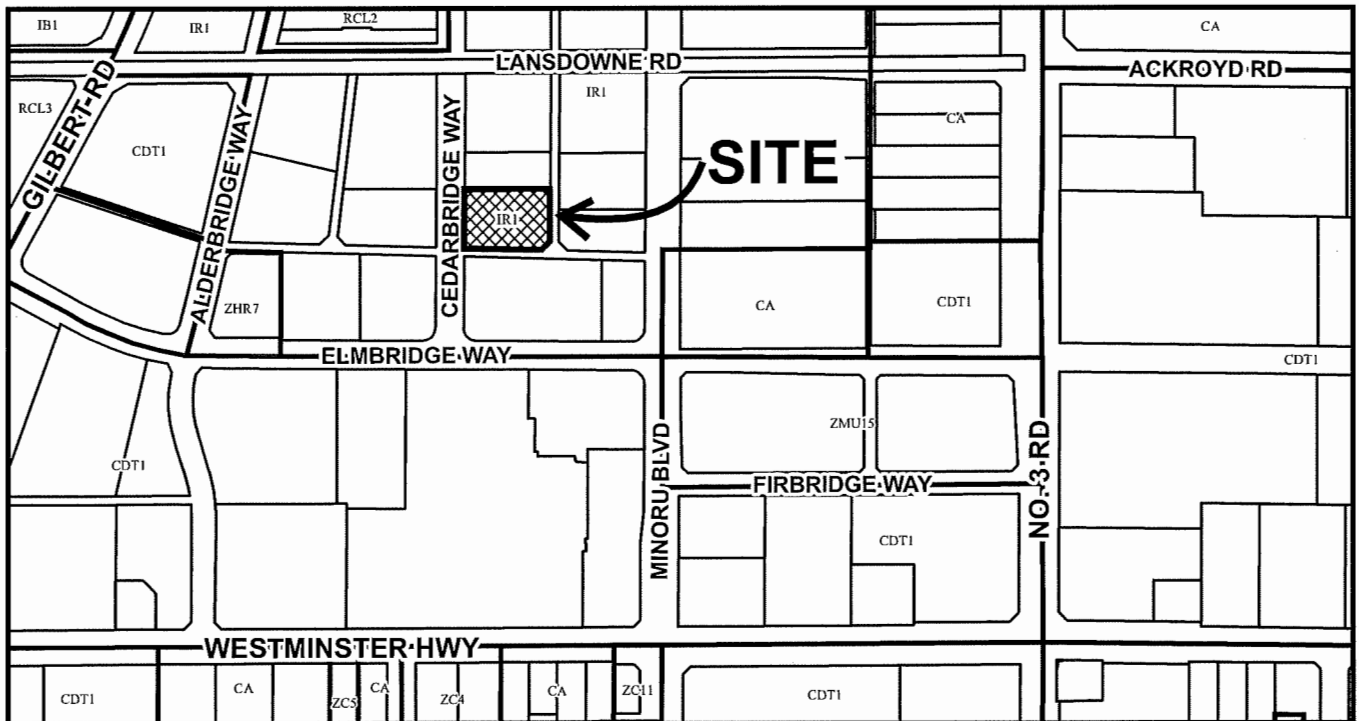
Attachment 3: Development Application Data Sheet

Attachment 4: City Centre Area Plan (CCAP) Lansdowne Village Specific Land Use Map

Attachment 5: Rezoning Considerations



City of
Richmond



ZT 18-815709

Original Date: 03/20/18

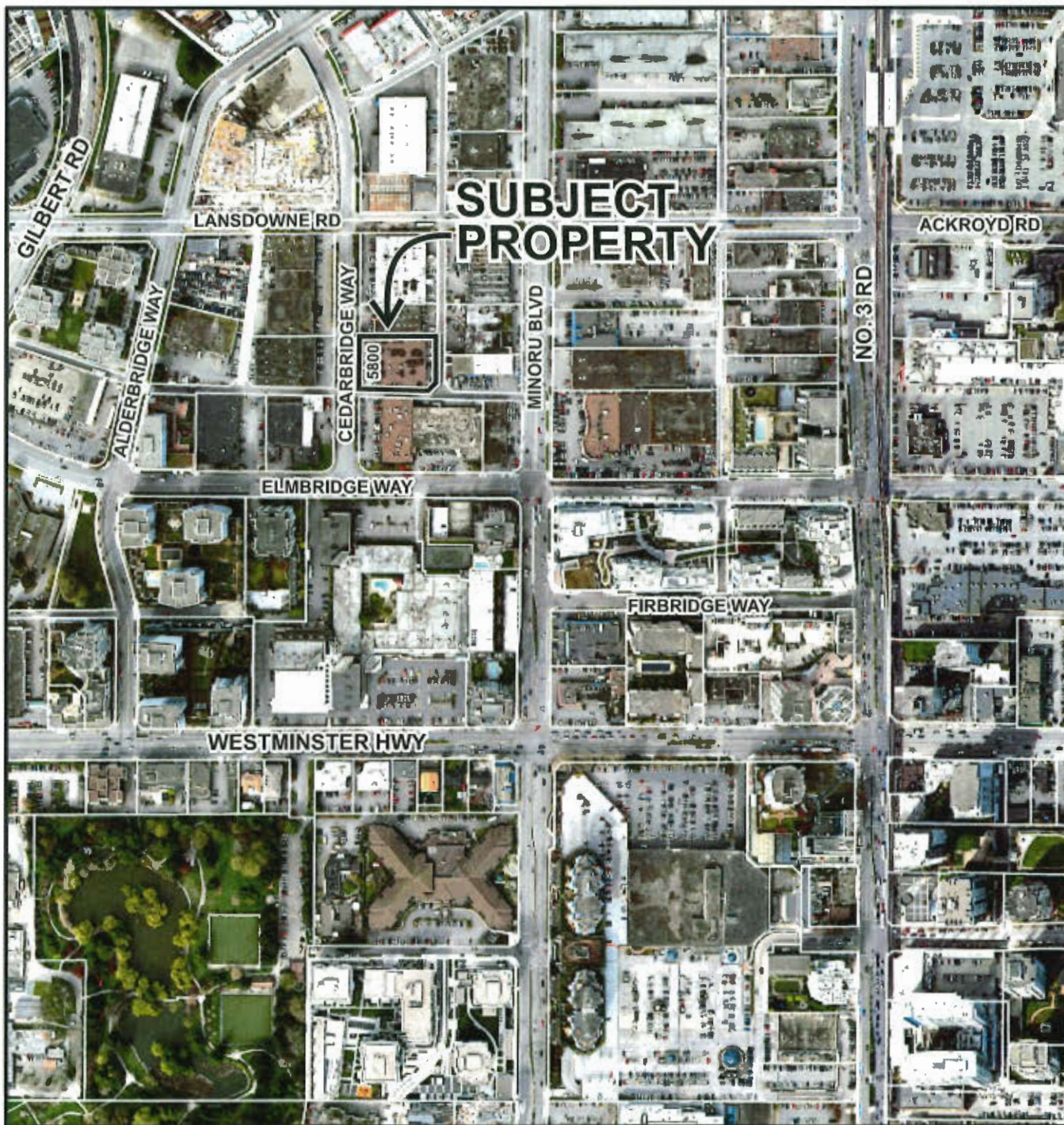
Revision Date: 03/22/18

Note: Dimensions are in METRES

CNCL - 331



City of
Richmond



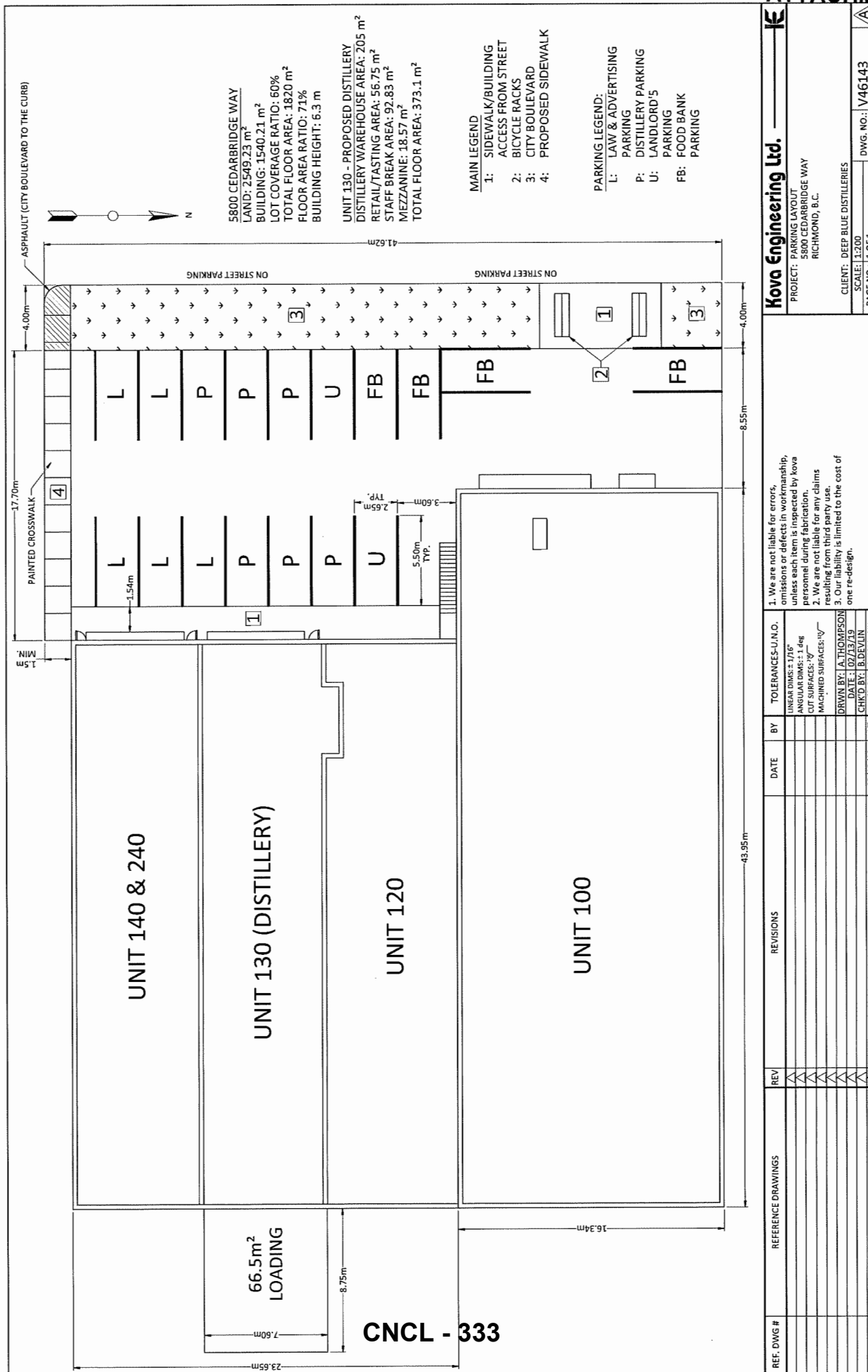
RZ 18-815709

Original Date: 03/21/18

Revision Date: 03/22/18

Note: Dimensions are in METRES

CNCL - 332

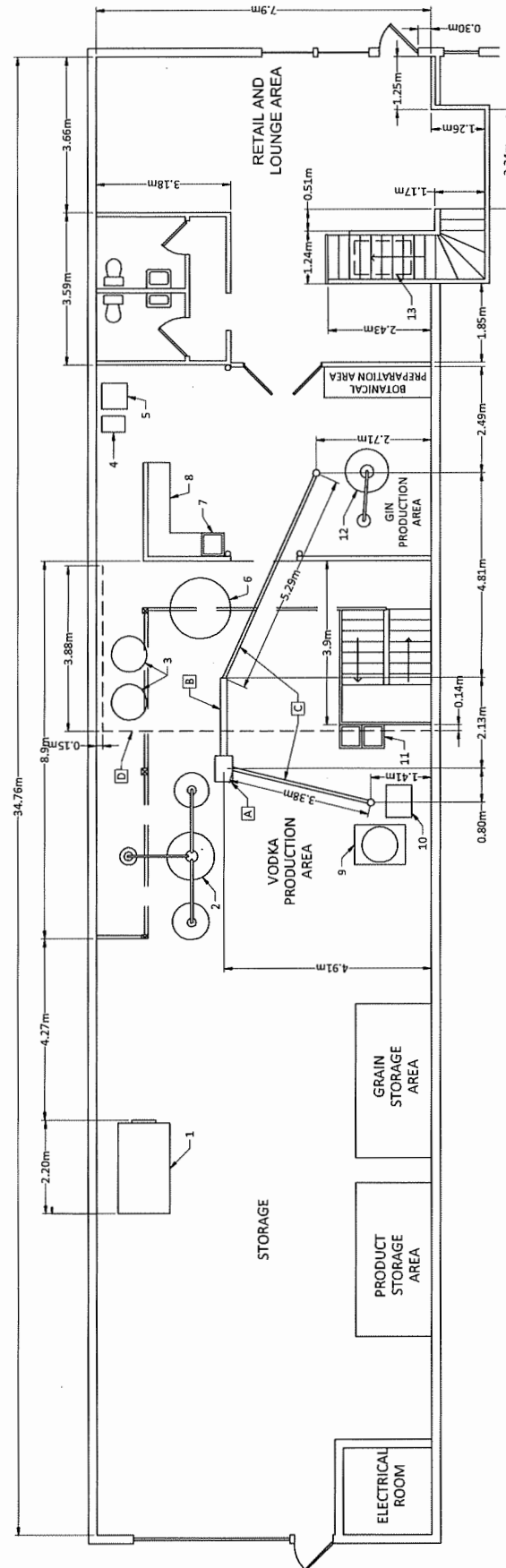


Kova Engineering Ltd.

PROJECT: PARKING LAYOUT
 5800 CEDARBRIDGE WAY
 RICHMOND, B.C.

CLIENT: DEEP BLUE DISTILLERIES
 SCALE: 1:200
 DWG. NO.: V46143
 PAGE NO.: 1 OF 1

REF. DWG #	REFERENCE DRAWINGS	REV	REVISIONS	DATE	BY	TOLERANCES-U.N.O.	1. We are not liable for errors, omissions or defects in workmanship, unless each item is inspected by kova personnel during fabrication.
						LINEAR DIMS: ± 1/16"	
						ANGULAR DIMS: 1.4deg	
						CUT SURFACES: 1/8"	
						MACHINED SURFACES: 1/16"	
						DRAWN BY: A. THOMPSON	
						DATE: 07/13/19	
						CHK'D BY: B. DEVLIN	
						CHK'D BY: G. KOVACK	
						ISSUED FOR CLIENT REVIEW	



EQUIPMENT LEGEND:

1.	CHILLER	11.	INDUSTRIAL SINK
2.	VODKA STILL	12.	GIN STILL
3.	FERMENTING VESSELS	13.	CLASS 1 BICYCLE STORAGE
4.	WATER HEATER		
5.	FURNACE		
6.	MASH TUN		
7.	HAND SINK		
8.	BOTTLING AREA		
9.	BOILER		
10.	RETURN SYSTEM		

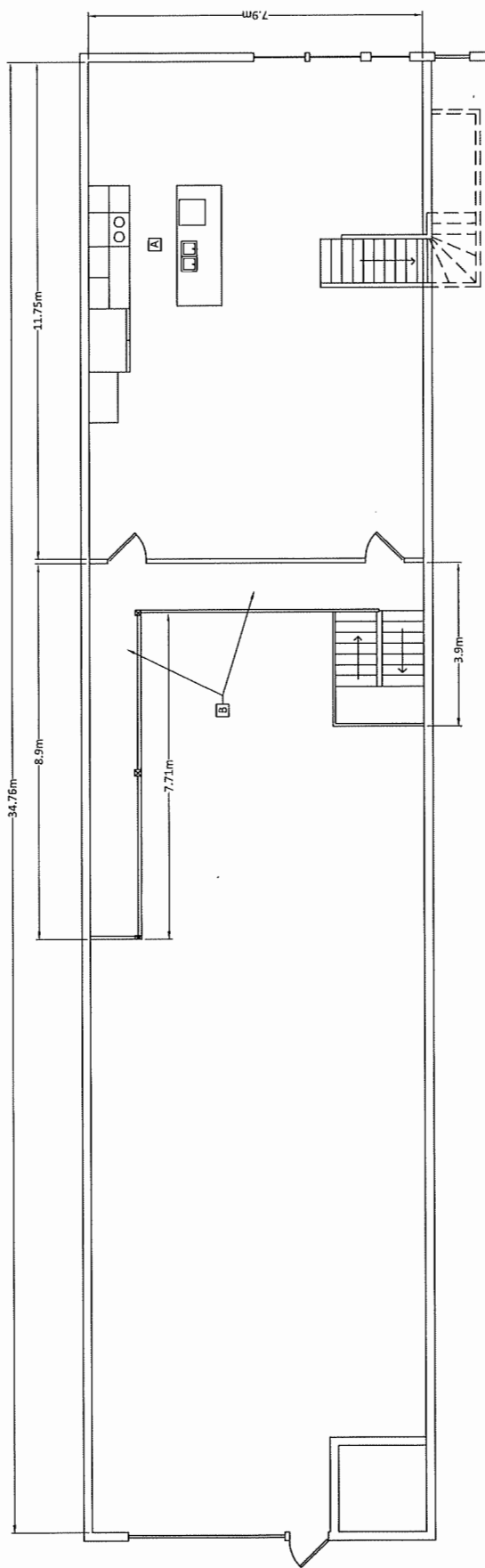
DRAINAGE LEGEND:

A: SUMP
B: TRENCH DRAIN GRATE
C: 3" ABS DRAIN WITH "P" TRAP
D: EXISTING DRAINAGE

Retail and Lounge: 46 SQ. M
Warehouse/Production: 215.7 SQ. M

CNCL - 334

REF. DWG #	REFERENCE DRAWINGS	REV	REVISIONS	DATE	BY	TOLERANCES-U.N.O. LINEAR DIMS ± 1/16" ANGULAR DIMS ± 1.44° CUT SURFACES: 1/4" MACHINED SURFACES: √	1. We are not liable for errors, omissions or defects in workmanship, unless each item is inspected by kova personnel during fabrication. 2. We are not liable for any claims resulting from third party use. 3. Our warranty is limited to the cost of one re-design.	Kova Engineering Ltd.		
		△					PROJECT: DISTILLERY LAYOUT 130-5800 CEDARBRIDGE WAY RICHMOND, B.C.	Kova Engineering Ltd.		
		△				CLIENT: DEEP BLUE DISTILLERIES SCALE: 1:100 PAGE NO.: 1 OF 1				
		△							DWG. NO.: V46143 PAGE NO.: 1 OF 1	
		△								△
		△								
		△	ISSUED FOR CLIENT REVIEW	02/13/19	AT		CHK'D BY: S.KOVACIK CHK'D BY: B.DEVJIN			



SECOND FLOOR

A:	STAFF KITCHEN	92.8 SQ. M
B:	MEZZANINE	18.6 SQ. M

REF. DWG #	REFERENCE DRAWINGS	REV	REVISIONS	DATE	BY	TOLERANCES-U.N.O.	1. We are not liable for errors, omissions or defects in workmanship, unless each item is inspected by kova personnel during fabrication.	2. We are not liable for any claims resulting from third party use.	3. Our liability is limited to the cost of one re-design.	Kova Engineering Ltd.
		✓				LINEAR DIMS ± 1/16"				PROJECT: DISTILLERY LAYOUT
		✓				ANGULAR DIMS ± 1 deg				SECOND FLOOR
		✓				CUT SURFACES: 90°				130-380 CEDARBRIDGE WAY
		✓				MACHINED SURFACES: 1/2"				RICHMOND, B.C.
		✓				DRWN BY: A. THOMPSON				CUSTOMER: DEEP BLUE DISTILLERIES
		✓				DATE: 05/05/19				SCALE: 1:100
		✓				CHKD BY: B. DEVJIN				PAGE NO.: 1 OF 1
		✓				DATE: 03/06/19				DWG. NO.: V46143-3
		✓				CHKD BY: B. DEVJIN				
		✓				DATE: 03/06/19				
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ZT 18-815709

Attachment 3

Address: 5800 Cedarbridge Way

Applicant: Paul Doroshenko

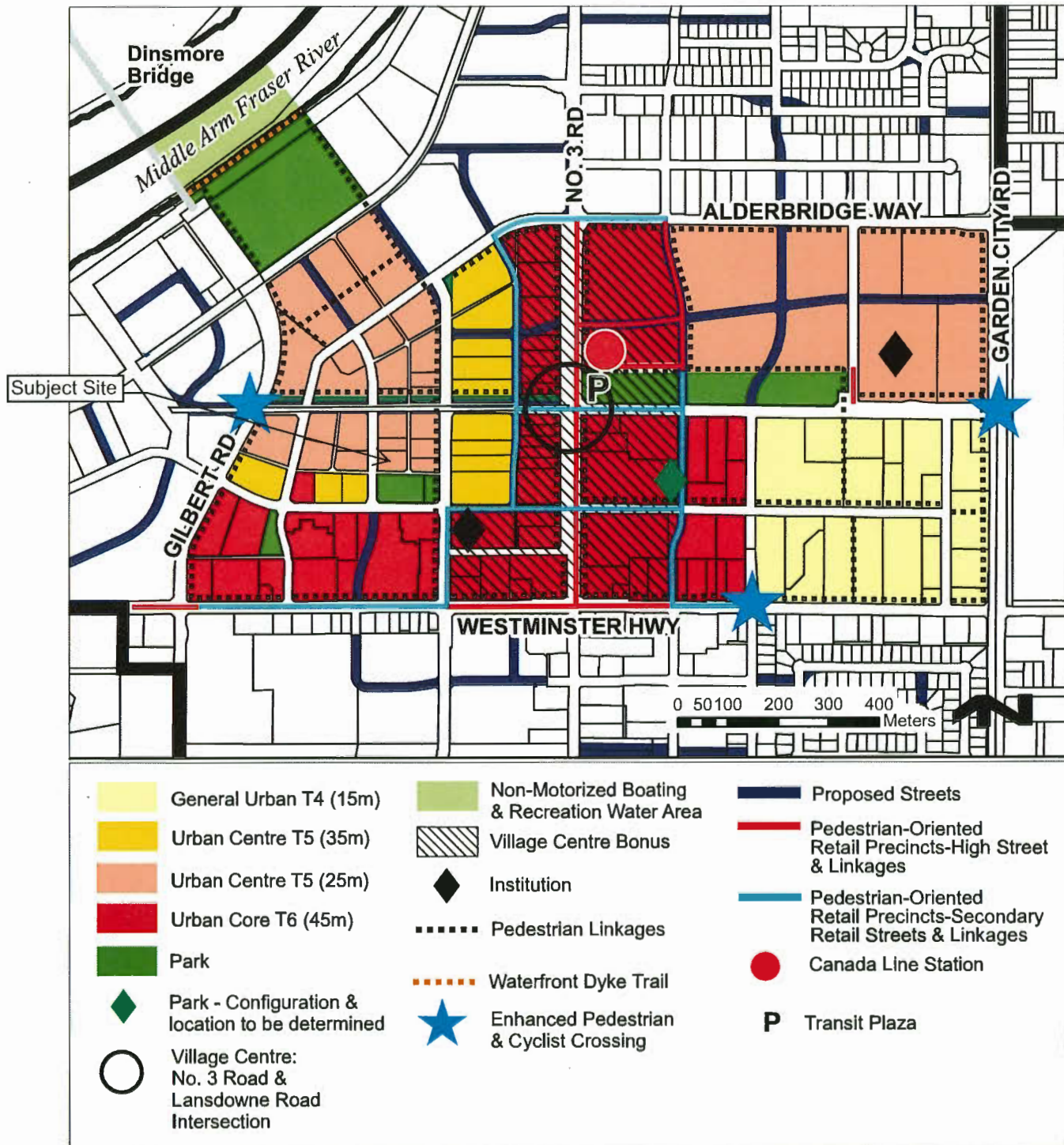
Planning Area(s): City Centre – Lansdowne Village

	Existing	Proposed
Owner:	Romana Investments Ltd.	No change
Site Size:	2,549 m ² (27,439 ft ²)	No change
Land Uses:	General industrial and office	General industrial, distillery and office
OCP Designation:	Mixed Use (MU)	No change
Area Plan Designation:	Urban Centre T5 (25 m)	No change
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1) with an amendment to allow "microbrewery, winery and distillery" as a site-specific permitted use.

	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 1.2	0.72 (no change)	None permitted
Buildable Floor Area:	Max. 3,059 m ² (32,926 ft ²)	1,820 m ² (19,590 ft ²) (no change)	None permitted
Lot Coverage:	Buildings: Max. 90%	Buildings: 60% (no change)	None
Lot Size:	Min. 2,400 m ²	2,549 m ² (no change)	None
Lot Dimensions:	N/A	N/A	None
Setbacks:	Front: Min. 3.0 m Rear: N/A Side: N/A	Front: 8.55 m (no change) Rear: 8.75 m (no change) Side: 0.15 m (no change)	None
Height:	Max. 25.0 m	6.3 m (no change)	None
Off-street Parking Spaces – Total:	Min. 16	17 (no change)	None
Off-street Parking Spaces – Distillery:	Min. 6	6 (proposed)	None
Bicycle Parking Spaces – Class 1:	Min. 1	1 (proposed)	None

City of Richmond

Specific Land Use Map: Lansdowne Village (2031)

 Bylaws 8427 & 8516
 2010/09/13




Address: 5800 Cedarbridge Way

File No.: ZT 18-815709

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10022, the developer is required to complete the following:

1. Registration of an aircraft noise indemnity covenant on title.
2. Registration of a flood indemnity covenant on title.
3. Submission of a security to the City, based on 100% of the cost estimate, for the construction of a 1.5 m wide painted pedestrian pathway on-site along the south property line, and submission of a City Work Order for a 1.5 m wide asphalt portion on the City's property from the property line to the curb at the developer's cost.

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

1. Provide one interior Class 1 employee bicycle parking space as per Zoning Bylaw 8500.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10022 (ZT 18-815709)
5800 Cedarbridge Way**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following permitted use in Section 12.4.3.B Additional Uses in the Industrial Retail (IR1) zone:
“Microbrewery, Winery and Distillery”
 - b. Inserting the following new Section 12.4.11.8 (Other Regulations) in the Industrial Retail (IR1) zone and renumbering accordingly:
“Microbrewery, Winery and Distillery shall be only permitted on the following **site(s)** and limited to one establishment:
5800 Cedarbridge Way
P.I.D. 002-161-583
Lot 88 Section 5 Block 4 North Range 6 West New Westminster District Plan 37381”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10022”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____ _____ _____ _____ _____ _____
--



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig,
Director, Development

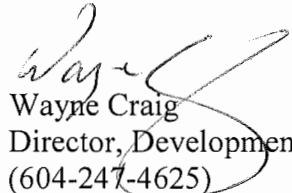
Date: April 18, 2019
File: HA 18-818536

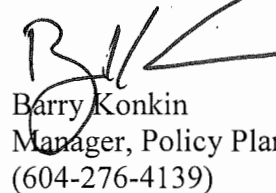
Barry Konkin
Manager, Policy Planning

Re: **Amendment to Heritage Alteration Permit (HA 18-818536) for 3711 and 3731 Chatham Street and Steveston Village Heritage Conservation Grant Program Application by the Richmond Hospital/Healthcare Auxiliary**

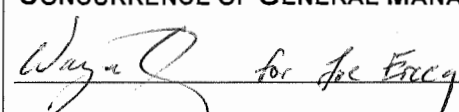
Staff Recommendation

1. That an amendment to the Heritage Alteration Permit (HA18-818536) for foundation replacement work at 3711 and 3731 Chatham Street, which was issued on May 14, 2018, be approved; and
2. That a grant request of \$150,000 to the Richmond Hospital/Healthcare Auxiliary be approved under the Steveston Village Heritage Conservation Grant Program to assist with the foundation replacement work for the heritage protected building located at 3711 and 3731 Chatham Street and disbursed in accordance with Council Policy 5900.


Wayne Craig
Director, Development
(604-247-4625)


Barry Konkin
Manager, Policy Planning
(604-276-4139)

Att. 6

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

Staff Report

Origin

The Richmond Hospital/Healthcare Auxiliary has submitted applications to:

- amend HA18-818536 issued on May 14, 2018 by removing Plan #2 and Plan #5, which show concrete foundation details; and
- seek a grant in the amount of \$150,000 through the Steveston Village Heritage Conservation Grant Program for the construction of a new foundation for the heritage protected building located at 3711 and 3731 Chatham Street.

A location map and an aerial photo are included in Attachment 1.

Findings of Fact

The building located at 3711 and 3731 Chatham Street is one of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. Originally built in 1894, the building is one of the oldest surviving church buildings in Richmond. The Statement of Significance for the building is included in Attachment 2.

On May 14, 2018, Council issued a Heritage Alteration Permit (HA18-818536) for the construction of a new foundation and installation of new panel-and-batten skirting around the foundation to match the design and material of the existing skirting.

Related Policies

Steveston Village Heritage Conservation Grant Program

The Steveston Village Heritage Conservation Grant (SVHCG) Program was established in 2009 to collect contributions from development projects in exchange for additional density, and distribute funds for the exterior conservation of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area.

Council Policy 5900 regarding the SVHCG Program was updated on November 13, 2018 in order to better promote and facilitate exterior conservation of the identified heritage buildings and utilize the heritage conservation funds collected to date. The current balance of the account is \$1,047,315.35 as of March 31, 2019, and no grants have been issued from this fund to date.

Below is a summary of updated Council Policy 5900 (Attachment 3) regarding the SVHCG Program:

- The maximum grant amount per identified heritage building is \$150,000;

- The grant may not exceed 50% of the total cost of eligible expenses. However, for a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses;
- Eligible expenses include structural upgrades, such as new foundations;
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council with private matching funding to achieve exceptional heritage conservation, as determined by Council;
- The owner/developer may apply more than once as heritage conservation may occur in stages; and
- A grant will not be provided where work has already been undertaken prior to Council approval.

Richmond Heritage Commission

The grant application was presented to the Richmond Heritage Commission on April 3, 2019 and was supported. An excerpt from the Commission meeting minutes is included in Attachment 4.

Analysis

Heritage Alteration Permit Amendment

The Heritage Alteration Permit (HA18-818536) issued for 3711 and 3731 Chatham Street on May 14, 2018 shows details of the traditional concrete foundation originally proposed by the owner (Plans #2 and #5 in Attachment 5). The owner subsequently conducted a detailed geotechnical investigation, and learned that lifting the building to place a new concrete foundation would be challenging due to the existing subsoil condition.

The owner has considered different options, and is now proposing a screw pile foundation system which does not require lifting of the building. The system would also minimize any potential damages to the heritage building as lifting of the building is not required.

Although the change to the foundation system will not be visible from the outside and will not affect the exterior of the building, staff recommend that the Heritage Alteration Permit (HA18-818536) be amended by removing Plans #2 and #5 so that the alternate construction technique may be accommodated. The owner will also be required to amend the previously issued building permit to reflect the new foundation details.

Funding Request

The current owner, the Richmond Hospital/Healthcare Auxiliary, is a registered non-profit society, and has been operating a thrift shop in the building since 2008. The owner purchased the property in 2017, and would like to continue to use the building as a thrift shop and work towards restoration of the building in phases. The owner has indicated that constructing the new

foundation is the first step to restore the building exterior. The owner intends to submit another Heritage Alteration Permit application in the near future to further restore the building, which may include the removal of stucco and restoration of the original siding.

The owner has requested the maximum grant amount of \$150,000 to partially cover the costs of the foundation rehabilitation. The letter outlining the proposal and two competitive estimates from independent contractors for the foundation work are included in Attachment 6. The lower estimate for the foundation work is \$343,000, and the requested grant amount of \$150,000 does not exceed 50% of the eligible costs.

The Richmond Hospital/Healthcare Auxiliary has also submitted a copy of their 2018 financial statements for 2018 to show that they have the ability to provide the required private matching funds. A copy of the financial statements is on file.

If Council approves the grant application, the foundation work must be completed before the heritage conservation grant is issued. As noted in Council Policy 5900 (Attachment 3), the owner will be required to submit a letter confirming the actual cost of the completed work, as well as a project completion report demonstrating that the work was completed in accordance with the approved plans.

Eligibility and Evaluation Criteria

The proposed foundation work is eligible for a grant as eligible expenses include structural upgrades including seismic upgrades and stability work (e.g., new foundations) which would extend the physical life of the building.

Staff have used the following criteria to assess the application:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project in a reasonable time-frame and secure other funding sources.

The building currently sits on undersized pad footings and on the surface organic material around the perimeter. Constructing a new foundation to secure the heritage building is required to extend the physical life of the building, thereby helping to ensure its enjoyment by future generations. The application meets all the evaluation criteria; therefore, staff support the grant application.

Steveston Village Heritage Conservation Grant Program Information Session

Since the SVHCG Program update, Staff continue to promote the program and updated the information bulletin regarding the SVHCG Program posted on the City website. Also, an information session was held on January 31, 2019 at 7:00 pm at the City Hall. All the property and business owners of the 15 privately-owned heritage building were invited by letter.

Several property and business owners attended the information session. The majority of the attendees expressed general interests in available options for future works with no specific conservation plans in mind. Two representatives from the Richmond Hospital/Healthcare Auxiliary attended the information session to obtain detailed information about the updated SVHCG Program.

Staff have also received four inquiries seeking general information regarding the updated SVHCG Program in response to the letter.

Staff will continue to contact the property and business owners periodically to follow up and promote the SVHCG Program, and will work with the community to identify future conservation opportunities and provide tailored assistance as needed.

Financial Impact

Funding for this \$150,000 grant request is available in the Steveston Village Heritage Conservation Grant Program fund.

Conclusion

It is recommended that the Heritage Alteration Permit (HA18-818536) for 3711 and 3731 Chatham Street be amended by removing Plans #2 and #5 as the applicant is now considering a screw pile foundation system rather than a traditional concrete foundation.

It is also recommended that Council approve the Richmond Hospital/Healthcare Auxiliary's grant request for \$150,000 through the Steveston Village Heritage Conservation Grant Program. The grant will support the construction of a new foundation for the heritage protected building located at 3711 and 3731 Chatham Street, which is an important step in the conservation process.

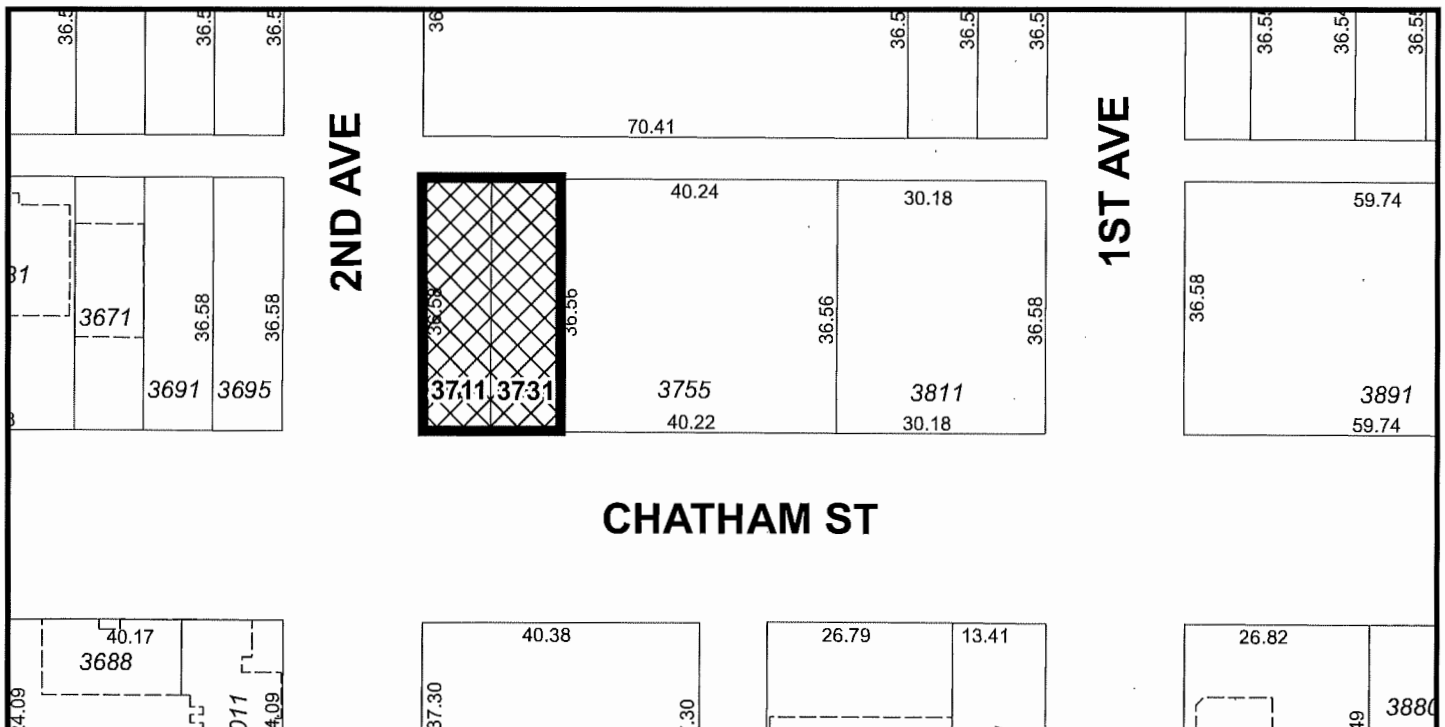
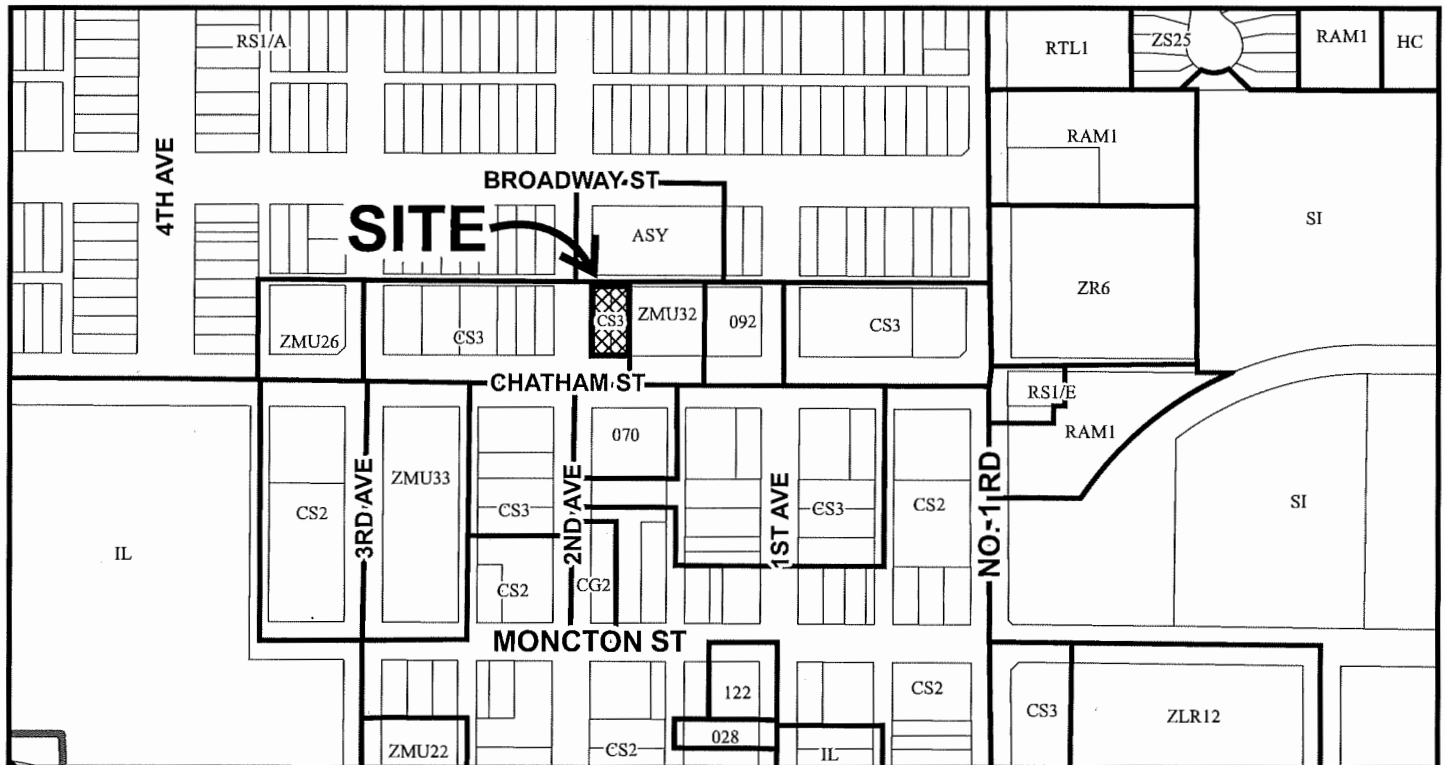


Minhee Park
Planner 2
(604-276-4188)

MP:cas

- Att. 1: Location Map and Aerial Photo
2: Statement of Significance
3: Council Policy 5900
4: Excerpt from the April 3, 2019 Richmond Heritage Commission Minutes
5: A copy of permit HA18-818536
6: Letter and Estimates

City of
Richmond



3711 and 3731 Chatham Street Steveston Village Heritage Conservation Grant Application

Note: Dimensions are in METRES



City of
Richmond



3711 and 3731 Chatham Street
Steveston Village Heritage
Conservation ~~Grant~~ Application

Original Date: 03/27/19

Revision Date:

Note: Dimensions are in METRES

Steveston Village Conservation Program

Chatham Street resources

36. 3731 Chatham Street Steveston Bicycle Shop



Description

The Steveston Bicycle Shop is situated on a prominent corner lot on Chatham Street and Second Avenue. The building is T-shaped with a front gable facing the street and a side gable behind. It has a steeple and an entry porch with a gable roof.

Values

Built by volunteer labour in 1894, this is the oldest extant church building on its original site in Richmond. Its architectural style reflects the modest early church structures which serviced the populations of Steveston, particularly those working in the canning and fishing industries.



This historic place is also valued for its connections with the First Nations and culturally diverse populations of the Steveston community, seen in its historic associations with the Methodist Indian Mission and Steveston Methodist Church, and its later function as the first United Church in Canada to amalgamate Japanese and Caucasian congregations after WW II.

The location of this building on Chatham Street is important, as it reflects the need to accommodate what was once a primarily residential area, yet has a reasonably close proximity to the commercial core and waterfront of the village.

Character-Defining Elements

The character-defining elements of the Steveston Bicycle Shop include:

- Its location on Chatham Street, and its relationship to the commercial core and waterfront
- Its historic associations with the Steveston Methodist Church, the Methodist Indian Mission, and the Steveston United Church, and any surviving evidence thereof
- Its simple wooden construction and church form, including its cross-gable form, its cupola, and historic arched windows and window openings.
- Its architectural style that reflects its original use as a church, including its T-shaped plan, front gable roof and façade, arched windows, steeple, and gable-roofed entry porch

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials



Page 1 of 4	Steveston Village Heritage Conservation Grant Program Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	Policy 5900
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POLICY 5900:

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis - for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

1. Program Funding Sources

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

*Specific sites within the "Steveston Village Land Use Density and Building Height Map" are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m² (\$56.49 per ft²) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City's Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada *Vancouver Construction Cost Index – Institutional* inflation rate. The revised rates will be published in a City Bulletin.

2. Grant Amounts

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council, with private matching funding, to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will



be made by Council based on the project's overall contribution to conserving the character of Steveston Village.

- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to \$150,000, and for exceptional conservation projects, it is limited to \$250,000.
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

3. Eligible Expenses

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Directly related consultant costs, including the cost to prepare a conservation plan and architectural drawings, up to 10% of the total grant amount. Consultant costs without associated physical improvements to the building are not eligible.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the Manager of Policy Planning.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.



4. Grant Applications

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant;
- Contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redevelop contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval;
- Final decision on all grant applications that meet the eligibility criteria will be made by Council;
- If Council approves the application, the eligible works must be completed before the grant is issued. The following items must be submitted and accepted by City staff prior to the grant's issuance:
 - A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
 - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
 - Photographs of the completed project; and
- The completed works must be inspected and deemed satisfactory by the City staff.
- The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After 24 months from the date of the approval, the grant approval will expire.

5. Evaluation Criteria

The following considerations will form the basis for evaluation of grant applications:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;



Page 4 of 4	Steveston Village Heritage Conservation Grant Program	Policy 5900
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	

- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.

Excerpt of Minutes
Richmond Heritage Commission
Held Wednesday, April 3, 2019 (7:00 p.m)
M.2.002
Richmond City Hall

- **Steveston Village Heritage Conservation Grant Application 3711 and 3731 Chatham Street**

Staff provided a summary of the updated Steveston Village Heritage Conservation Program and introduced the grant application submitted by the Richmond Hospital/Healthcare Auxiliary for a foundation replacement at 3711 and 3731 Chatham Street. Staff noted that a Heritage Alteration Permit had already been issued in May last year to allow the foundation replacement and installation of new skirting.

The owner's representative Mr. Burton provided a presentation to the Commission regarding the proposed foundation work in detail. Mr. Burton noted that the proposed screw pile system is less expensive and it would also help minimize possible cracking as the building does not have to be lifted.

In response to Commission's query, Mr. Burton noted that the screw pile method will also allow for minor levelling of the main floor. He also noted that the historical ground level or the height of the building will remain unchanged, and the foundation work is the first phase of the long-term conservation project.

The Commission reviewed the evaluation criteria and agreed that the foundation work is a critical step in conserving the exterior of the building.

It was moved and seconded:

That the Richmond Heritage Commission support the Richmond Hospital/Healthcare Auxiliary's grant application requesting a grant of \$150,000 under the Steveston Village Heritage Conservation Grant Program for the foundation replacement project for the building at 3711 and 3731 Chatham Street.

Carried



**City of
Richmond**

Heritage Alteration Permit

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

File No.: HA 18-818536

To the Holder: The Richmond Hospital/Healthcare Auxiliary, Inc. No. S0018630
Property Address: 3711 and 3731 Chatham Street
Legal Description: LOT 8 & 9 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - ☐ Designated Heritage Property (s.611)
 - ☐ Property Subject to Temporary Protection (s.609)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
 - ☒ Property in Heritage Conservation Area (s.615)
 - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the proposed foundation work as shown in Schedule A, Plan #1 to Plan #5.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. R18/9-6 ISSUED BY THE COUNCIL THE 14TH DAY OF MAY 2018 DELIVERED THIS 15TH DAY OF MAY 2018


MAYOR, MALCOLM D. BRODIE


ACTING CORPORATE OFFICER, CLAUDIA JESSON

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

SCHEDULE A

A1.1
MAIN FLOOR PLAN

NO.	DESCRIPTION
1	MAIN FLOOR PLAN

2517-022 - 2711 Chatham St.
2711 Chatham St.
Chatham, Georgia 31406

2711 Chatham St.
Chatham, Georgia 31406

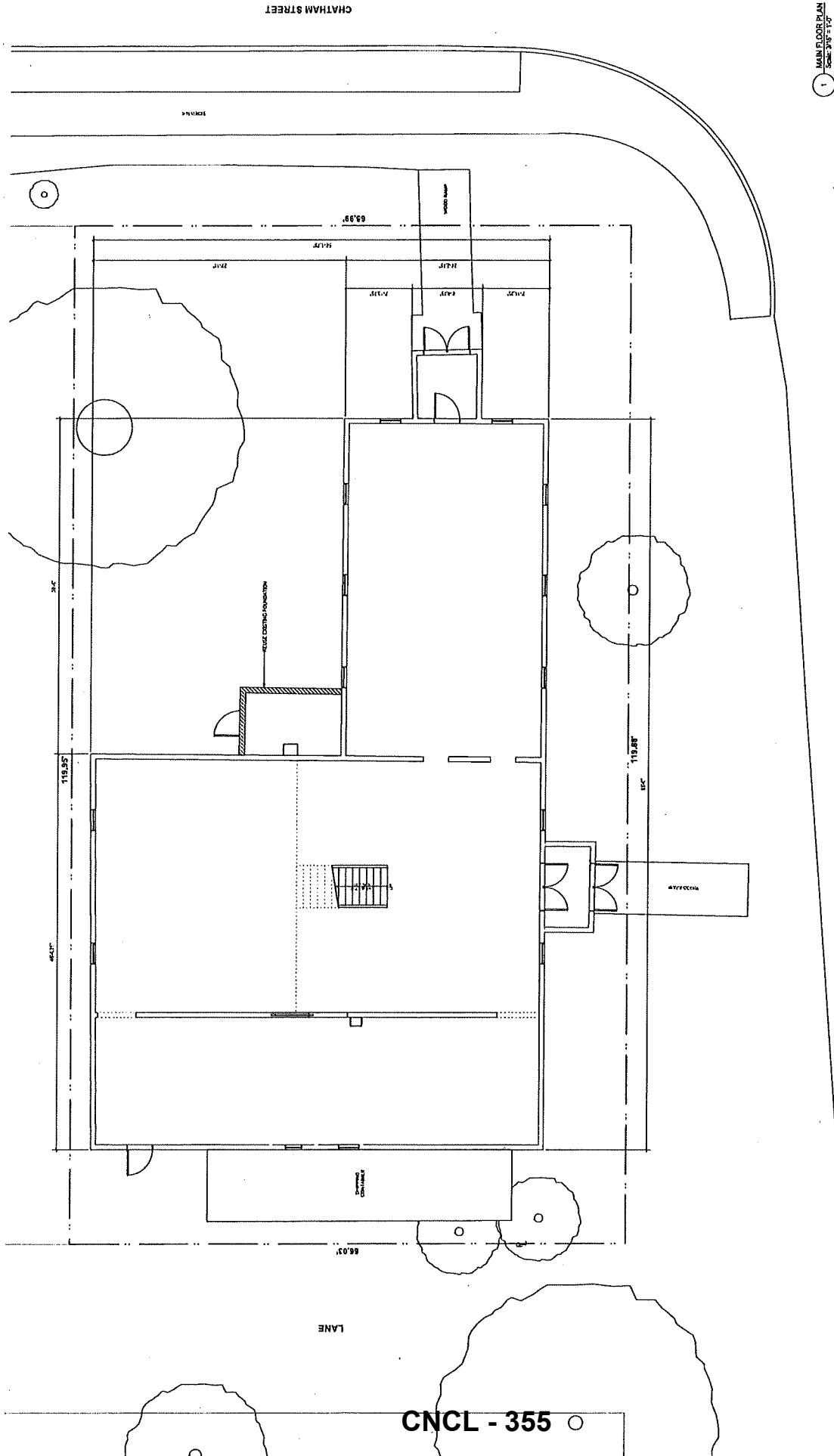
BIRMINGHAM
WOOD
ARCHITECTS - BIRMINGHAM

2517-022 - 2711 Chatham St.
2711 Chatham St.
Chatham, Georgia 31406

2ND AVENUE

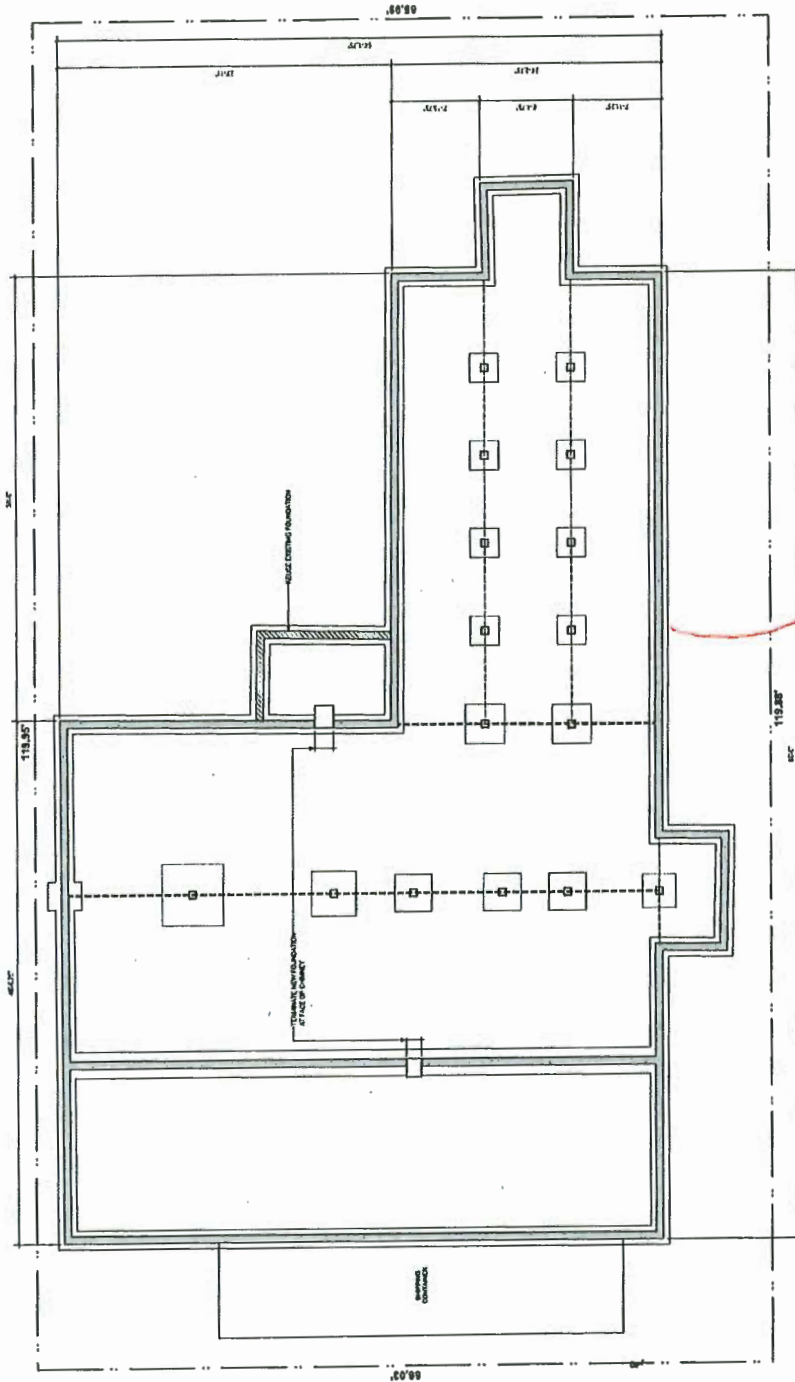
MAIN

1 MAIN FLOOR PLAN
Scale: 3/8" = 1'-0"



CNCL - 355

HA 18-81853~ plan #1



new concrete foundation

2 FOUNDATION PLAN
Scale: 3/8" = 1'-0"



A1.1
FOUNDATION PLAN

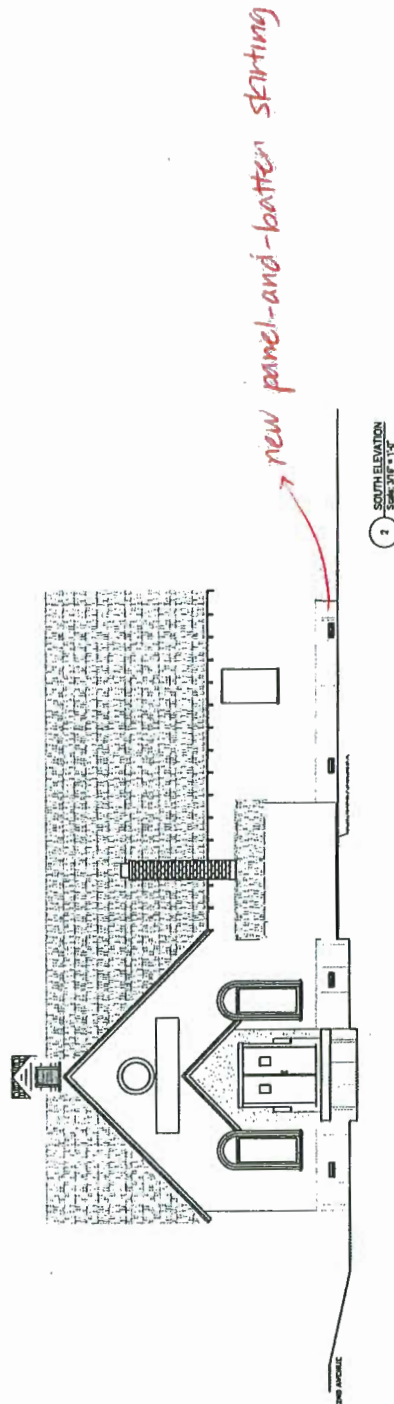
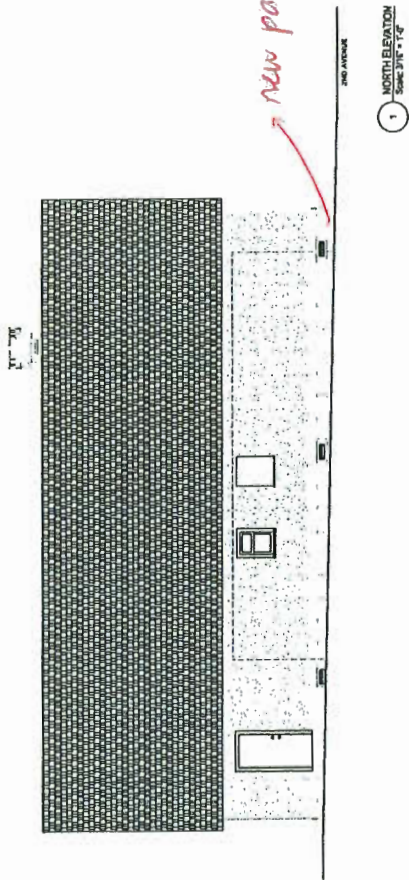
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2018
2	ISSUED FOR CONSTRUCTION	10/1/2018

3817-422 - JTI Chatham Co.
3811 Chatham Blvd
Barnesville, Georgia 30014

BIRMINGHAM
G
W O D
ARCHITECTS - PLANNERS
2215 Grandview
Vestavia, AL 35224
(205) 966-1100

CONSTRUCTION NOTES:
1. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ALABAMA BUILDING CODE (ABC).
2. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS (SSP) AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE WORKS (SPW).
3. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS (SSP) AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE WORKS (SPW).

HA 18-818536 plan #2



CNCL - 357

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BIRMINGHAM
WOOD
ARCHITECTS PLLC

214 Southside
Birmingham, AL 35202
Telephone: 1-800-251-1111

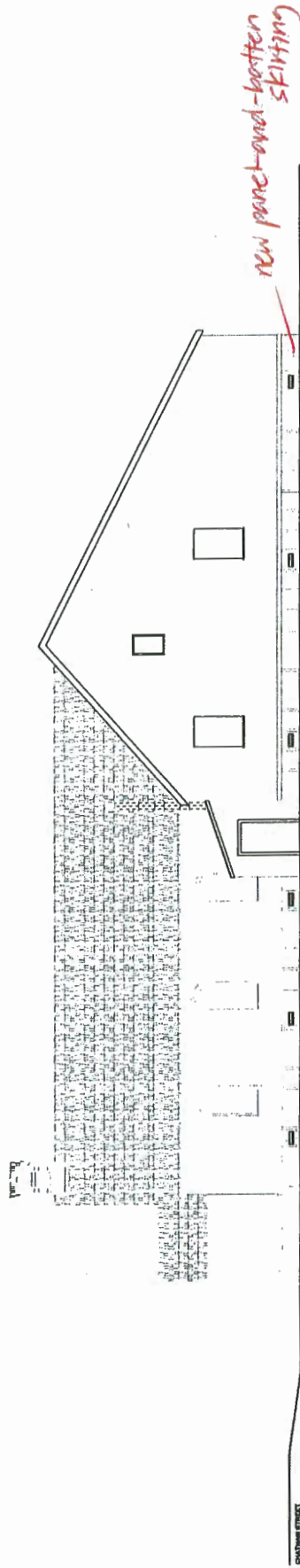
2817-822 - 2711 Chatham St.
2711 Chatham Street
Birmingham, Alabama, 35202

DATE	BY	REVISION

A2.0
NORTH & SOUTH
ELEVATIONS

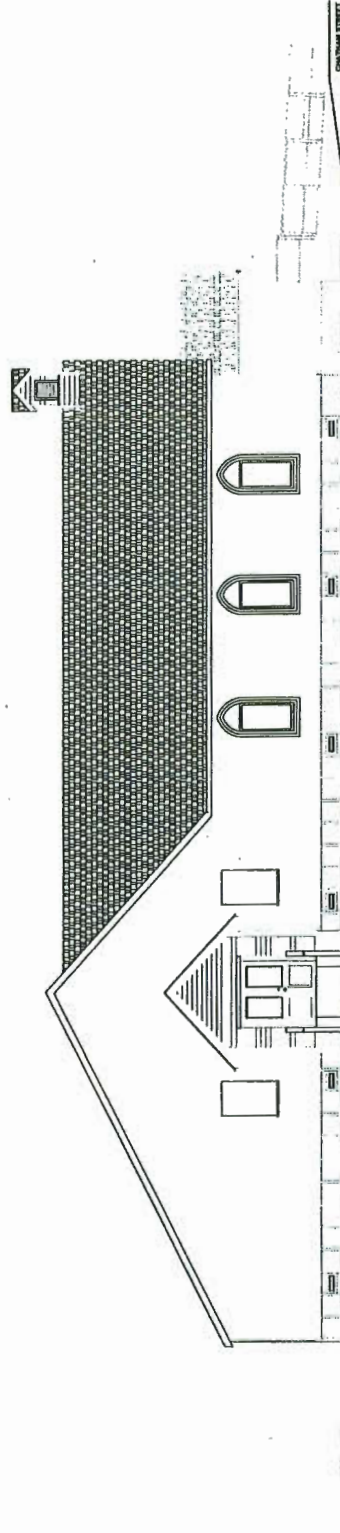
HA 18-818530

plan #3



1 EAST ELEVATION
Scale: 3/16" = 1'-0"

CNCL - 358



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

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BIRMINGHAM
WOOD
ARCHITECTS, LLC

211 East 11th
Birmingham, AL 35203
(205) 948-1111

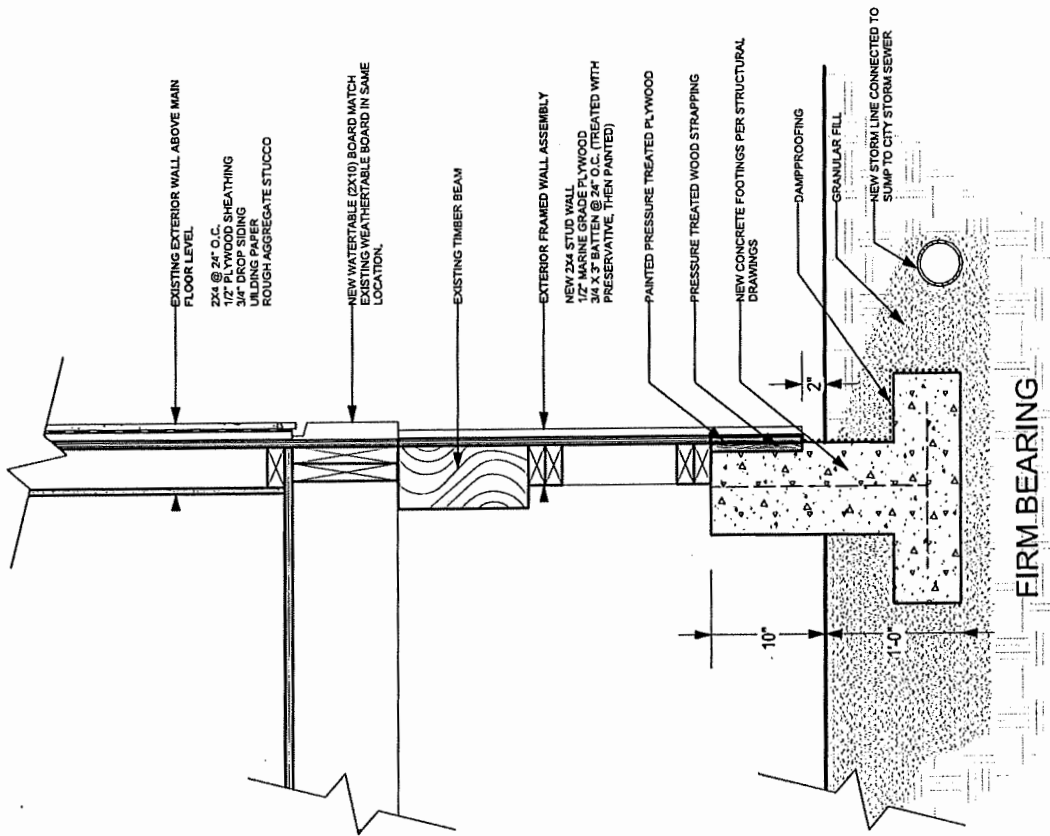
2017-2018-2019
Birmingham, AL 35203
(205) 948-1111

NO.	DATE	DESCRIPTION
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A2.1
EAST & WEST ELEVATIONS

HA 18-818536

plan #4



1 FOUNDATION WALL DETAIL

Scale: 3/4" = 1'-0"

HA 18-818530 plan #5

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211 East 1st
Birmingham, AL 35201
Telephone: 205-261-1111
Fax: 205-261-1112

217-429-3711
217-429-3712
217-429-3713
217-429-3714
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217-429-3717
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217-429-3720

NO.	DATE	REVISION
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A4.0
FOUNDATION DETAIL

231 Carrall Street,
Vancouver, B.C. Canada, V6B 2J2
604.687.1594
bwarc.ca

Partners: Sandra M. Moore, Architect AIBC
James D. Burton, Architect AIBC

Minhee Park, Planner 2
Policy Planning Department
City of Richmond

**Regarding: Steveston Village Heritage Conservation Grant Application
Thrift Shop, 3711 and 3731 Chatham Street**

Dear Ms. Park,

This letter is to accompany the application by the non-profit Richmond Hospital Healthcare Auxiliary for the Conservation Grant funding. The funding request is to partially cover the costs to consolidate this heritage structure on a new foundation, thereby placing the building on a secure footing for the benefit of future generations. The Auxiliary is hoping for the maximum allowable contribution under the Steveston Village Heritage Conservation Grant Program.

Screw pile foundation design

The chosen foundation design allows for the historic building to remain in its present location – no lifting or shifting is required – by the careful insertion of new screw piles. This will minimize the disruption of the heritage fabric of the building, account for the challenging subsoil conditions, and preserve the historic relationship between the building and ground level. With the screw pile technology, a modest leveling of the floor structure can also be undertaken while placing the structure on a sound foundation.

The screw pile system happens also to be the most economical way we have discovered for providing a foundation with long-term stability. Quotes using the screw piling technology come in below the quotes for the conventional lifting of the building and pouring of a new conventional foundation. Two competing bids for the screw pile work were obtained; the lowest of the two bids was accepted.

Heritage fabric conservation

This work to the foundation is the first step in the Auxiliary's plan to restore the building exterior. It was rightly felt that no work to conserve the exterior elements should precede the work to place the building on a stable footing. Accordingly, work to build this new foundation will simply replace parts of the skirting around the building with a panel-and-batten design that matches the current skirting. The next phase of the exterior conservation of the building will involve a careful review of all the exterior surfaces, including the skirting.

Cost Statement

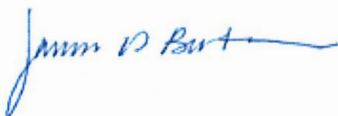
The cost of the foundation work for the purposes of grant allocation is as follows:

1.	Foundation construction	\$ 343,000.00 + GST
2.	Architectural costs	
	a) conservation plan	\$ 4,000.00 + GST
	b) permit submissions	\$ 4,350.00 + GST
		<u>\$ 351,350.00 + GST</u>

Attachments

1. Application Form (completed original will be hand-delivered March 25th to the City);
2. Declaration that the Auxiliary is a non-profit society;
3. Quotations to undertake the work from TKP Engineering.

Sincerely,



James D. Burton, Architect AIBC
Partner, Birmingham & Wood Architects and Planners
231 Carrall Street, Vancouver, B.C.
604-789-1594

CNCL - 360

TKP Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

Date: December 18, 2018

Ref: 100261P2

Ursula Van Duin

Vice-President & Thrift Store Manager
Richmond Hospital/Healthcare Auxiliary
3731 Chatham Street,
Richmond, BC V7E 2Z4

RE: REVISED PROPOSAL – Foundation Repair at 3711 and 3731 Chatham Street, Richmond

Dear Ursula,

TKP Engineering Ltd (TKP) is pleased to provide herewith a revised estimate for the above-mentioned work as requested by Mr. Walter Jochimski through email on November 30, 2018. TKP was requested to revise the cost estimate to take into account the recommended pile length from the results of two helical pile tests carried out on the property on November 20, 2018. A report of the pile tests prepared by i3 Building Science & Consulting Inc. was attached in the email.

The scope of the proposed work consists of installation of helical piles and beams as new foundation for the existing buildings at the above address. The building will be levelled if possible. We estimate the duration of work to be approximately 2 to 3 months.

Note that the building façade may experience cracking or other damage due to the lifting and piling process and the proposed work is not a seismic retrofit.

TKP's Scope of Work

- Apply for revise permit for proposed new foundation system;
- Apply for other necessary permits, if required;
- Supervise additional soil investigation consist of auger hole and SPT tests and prepare a geotechnical report;
- Review shop drawings and as-built drawings for helical piles and beam foundation;
- Review/prepare specifications
- Conduct field review during construction during jacking, installation of pile and beam;
- Monitor conditions of existing building, and provide intervention when required;
- Provide certification Schedules B and C-B for geotechnical and/or structural works;
- Project management

TKP Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

TKP is pleased to provide in this proposal a lower design and project management fee. The proposal also presents a comparison of two quotes. The key differences between the two quotes are presented in Table 1. Table 2 presents a breakdown of the estimated cost for the proposed foundation repair and stabilization work for the building.

Table 1 Comparison of Key Difference of Contractors' Proposals

Item	BC Helical Pile (item iii & iv in Table 2)	TerraCana (item iii in Table 2)
Working hours	Able to work after normal hour	Work during normal hour
Construction Sequence	Able to work in sections to facilitate continuing operation of thrift store	Prefer to work with entire building vacate, sequencing or working in sections is possible
Pile Layout	Design do not require to install pile directly under existing wall	Require to locally remove wall sheathing to install pile along wall line
Ancillary Work	Cost include exterior skirting and re-instatement of floor openings	Cost only include house lifting, installation of helical pile and new beam

Table 2 Cost Breakdown for Foundation Repair and Stabilization

Item	Description of Work		
		Piling Contractors:	
		BC Helical Pile	TerraCana
i.	Auger hole & SPT testing, including utility locate	\$3,000	\$3,000
ii.	Prepare design, drawings, Specifications, Submissions to City, Project Management Fee	\$12,500	\$12,500
iii.	Jacking & Helical piles and beams installation (supply & install approx. 83 helical piles 3 1/2" diameter, overall length 26'-27' each)	\$322500	\$328000
iv.	Removal of flooring or wall sheathing at pile location & re-instatement after	Included in item (iii)	\$30,000
v.	Surveying (e.g. survey and mark location for each pile, monitor building deformation)	\$5,000	\$5,000
Total:		\$343,000	\$378500

The proposal by the two piling contractors are included in Appendix A.

Excluded items:

- Any site clearing, excavation and landscaping;
- Any shoring/hoarding, if required;
- Any environment controls, practices, and procedures, if required;
- Removal of all furniture and products on the building interior;
- Removal or relocation of any conflicting services and obstruction;

TKP Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

- Any pile load testing, if required;
- Repair crack or other damage to building facade, if required;
- Any interior work (including drywall repair, hardwood floor etc.)
- Fees to acquire building permit and other necessary permits, if required;
- Additional design fee for seismic retrofit, if required;
- Third party Geotechnical Monitoring, if required;
- Additional Building lifting Insurance, if required.

Should the piles not achieved the required torque (capacity) in the above specified depth (25 feet below ground surface) additional depth of piling is required to reach design load bearing capacity of the piles, the rate for additional is \$75 per foot. Note that pile lengths may be required to be increased depending on the result of additional investigation and assessment.

5) PAYMENT SCHEDULE

- a. Acceptance of this contract 30% plus GST
- b. Prorated Monthly Payment based on Work Completed 60% plus GST
- c. Approval of final inspection by the Client 10% plus GST

We trust the above information is sufficient to your current needs. Please do not hesitate to contact the undersigned if you have any questions.

Yours Sincerely,



Kian Kok Poh, P.Eng
Principal Engineer
TKP Engineering Ltd

TKP Engineering Ltd.

15769 92A Avenue, Surrey, BC, V4N 3C2

TEL: 778-927-5765

Appendix A

Contractors' Proposal

BCHP File: P-00537-18

December 11, 2018

Via Email: info.tkpengineering@gmail.com

Attention: Mr. Kian Kok Poh
TKP Engineering Ltd.
15769 92a Ave, Surrey, BC V4N 3C2

**Re: FEE PROPOSAL FOR HELICAL PILE INSTALLATIONS
3731 CHATHAM STREET, RICHMOND BC**

BC Helical Piles (BCHP) is pleased to provide this quote for the installation of helical piles. It is our understanding that the piles and beams will be used as a new foundation system for an existing building at the above noted address. Additionally, the building will be levelled if possible. The scope of work described below is based on the test pile report carried out by i3 Building Science & Consulting on November 20, 2018. Any additional work will be dealt under a separate agreement.

SCOPE OF WORK FOR TEST PILE INSTALLATION

Our installation scope of work will consist of the following:

- Mobilize equipment to the property line.
- Supply and install BCHP3 black steel helical piles (3.5" O.D. Sch. 40 shaft) with a triple 10"-12"-14" helix up to 25 ft in length.
- Cut the piles to the final elevation specified by the owner/main contractor(s).
- Supply and install adequate wood or steel beams on top of piles
- Remove the equipment, debris, and any leftover materials from the site.
- Clean the site to its initial conditions when it was received from the owners /contractor(s)
- Provide an engineering assistance to revise the building permit to reflect the new foundation system
- Provide an Engineering Conformity Report, the applicable Letters of Assurance (if required), and a written design warranty for the piles and beams installed.

Below is what BC Helical Piles is not responsible for:

- Any site clearing
- Any excavation
- Any landscaping

- Any concrete work (cutting, forming or pouring)
- Any reinforcement steel
- Any pile load testing if required
- Fees to acquire building permit if required
- Any geotechnical engineering fees if required
- Any surveyors fee if required (BCHP requires contractor/owner to survey and mark the location for each pile on site prior to the pile installation)
- Any interior work (including drywall repair, hardwood floor, etc)

PROPOSED FEES

The estimated price is \$ 322,500.00 + GST, which includes labour, mobilization, material, and engineering. The final price to be invoiced will be calculated by adding the estimated price and any additional pile length as described below.

BC Helical requires 20% of the total project price prior to the start of the project and will submit the monthly progress invoice after that.

Any of the works that are specified above which are not going to be done by BC Helical Piles can be performed under a different arrangement.

In addition, please bear in mind that pile length may vary depending on the soil conditions encountered on site. The price provided above is to install the permanent piles up to 25 ft in average length. If additional depth of piling is required to reach the design load-bearing capacity of the piles, BC Helical Piles charges \$75.00/ft + GST for any additional foot for the piles.

CLOSURE

We look forward to having the opportunity to work with the owner for providing professional engineering services and pile installation. We assure you of our commitment by providing the highest quality of professional services. Should you have any questions with our proposal, please contact us by phone at (604)-306-7505 or by email at info@bchp.ca. If you agree with the price and terms and conditions, please sign and return this proposal at your earliest convenience so we can proceed with scheduling of your work.

CONDITIONS OF ENGAGEMENT

1. Services by BC Helical Piles Ltd. will be concentrated on the work outlined in the description of work above. No other portions of the building are to be reviewed.
2. Services not specifically outlined above may be performed and will be charged on an hourly rate as extra. All extra services of significant nature will require pre-authorization by the client. Our rates for extra work are as follows:
 - Job captain @ \$65/hr;
 - Skilled labour @ \$50/hr;
 - Engineering work @ \$125/hr;
 - Material & subtrade's work mark-up @ 18%;
3. Engineering work provided by BC Helical Piles Ltd. is limited to the scope of work mentioned above.
4. BC Helical Piles Ltd. is not liable / responsible / expected to review/perform/ensure/assess anything else/anywhere else other than that expressly mentioned above and for the areas of work mentioned above.
5. Individuals/employees/representatives/parties/principals of BC Helical Piles Ltd. act only under the authority and protection of BC Helical Piles Ltd. As such, they have absolutely no personal liability/obligation/responsibility to the client or any other party, including third parties.
6. BC Helical Piles Ltd. is not responsible, under any circumstances and or any capacity for any work performed on this project other than that performed by its own forces or assignees.
7. Liability of the Contractor and/or his representative is limited to the amount of the fee charged and subject to the conditions of the Certificate of Insurance.
8. If the piling portion of the project is cancelled due to any unforeseen circumstances (rocky underlayment, concrete pads, etc.) BHP charges \$1,500.00 + GST for mobilization plus one (1) day of labour as per Item 2.

Please note that the fees provided in this proposal are valid for a period of 60-days.

Yours truly,

BC Helical Piles Ltd.

Per: Tamara Bogicevic, Civil Tech.
Project Consultant

Sign Here: _____
(Client Acknowledgement)

(Date Signed)

Print Here: _____ (Your Name)



1900 Valmont Way, Richmond, BC, V6V 1Y4

PROPOSAL

December 11, 2018

TKP Engineering Ltd.
Attention: Kian Kok Poh, P.Eng
email@site.com

PROJECT: Helical Pile Underpinning

LOCATION: 3731 Charham, Richmond BC

TerraCana Foundation Solutions Inc. is pleased to provide a proposal for the above noted project. Our scope of work is based on proposed grade beam structural drawings from Chiu Hippmann and test pile report from Building Science and Consulting Inc.

Please note that as soil logs have not been provided and limited information regarding the composition of the foundation were available at the time of visiting site. We are uncertain at this time if lateral support has been fully addressed by the proposed design. Final engineering may make adjustments to our proposal and thus final pricing.

Prior to our arrival to site, the following work will be required:

- Removal of all building skirting;
- Removal of all furniture and products on the building interior;
- Removal of interior wall sheathing as piles must be installed in the centre of the wall cavity to minimize eccentricity;
- Removal of flooring in the pile installation locations;

Please note that due to the nature of the structure and the work involved, we feel the building should remain un-occupied for the duration of the work (approximately 2-3 months). The building façade may experience cracking or other damage due to the lifting and piling process.

Scope of Work – Helical Piling using 3-1/2" Diameter

1. Provide Engineered Shop drawing of the pile system and layout.
2. Lift the existing building off its current foundations sufficient to remove the existing 6x6 timber.
3. Supply and Install **83** helical piles of 3-1/2" diameter with an overall length of 27' each. Each pile will contain three end bearing helix plate that are up to 14" in diameter.
4. Piles will be galvanized.
5. Upon completion, each pile will be cut to the specified height and a termination bracket installed.
6. Termination brackets will be fastened to a new 6x6 treated timber to support the existing structure.
7. Pile installation tolerances will be 2" from specified locations, 2% vertical alignment and cut to within 3" of specified elevation.



1900 Valmont Way, Richmond, BC, V6V 1Y4

8. Piles will be installed with a mini excavator and hand held equipped with a low speed high torque anchor drive motor as applicable.
9. After completion, all excess pile material and debris will be removed from site.

For this we estimate:

\$328,000.00 + GST

This price includes all necessary, tools, trucks, labour, equipment and materials to perform the above Scope of Work, and is based on **one (1)** mobilization to the job site by TerraCana crew per Scope of Work. Should the piles not achieve the required torque in the above specified depth and additional length be required, a cost of \$65 per foot will be applied to the entire length of each pile extension used. Subject to crew, equipment, and materials availability.

To be Provided by Others / Quote Excludes:

1. All excavation, hydro excavation, demolition, backfill, dewatering, landscaping, removal of spoils, ground penetrating radar or other civil works unless otherwise noted;
2. All surveying, including pile layout, cut-off elevations, pre and post surveys, utility locates, & elevations, offsets and as built information;
3. All necessary permits including building, hauling, traffic, sidewalk, environment, etc;
4. Encroachment agreements;
5. Fees, permits, deposits, design or inspection costs;
6. All required environmental controls, practices, and procedures;
7. Removal or relocation of any conflicting services and obstructions;
8. Access to 110/15A power supply and sufficient water supply within 100ft of our work site(s);
9. Third Party Geotechnical Monitoring, if required;
10. A level, free, clear and compact working surface and lay down area;
11. Work area accessible;
12. Any and all testing should it be required including materials testing unless otherwise noted;
13. Extraction of installed materials unless otherwise noted;
14. Road, rail, pedestrian, and other traffic control;
15. Shoring/hoarding, site servicing, fencing, guardrails, screens, sanitary facilities, office facilities, disposal bin, construction safety officer, first aid attendant, and security;
16. Cold Weather measures for our equipment, crew and material;
17. Engineering, design, shop drawings or field reviews unless otherwise noted;
18. Building lifting insurance;

The attached General Terms & Conditions form part of this quotation.

Please contact the undersigned should you have any questions in the above regard.

Yours sincerely

Chris Vervaeke, P.Eng.,
Project Manager

Signed as Acceptance of Quoted Price:

Company: _____



1900 Valmont Way, Richmond, BC, V6V 1Y4

Signature: _____

Print Name: _____

Title: _____

Date: _____



1900 Valmont Way, Richmond, BC, V6V 1Y4

GENERAL TERMS AND CONDITIONS

1. Terms and conditions will be the Standard Construction Document CCDC 2, 2008 as the Prime Contract and/or CCA No. 1, March 2008 Subcontract except as noted below.
2. A materials deposit of 20% of the contract value is required for materials to be ordered and the balance of the materials will be invoiced upon its arrival to site.
3. Invoices are due within 30 days of invoiced date. Interest will be charged on any overdue balance at a rate of 24% per annum calculated monthly on the anniversary date of the invoice.
4. TerraCana will not enter into a contract with "Pay when Paid" or "Liquidated Damages" clauses.
5. Our Holdback will become due and payable 55 days from substantial completion of our work.
6. Our quotation does not include applicable taxes, special insurance premiums (including general liability insurance in excess of 5 million dollars), bonds, permits, licenses, certificates, fees, deposits, testing (unless otherwise specified), or patent fees.
7. The quantities stated in our proposal are considered minimums and prices will be adjusted for changes in scope.
8. Unit rates subject to revision by TerraCana for any change in in contract value.
9. TerraCana often mobilizes in excess to our contractual obligations to ensure preparedness for varied ground conditions. Materials, equipment, and other property brought to the site by TerraCana remain the property of TerraCana until deemed otherwise by TerraCana.
10. Our quotation price is open for acceptance for a period of 30 days subject to material, equipment and crew availability and tariffs and/or material pricing as well as a mutually agreed upon contract and schedule.
11. Unless otherwise indicated, the work is based on one mobilization and a continuous operation with a nine day per two-week work period.
12. TerraCana will not be responsible for any consequential or indirect damages or delays incurred by the Owner/Prime Contractor arising from TerraCana's work or services.
13. No backcharges will be accepted unless written notice is given with sufficient time for TerraCana to undertake remedial action.
14. TerraCana will not be responsible for damage, disruption or displacement of or to existing structures, facilities or services that may result from our work.
15. No allowance for special procedures to work with contaminated soils, water or hazardous material is included. TerraCana reserves the right to refuse work in an unsafe or unhealthy environment.
16. Current applicable liability insurance and WorkSafeBC documentation shall be provided to the General Contractor or applicable entity, upon request.
17. The Owner/Prime Contractor is to provide both general liability on a wrap-up basis and physical property insurance, with a deductible not exceeding \$5,000.00 covering damage to the Works and any third-party liability claims arising from our operations.
18. TerraCana will not be subject to the terms and conditions of a prime contract to which we are not a signatory.
19. Our proposal, exclusions, and general terms and conditions are to be incorporated into the contract documents upon acceptance of this proposal and in the event of conflict shall govern.



City of
Richmond

Heritage Alteration Permit Amendment

Development Applications Department

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

File No.: HA 18-818536

To the Holder: The Richmond Hospital/Healthcare Auxiliary, Inc. No. S0018630
Property Address: 3711 and 3731 Chatham Street
Legal Description: Lot 8 & 9 Block 22 Section 3 Block 3 North Range 7 West New Westminster
District Plan 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - ☐ Designated Heritage Property (s.967)
 - ☐ Property Subject to Temporary Protection (s.965)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
 - ☒ Property in Heritage Conservation Area (s.971)
 - ☐ Property Subject to s.219 Heritage Covenant
2. This amendment is to replace the plans attached to HA18-818536, issued on May 14, 2018, with the plans as shown in Schedule A, Amendment Plan #1 to Amendment Plan #3, for the proposed foundation work and installation of skirting to match the design and material of the existing skirting.
3. All the other terms and conditions of HA18-818536, issued on May 14, 2018, remain unchanged.

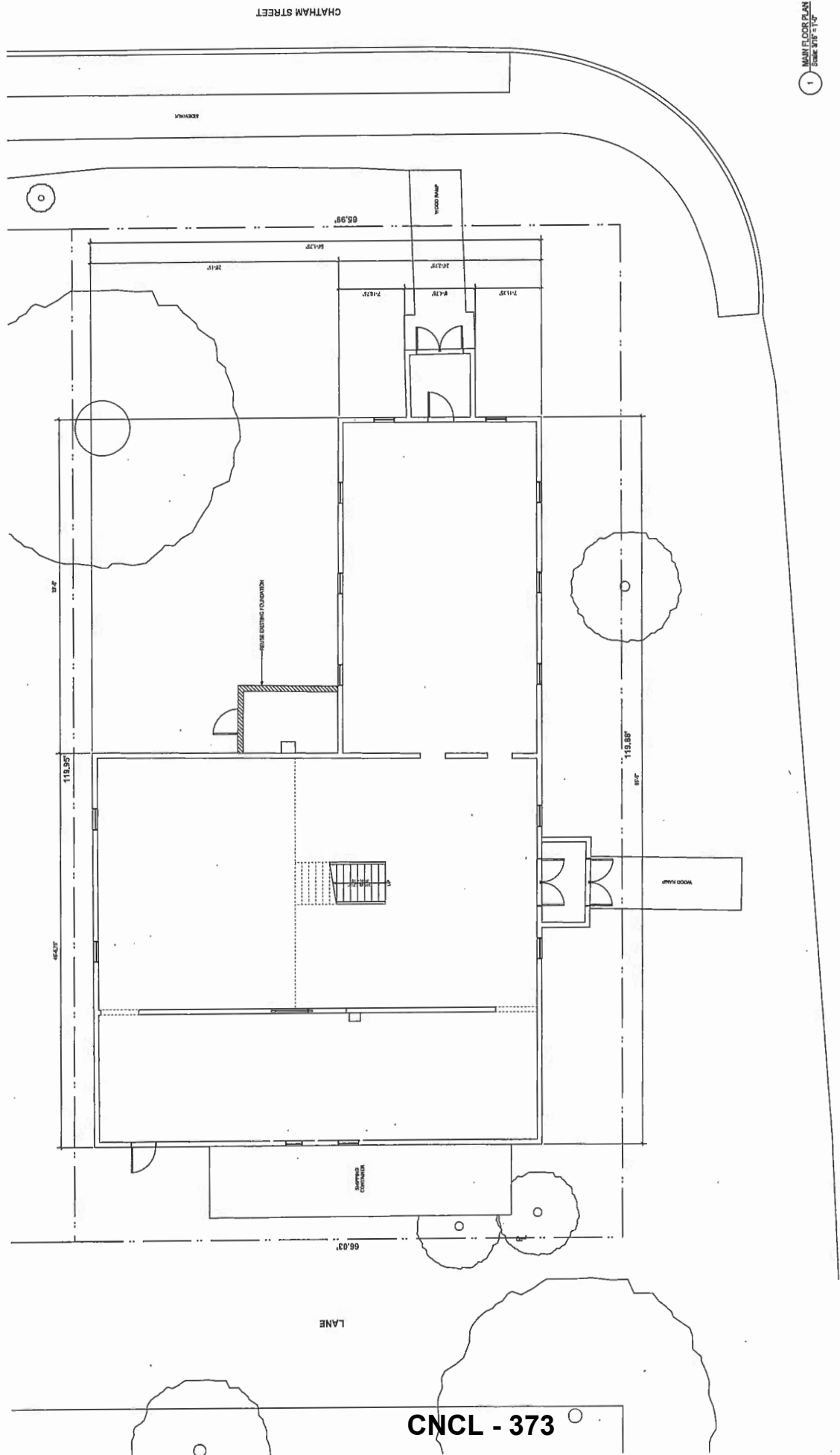
AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF
<Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



CNCL - 373

1 MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"

SCHEDULE A

A1.1
MAIN FLOOR PLAN

NO.	DESCRIPTION
1	MAIN FLOOR PLAN

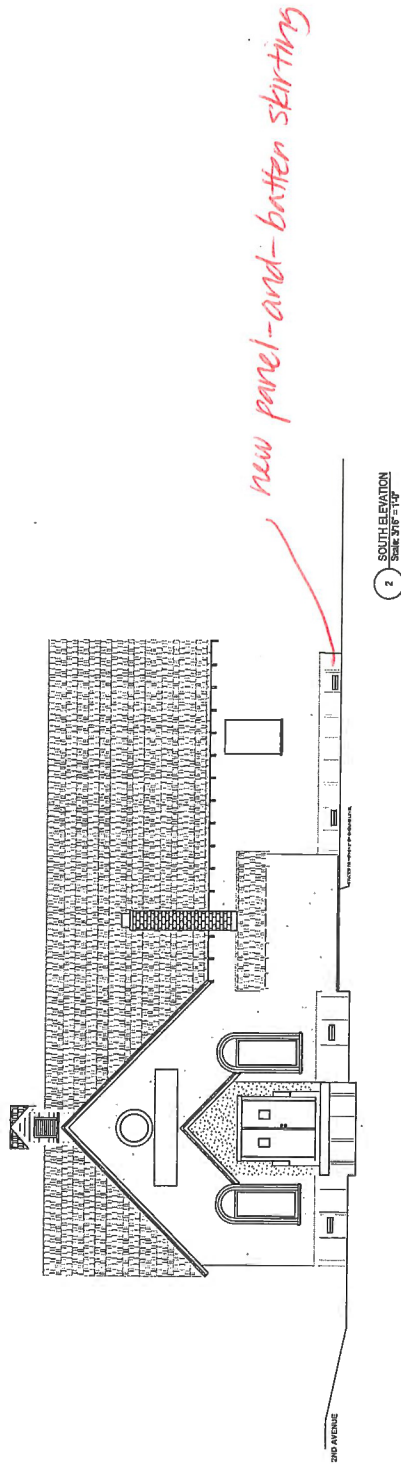
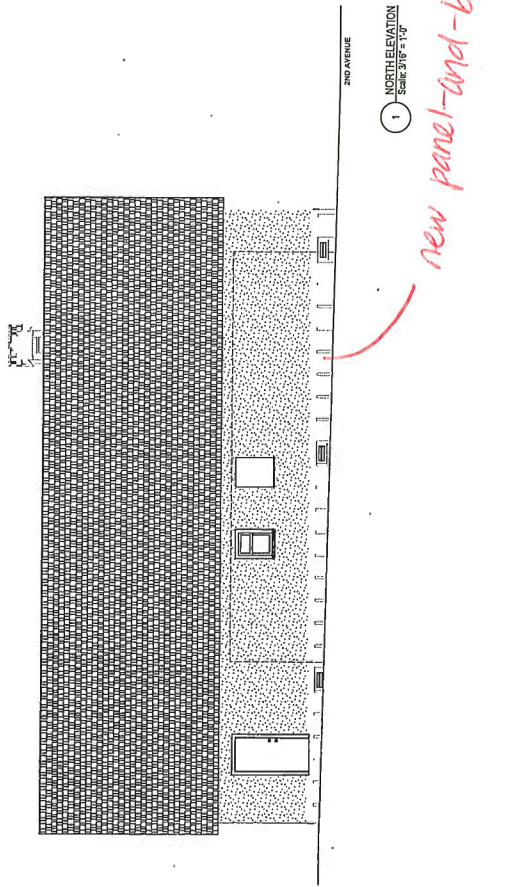
2017-2022 - 2711 Chatham St.
Savannah, Georgia, 31405

2711 Canal Blvd
Savannah, GA 31405

BIRMINGHAM
WOOD
ARCHITECTS - PLANNERS

HA 19-018555 Amendment Plan #1

CONTRACTOR'S NOTE:
All dimensions are given in feet and inches. All dimensions are to the centerline of the structure unless otherwise noted. All dimensions are to the exterior face of the structure unless otherwise noted.



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BIRMINGHAM
WOOD
ARCHITECTS - PLANNERS

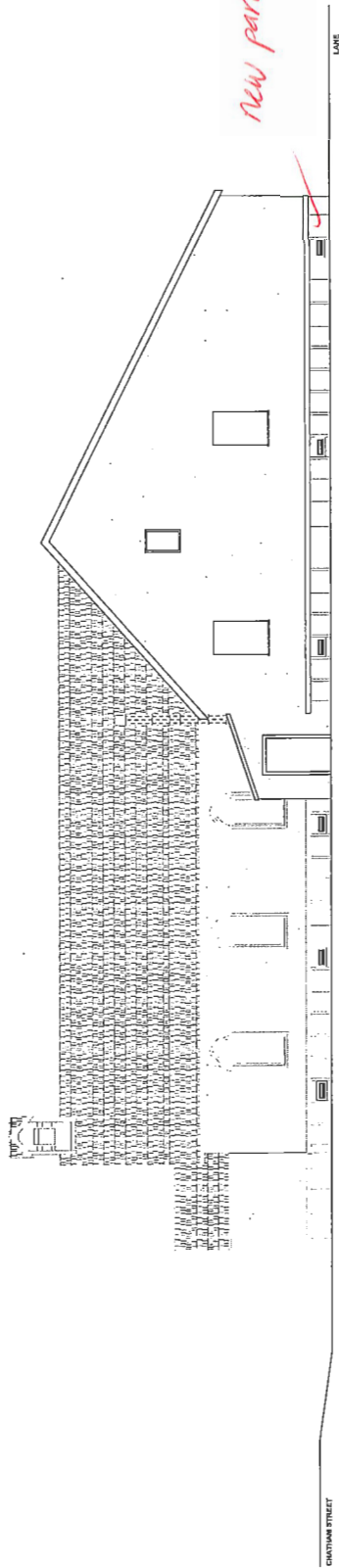
221 Court Blvd
Tomball, TX 77375
Houston 1 office

2017-2022 - 2711 Chatham St.
Savannah, Georgia, GA

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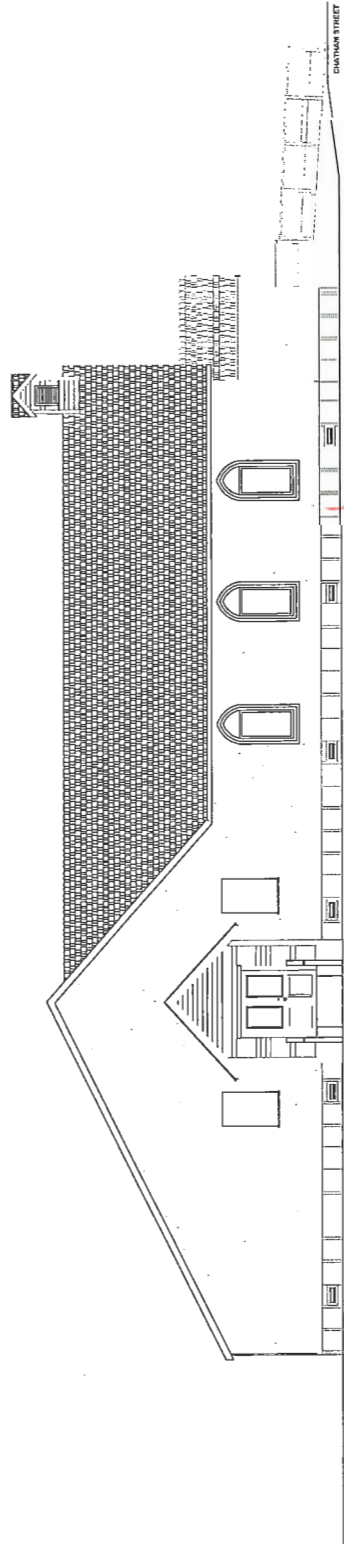
A2.0
NORTH & SOUTH
ELEVATIONS

HA 18-018536 Amendment Plan #2



1 EAST ELEVATION
Scale: 3/16" = 1'-0"

CNCL - 375



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

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BIRMINGHAM
WOOD
ARCHITECTS, P.A.

231 Canal Street
Montreal, Q.C. H3C 2E2
Telephone: (514) 392-1111

2017-2018 - 2011 Chatham St.
2011 Chatham St.
Shelburne, Vermont, VT

NO.	DATE	BY	FOR
1	10/10/17	MM	MM
2	10/10/17	MM	MM
3	10/10/17	MM	MM
4	10/10/17	MM	MM
5	10/10/17	MM	MM

A2.1
EAST & WEST ELEVATIONS

Amendment Plan #3



To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 24, 2019
File: RZ 18-821103

Re: **Application by IBI Group Architects (Canada) Inc. to Amend Schedule 2.10 of Official Community Bylaw 7100 (City Centre Area Plan), Create the “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” Zone, and Rezone the Site at 9520 Beckwith Road from the “Single Detached (RS1/F)” Zone to the “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” Zone**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw 10019, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to change the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 floor area ratio (FAR) and a maximum of 60% of the net floor area for non-industrial uses within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation for 9520 Beckwith Road, be introduced and given First Reading.
2. That Official Community Plan Amendment Bylaw 10034, to amend Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan) to amend the term “Industrial Reserve” in Appendix 1 – Definitions to require that all office use within the “Industrial Reserve: Limited Commercial” area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the total development density exceeds that in the underlying Transect; and amend the term “Village Centre Bonus” in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the VCB exceeds 1.0 FAR, be introduced and given First Reading.
3. That Bylaw 10019 and Bylaw 1034, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

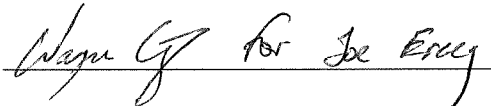
are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

4. That Bylaw 10019 and Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, to create the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, and to rezone 9520 Beckwith Road from the "Single Detached (RS1/F)" zone to the "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)" zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:mm
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	

Staff Report

Origin

IBI Group Architects (Canada) Inc. has applied to the City of Richmond to rezone a 0.21 ha (0.52 acre) site at 9520 Beckwith Road from the “Single Detached (RS1/F)” zone, create the new “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” zone, and rezone it to permit the development of a seven-storey, 3,757 m² (40,436 ft²) light industrial and office building (Attachment 1).

In addition to Zoning Amendment Bylaw 9931, Official Community Plan (OCP) Amendment Bylaw 10019 proposes to amend the City Centre Area Plan (CCAP) to amend the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” to provide a maximum density of 1.85 FAR for 9520 Beckwith Road provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area.

OCP Amendment Bylaw 10034 similarly proposes to amend the CCAP throughout the City Centre to:

- Amend the definition of “Village Centre Bonus”, in Appendix 1 – Definitions, to require that all office use within the Village Centre Bonus (VCB) floor area will be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the VCB exceeds 1.0 FAR.
- Amend the definition of “Industrial Reserve”, in Appendix 1 – Definitions, to require that all office use within the “Industrial Reserve: Limited Commercial” area will be limited to one strata lot or one air space parcel per storey or a minimum floor area of 1,858m² (20,000ft²) where the total development density exceeds the density in the underlying Transect.

The subject application forms a fourth phase to be added to the three-phase development to the south and west on which City Council approved a rezoning to "Light Industrial, Office Hotel (ZI10) – Bridgeport Village (City Centre)" (RZ 10-539048) and issuance of a Development Permit (DP 11– 594571) on September 11, 2017.

The three phases within this adjacent development include an 11-storey office/light industrial building to the west at 9466 Beckwith Road (on which a Building Permit has been issued), and two hotels to the south at 9455 and 9533 Bridgeport Road. A new north-south street will be constructed which straddles the above-noted hotel and office building sites, and connects Bridgeport Road to Beckwith Road. Public access over this road is secured by a Statutory Right-of-Way (SRW) registered on Title as a condition of rezoning the above three sites

The two hotel sites are subject to a further Development Permit (DP 18-825006) to make several changes to the design of the hotels as required by the proposed hotel operator, Marriott Hotels International.

At its April 8, 2019 regular meeting, City Council issued Development Permit DP 18-825006 for the above-noted two hotels and named the north-south road as “Jow Street” (Attachment 2)

Jow Street is located immediately adjacent to, and provides access to, the subject development site at 9520 Beckwith Road which will be re-addressed to 2777 Jow Street at such time that a Building Permit application is made for the site.

The Servicing Agreement (SA 12-611073) for the above-noted buildings to the west and south includes improvements to Beckwith Road to which the subject development’s road works will be designed to match as discussed below. This SA also includes the design of the planned adjacent Jow Street. A further Servicing Agreement will be required as condition of rezoning for the subject development as discussed below under the section “Site Servicing and Frontage Improvements”.

Findings of Fact

A Development Application Data Sheet (Attachment 3) providing details about the development proposal is attached.

Subject Site Existing Housing Profile

The subject lot contained a single-family dwelling that was vacated by the previous owner upon sale of the property to the current owner, and has since been demolished.

Surrounding Development

- To the north: Across Beckwith Road, existing single-family homes on lots zoned "Single Detached (RS1/F)" and designated “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” within the City Centre Area Plan (CCAP).
- To the east: There are four large retail/commercial buildings on a site zoned “Auto-Oriented Commercial (CA)” and designated “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” within the CCAP.
- To the south: A large lot at 9533 Bridgeport Road zoned “Light Industrial and Office (ZI10) – Bridgeport Village (City Centre)” and is subject to Development Permit (DP 18-825006) which authorizes the construction of a 10-storey hotel.
- To the west: A large lot at 9466 Beckwith Road zoned “Light Industrial and Office (ZI10) – Bridgeport Village (City Centre)” and subject to the above-noted approved Development Permit (DP 11-594571) which authorizes the construction of an 11-storey light industrial/office building on this lot.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

Official Community Plan

The Official Community Plan (OCP) designates the subject site as “MEMP – Mixed Employment”. The proposed rezoning is consistent with this designation. The OCP also designates the southern portion of the site as being subject to an “Environmentally Sensitive Area” (ESA) Development Permit Area (discussed below under the Analysis section).

City Centre Area Plan

The City Centre Area Plan (CCAP) “Bridgeport Village Specific Land Use Map” designates the subject site as “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” (see Attachment 3).

The proposed density of 1.85 floor area ratio (FAR) of the project exceeds the principle 1.2 FAR density within the “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation. However, the CCAP permits discretion related to allowing increased density as indicated in under the following policies:

- CCAP – Bridgeport Village detailed transect description for “General Urban T4 (25 m) – Industrial Reserve: Limited Commercial” states additional density “To be determined on a site specific basis via City development application processes”.
- CCAP Section 3.2.2 Sub-Area A.2 Industrial Reserve – “Limited Commercial”, which states “Maximum Net Density: 1.2 FAR (additional density permitted where this benefits industry)”.

Stratification and Air Space Subdivision of Office Space

The City has no explicit policies related to whether new office space may be subdivided into strata lots or air space parcels. There is, however, policy in place to address the Strata Title Conversion of existing office space. Further to recent discussions regarding office development in the City Centre, the following policy discussion is provided below.

Background

The CCAP and supporting documents encourage the provision of large floor-plate office space through broad objectives and bonus policies. This is part of an effort to establish a network of commercial precincts in the City Centre to meet the special needs for office space. Specifically, the CCAP encourages the construction of non-residential space within strategic locations in the City Centre via the Village Centre Bonus (VCB) Density Bonus Policies. In some instances, the VCB is allocated exclusively for office space.

Currently, within new developments, developers are able to determine how the office space is subdivided (through stratification or air space subdivision) unless the City registers a legal agreement on Title restricting stratification and air space subdivision at the time of rezoning.

Stratified office provides several advantages and disadvantages as follows:

Advantages of Strata / Airspace Subdivision of Office Space

- Stratified office space is desired by certain types and scales of business as the ownership of office space provides certain benefits, including greater certainty on long term operating costs.
- Owned office space provides for long-term security of tenure that can be offered to small and large strata lot owners.
- Construction financing requirements can make it more difficult to build non-stratified office space in the city.

Disadvantages of Strata / Airspace Subdivision of Office Space

- Stratified office space potentially reduces the flexibility provided with large office spaces and limits the ability for large office tenants to expand their office area within a building.
- Limited availability of large floor plate office spaces may influence certain forms of business attraction and retention.

Incentives for Providing Additional Office Space

Staff are in ongoing discussions with applicants regarding potential expansion of the VCB area in strategic locations in the Lansdowne and Bridgeport Villages of the CCAP. These discussions involve providing the additional VCB bonus density exclusively for office space which supports the City's objectives to increase overall employment and the diversity of employment within the City Centre. Similarly, for the subject application at 9520 Beckwith Road, the applicant is proposing additional density for office space within the "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" designation. Staff discussions with the applicant have included potential restrictions on stratification of both the office and light industrial space within the proposed building.

Options for Additional Office Space

Given the current discussion on limits to stratification for the subject application and more generally for other applications in the City Centre, potential options on stratification of office space are explored. Specifically, two policy options are proposed for stratification or air space parcel subdivisions of office space where it is included within additional density being proposed to be provided with rezonings and associated amendments to the CCAP.

Option 1 - Status Quo Market-Based Approach: The choice to stratify or create air space parcels would continue to be determined by the owner/developer in response to market demand and the economic viability of constructing the development.

Option 2 – Floor-by-Floor & Size Limit of Stratification / Airspace Subdivision (Recommended): The CCAP could be amended to limit stratification or air space subdivision of office space where additional density is permitted above the office density now included within the CCAP. In exchange for receiving additional office density through a rezoning, there would be a requirement to limit strata or airspace subdivision of this additional space on a floor-by-floor basis or the basis of a minimum floor area. Such a limit is proposed where additional office

space is provided above that currently permitted within the above-noted VCB or Industrial Reserve areas by the lesser of:

- One strata lot or air space parcel per floor of the building; this type of subdivision follows existing physical separations of floors instead of dividing the space into a large number of small strata lots or air space parcels; or
- One strata lot or one air space parcels with a minimum floor area of $1,858\text{m}^2$ ($20,000\text{ft}^2$). This approach allows for large floor-plate buildings to be divided and so not require purchase of very large areas. This approach would also assist in providing a measure of flexibility for purchasers and an incentive for those developers seeking to provide large floor plate buildings.

This approach would be achieved through the registration of a legal agreement on Title as a rezoning consideration.

Given the above discussion, it is recommended that an OCP amendment based on Option 2 (Floor-by-Floor and Size Limit of Stratification / Airspace Subdivision) be pursued as it is an incentive-based approach that:

- Permits office space to be leased in a range of sizes needed by various tenants in areas up to $1,858\text{m}^2$ ($20,000\text{ft}^2$) or floor-by floor.
- Allows potential intermediate office tenants wanting to purchase space on a floor-by-floor basis or in lots up to $1,858\text{m}^2$ ($20,000\text{ft}^2$) to secure a long-term tenure security.
- Allows building developers / owners to sell intermediate-size strata lots and air space parcels.

The above-noted approach is thereby included in OCP Amendment Bylaw 10034 as discussed below.

OCP Amendment Bylaw 10034: Limitation on Subdivision of Office Space in the City Centre

Further to the above discussion on subdivision of office space, Bylaw 10034 would:

- Amend the term “Village Centre Bonus” in Appendix 1 – Definitions, to require that all office use space within the VCB floor area will be limited to the lesser of one strata lot or one air space parcel per storey or a minimum floor area of $1,858\text{m}^2$ ($20,000\text{ft}^2$) where the VCB exceeds 1.0 FAR. This proposed amendment would apply to anywhere where additional floor space is proposed over 1.0 FAR within the Village Centre Bonus areas throughout the City Centre.
- Amend the term “Industrial Reserve: Limited Commercial” to require that all office use space within these areas be limited to the lesser of one strata lot or one air space parcel per storey or a minimum floor area of $1,858\text{m}^2$ ($20,000\text{ft}^2$) where the total development density exceeds the underlying Transect. This proposed amendment would apply to the whole “General Urban (T4) Area B – Industrial Reserve: Limited Commercial” designation in which the subject site at 9520 Beckwith Road is located.

At this point, staff do not believe further restrictions on the stratification of office space are warranted. Further restrictions on stratification of any office space provided through rezoning applications consistent with the CCAP would constitute a significant change since the CCAP was adopted in 2009. A large number of in-process rezoning applications and planning for development has proceeded on the basis of stratified office space being permitted.

Should the City wish to consider additional policies or restrictions on developments where no additional density above that currently permitted within the CCAP is being sought, it is recommended that there be public consultation that includes property owners and the development community. If Council should wish to provide such direction, the following draft resolution is provided:

That staff be directed to conduct public consultation with property owners, the development community and general public regarding whether potential restrictions on stratification and airspace subdivision of office space should be considered, and report back.

OCP Amendment Bylaw 10019: Site-Specific Amendment Applicable to 9520 Beckwith Road

To provide a clear limit, the subject OCP Amendment Bylaw 10019 proposes to provide a maximum density of 1.85 FAR and a maximum of 60% net floor area for non-industrial uses for 9520 Beckwith Road within the "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" designation which states additional density may be considered "on a site specific basis via City development application processes".

This same approach was included in OCP Amendment Bylaw 8767 (RZ 10-539048) which included a specific 1.85 FAR density to facilitate the rezoning of the adjacent sites immediately to the south and west to "Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)".

The proposed additional density is supported by the following:

- The additional 0.65 FAR density for office use provides an incentive to construct two floors of light industrial space. This allows for a wide range of light industrial uses and custom manufacturing uses, some of which require two storeys of office space.
- The provision of additional floor heights of 15 ft. (4.6 m) on both of the industrial floors.
- The proximity of this light-industrial and office building to the Canada Line Bridgeport Station.
- The registration of an agreement on Title limiting the subdivision of the entire building (both the office and industrial floors) to one strata lot or air space parcel per floor.

A housekeeping amendment to the "General Urban (T4) Area B – Industrial Reserve: Limited Commercial" designation is also included to change the reference to the adjacent sites to the current addresses of 9455 and 9533 Bridgeport Road and 9466 Beckwith Road and the new addresses (2788, 2888 and 2899 Jow Street to be assigned at Building Permit application) from the previous reference to the former seven lots that comprised these three current lots.

Zoning Amendment Bylaw 9931: Rezoning of 9520 Beckwith Road

Given the above CCAP policies applicable to the subject site, Bylaw 9931 proposes to create the “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)” zone which would have a density of 1.85 FAR and the following permitted uses now included within the adjacent ZI10 zone:

- Industrial, General
- Office
- Manufacturing, Custom Indoor

The proposed new ZI19 zone includes “Education, Commercial” as a secondary use.

The proposed ZI19 zone also ensures that the first two storeys of any building are restricted to the industrial, general and manufacturing, custom indoor uses, and will not include office or education, commercial uses except for areas needed for lobbies and stairways. The restriction is consistent with the ZI10 zone on the adjacent lot to the west which restricts the use of the ground floor of the building to light and industrial and related uses.

Other Policies, Strategies & Bylaws*Floodplain Management Implementation Strategy:*

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy:

The proposed development is located in Area 1A (New Aircraft Noise Sensitive Uses Prohibited) on the Aircraft Noise Sensitive Development Map. The project includes non-aircraft sensitive uses in compliance with the Policy. Thus, registration of an aircraft noise indemnification covenant is required prior to rezoning adoption.

Mixed-Use Noise, Commercial Noise and City Centre Impacts:

The proposed development must address additional OCP Noise Management Policies related to mixed-use, commercial and ambient noise, as well as other impacts of densification.

In this regard, the applicant will also be required to register a legal agreement on Title for the proposed light industrial and office development. This legal agreement requires that an acoustical engineering report be provided to the City prior to issuance of the Building Permit that confirms that the project mitigates unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City’s Noise Bylaw and noise generated from rooftop HVAC units will comply with the City’s Noise Bylaw 8856.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received general comments from the public about the subject rezoning application during review and consideration of Development Permit DP 18-825006 for the adjacent two hotel sites to the south. The applicant has also contacted the neighbouring residents on the north side of Beckwith Road to discuss the construction of the proposed overall four-phase development which includes the subject site, adjacent hotels to the south and office tower to the west.

Staff have also received support from the manager of the commercial property to the west for the placement of additional landscape along their shared property line with the subject site.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Public notification for the Public Hearing will be provided as per the *Local Government Act*. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendments are not located within or adjacent to the Agricultural Land Reserve.
Richmond School Board	No referral necessary, as the proposed amendments do not include any residential uses.
The Board of Metro Vancouver	No referral necessary, as the proposed amendments are consistent with the City-wide OCP previously referred to Metro Vancouver.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as First Nations' interests are not affected by these amendments.
TransLink	No referral necessary; no major transportation changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as port facilities are not affected by these amendments.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendments are consistent with YVR's Airport Height Zoning and City's OCP Aircraft Noise Policy.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendments are consistent with the City-wide OCP previously referred to Metro Vancouver.
Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary as the community will be consulted through Public Hearing notices that would be sent property owners and

	occupiers of lots within 50m of the subject site.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendments do not affect other agencies. Note, that the associated Zoning Amendment Bylaw 9931 was referred to the Ministry of Transportation and Infrastructure which provided preliminary approval to the bylaw.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10019 and Official Community Plan Bylaw 7100, Amendment Bylaw 10034, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). The proposed Bylaw 10019 and Bylaw 10034 do not involve any residential uses.

Ministry of Transportation and Infrastructure

The Ministry of Transportation and Infrastructure (MOTI) has provided preliminary approval of Bylaw 9931 as the site is located within 800 metres of Highway 99. MOTI final approval of Bylaw 9931 will be required prior Council consideration of adoption of the bylaw,

Analysis

Built Form and Architectural Character

The conceptual development plans within Attachment 5 detail the project with the following form and character elements:

- The architectural character of the building is generally similar to the 11-storey office and light industrial building being constructed on the adjacent lot to the west of the subject site.
- On the prominent elevations facing Beckwith Road and Jow Street, the building includes substantial use of glass curtain wall with solid vertical corner elements clad in metal panels.
- Further visual interest is achieved by terracing inwards the fifth and sixth floors of the building on the north, south and east elevations.
- Visual interest is also achieved by cantilevering outward of the third and fourth storeys facing Beckwith Road and the third to sixth floors outward towards to Jow Street.
- The east side elevation is located just off the east property facing the side parking lot and concrete side wall of the adjacent Michael's store. To add visual interest to the first four

floors, attractive patterning has been added to the building's east wall. The fifth and sixth floors are terraced inward to reduce the massing of the building.

- The seventh floor is effectively a small penthouse set further back from the sixth floor on all but the south side.
- The terraces on the fifth to seventh floor of the building are well landscaped for design and ESA compensation purposes.
- The stepping back of the fifth to seventh floors of the building reduces shadowing and apparent mass of the building on its north and east elevations.
- The grove of existing trees along the south property line will be preserved and protected and additional trees planted as discussed under the following report sections on tree retention and Environmentally Sensitive Areas.

Transportation and Site Access

Access

Vehicle and pedestrian access is proposed to be provided by the proposed Jow Street that straddles the west side of the subject site and that connects Bridgeport Road to Beckwith Road. This private road is secured for public access via registration of a SRW on Title of the adjacent lot. To provide for traffic calming, Jow Street is proposed to include 20 km/h speed limit signage, two speed humps, and stop signs at both ends of the street and mid-block.

The Traffic Impact Study (TIS) undertaken as part of the rezoning of the adjacent sites to the west and south indicated that the majority of traffic on Jow Street will enter and exit through its south intersection with Bridgeport Road. The Transportation Department advises that the subject smaller development under the current application is anticipated to also have the majority of its traffic enter and leave via the south intersection of Jow Street with Bridgeport Road, similar to the adjacent larger developments.

Parking

There are 72 parking spaces within the third and fourth floors of the proposed building and four surface parking spaces (including the two accessible parking spaces) in compliance with Zoning Bylaw 8500. The project also will include two medium (SU9) on-site loading spaces within the building and share one WB-17 (large) loading space provided with adjacent development to the west at 9466 Beckwith Road as permitted under Zoning Bylaw 8500.

To accommodate the four surface parking spaces proposed to be located immediately adjacent to the building's front entrance along Jow Street and to share the WB-17 (large) loading space on the development to the west, the applicant will be required to register a restrictive covenant and easement on both the subject lot (9520 Beckwith Road), and adjacent lot (9466 Beckwith Road), to ensure access to these parking spaces and loading space are available for use in perpetuity as required under Zoning Bylaw 8500.

Construction Traffic Management and Parking (CTMP) Plans

The applicant has prepared a CTMP Plan for the adjacent development site for 9466 Beckwith Road to the east and hotel sites to the south, and will be preparing similar plans for the subject site at 9520 Beckwith Road prior to issuance of Building Permit.

These CTMPs focus most construction traffic onto Bridgeport Road to reduce construction traffic on Beckwith Road to the greatest extent possible. The applicant is providing construction parking within their overall four-phase site with additional construction parking within the parking lot on the commercial site immediately to the east.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 23 bylaw-sized trees on the subject property, 18 trees on neighbouring properties to the south and east, and three street trees on City property as discussed below and shown on Attachment 6.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- 10 large trees located on-site (tag# 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on Attachment 5) along the south property line are identified in good condition and should be retained and protected. These trees include a mix of native and non-native species including Western Red Cedar, Western Hemlock, Douglas Fir, European Mountain Ash, Lawson Cypress, Golden Chain and Hazel trees.
- 18 trees located on adjacent neighbouring properties, with six trees located on the property to the east and 12 trees are identified on the property to the south; all of which are in good condition and are to be retained and protected under the Development Permit issued for the site.

Tree Replacement

The applicant intends to remove 13 on-site trees as they are within the development envelopment. Of these 13 trees, seven are in good condition but are in conflict with the proposed development and six are not good candidates for retention due to health and structure. The OCP 2:1 replacement ratio would require a total of 26 replacement trees within Development Permit plans. The replacement trees are to be of the sizes required under Tree Protection Bylaw No. 8057.

Trees on Adjacent Site

The 10 large coniferous trees proposed to be retained on the subject site will complement the further 12 trees being protected on the site to the south at 9533 Bridgeport Road on which the above-noted hotel is planned to be built. Together, these on-site and off-site trees form a viable grove of 22 coniferous and deciduous trees. A Tree Survival Security of \$80,000 for these 10 trees will be provided and retained by the City for a period of three years after occupancy of the building.

To provide a soft green landscape buffer to the east side of the proposed building, the applicant will obtain written approval from the adjacent commercial property immediately to the east to allow for the planting the three additional Maple trees and shrubs. The trees and shrubs are in addition to the six existing maple trees located along the property line on the adjacent site (See landscape plan L-04 in Attachment 5) which are to be maintained.

Trees on City Property

There are three trees located within the Beckwith Road allowance. Two trees are required to be relocated by a certified tree moving company, at the developer's cost, to a new location on City property subject to the approval of the Parks Department (see shaded trees nos. C6 and C7 on Tree Preservation Plan in Attachment 6). The Parks Department has approved the removal of one tree (no. C8) in the road allowance subject to payment of \$1,300 to the City Tree Compensation Fund.

Environmentally Sensitive Area (ESA)

Along the southern property line, there is 270 m² (2,906 ft²) of mapped ESA Development Permit Area. Given this ESA would be subject to a Development Permit, the applicant engaged a Qualified Environmental Professional (QEP) to assess the ESA area (Attachment 7). The QEP identified that 146 m² (1,571.5 ft²) of the mapped ESA as natural area which includes the above-noted 10 trees proposed to be retained near the south property line and that are outside of the adjacent lawn area to the north.

To protect this area, the applicant has shifted the building 3.0 m (9.8 ft.) northwards towards the front of the site on Beckwith Road. The result is that the existing 146 m² (1,571 ft²) of natural area within the ESA area is proposed to be preserved, and the remaining 124 m² (1,344 ft²) of non-natural mapped ESA (lawn area) is proposed to be removed.

The QEP assessed the remaining lawn area of 124 m² (1,335 ft²) within the mapped ESA area has having very low environmental value to invertebrates and birds. While this area is proposed to be removed for the project, the QEP has proposed ESA compensation areas for this removed lawn area.

The City has required that the applicant provide a net gain in ecological benefit over the total existing total on-site ESA area of 270 m² (2,906 ft²). The applicant proposes to provide a combined total of 603 m² (6,490 ft²) of persevered ESA area and ESA compensation areas onsite to provide a net gain of 333 m² (3,584 ft²) as follows:

- Remaining natural ESA area of 146 m² (1,571 ft²) with the existing trees to be maintained, and the understory being enhanced with the removal of invasive of species and the planting of three native trees and shrubs.
- ESA compensation on level 5 of the building of 198 m² (2,131 ft²) with the planting of native plants.
- ESA compensation on level 7 of the building of 259 m² (2,788 ft²) with the planting of native plants.

Immediately adjacent to the natural on-site ESA area of 146 m² (1,571 ft²), there is 256m² (2,756 ft²) of natural ESA area on 9533 Bridgeport Road in which ten trees are to be maintained and

enhancement by removal of invasive species removal (e.g. blackberries) and planting of native shrubs.

Staff have reviewed the QEP Report and agree that the proposed prescription provides both a net gain in quality and quantity over the current on-site ESA natural area 146 m² (1,571 ft²) to be maintained within the site and adjacent off-site area 256m² (2,756 ft²) of natural ESA to be maintained due to the following:

- Preservation of the natural ESA areas.
- Additional ESA compensation areas.
- Vertical and lateral connectivity of ESA within the site.
- Removal of the invasive plant species.
- The extensive planting of native shrubs on the ground-level ESA area and roof-top ESA compensation areas, with plant species selected for suitability to urban ecosystems.

The QEP report outlines how the proposed native shrub plantings proposed include a mix of flowering plants which will provide cover throughout the year and native berries that will benefit pollinators and birds and improve the habitat value of the remaining trees to be preserved. There will also be planting of three addition trees within the on-site ESA area.

As part of the Development Permit required for project, the applicant will be required to provide a further detailed Stage 2 ESA Report to:

- Include a detailed invasive species removal plan.
- Provide detailed site planting and construction monitoring plans.
- Provide a plan for removing any invasive species in the other identified landscape areas outside of the ground-level on-site and off-site ESA areas to be maintained and the ESA compensation areas.
- Provide irrigation plans for the ground-level ESA and roof-top ESA compensation areas.
- Provide estimates for the value of the ground-level and roof-top portions of the works/plantings, and the cost of a QEP five-year monitoring plan.

The Stage 2 ESA report, proposed planting plans and building design will be undertaken with the advice of an ornithologist to ensure planting does not create bird strike risks.

There will also be registration of a legal agreement for the purpose of ensuring the planting and maintenance of the ESA and ESA compensations areas comprising a minimum total on-site area of 603m² and off-site area of 256m² (2,756 ft²) on 9533 Bridgeport Road to be confirmed in the Stage 2 ESA Report prepared by the QEP and by a BCLS surveyor. The agreement will provide for:

- The developer/owner completing and maintaining the ESA plantings.
- A maintenance security being provided and released three (3) years after completion of the works/plantings, and which may be extended to be five years if needed.
- The right of the City to enter onto the site to undertake the planting or maintenance if needed.
- Maintenance of the ESA plantings and restriction of other non-compatible uses of these areas.

Leadership in Energy and Environmental Design (LEED)

As a Development Permit application (DP 18-829207) for the project was received prior to the City's adoption of the Energy Step Code on July 16, 2018, the subject project is not subject to the BC Energy Step Code. In order to continue to be grandfathered from the BC Energy Step Code Level 2, the applicant must also be issued a Building Permit prior to December 31, 2019. Therefore, in accordance with the CCAP, the development is required to be confirmed to be LEED Silver equivalent prior to consideration of the Development Permit by the Development Permit Panel and consideration of approval of Bylaw 9931 by Council.

Public Art Contribution

As a rezoning consideration, the applicant will be making a voluntarily contribution of \$15,235.16 (final amount to be confirmed with the final Development Permit plans) to the City's Public Art Fund.

CCAP Planning Contribution

As a rezoning consideration, the applicant will be making a voluntarily contribution of \$12,130.80 (final amount to be confirmed with the final Development Permit plans) for future City community planning studies, as set out in the City Centre Area Plan.

District Energy Utility (DEU)

The applicant will be required to register a legal agreement on title securing the owner's commitment to connect to a District Energy Utility (DEU) that provides that:

- No building permit will be issued unless the building is designed with the capability to connect to and be serviced by a DEU.
- If a low carbon energy plant district energy utility (LCDEU) service area bylaw, covering the site, has been adopted by Council prior to the issuance of the Development Permit for the site, no building permit will be issued unless the owner designs a low carbon energy plant with the capability to connect to and be serviced by a DEU in the future.
- If a DEU is available for connection and the City has directed the owner to connect, no occupancy of the building will be permitted until it is connected to the DEU and enters into a Service Provider Agreement for that building with the DEU service provider.
- If a DEU is not available for connection, but a LCDEU service area bylaw, covering the site, has been adopted by Council prior to the issuance of the Development Permit for the subject site, no final occupancy of a building will be granted unless the City receives confirmation that the building is connected to a low carbon energy plant supplied and installed by the owner. The owner would be required to transfer ownership of the low carbon energy plant to the City or City's DEU service provider or at no cost to the City, on terms and conditions satisfactory to the City.

Site Servicing and Frontage Improvements

As a rezoning consideration, the applicant will be required to enter into a Servicing Agreement for the design and construction of the following:

- Frontage works along Beckwith Road that includes the widening of the southern half of Beckwith Road to accommodate a 2.0 m wide concrete sidewalk, 1.5 m wide landscaped boulevard, 1.8 m wide bike lane, 3.25 m wide curb lane and 3.1 m wide centre lane.
- Upgrade of the existing water main along Beckwith Road from development site to the Gage Road intersection (if these works are not first completed under the Servicing Agreement for the adjacent development to the west).
- Upgrade of the existing 900 mm storm sewer along the development's Beckwith Road frontage to 1050 mm.
- Removal of the existing 600 mm storm culvert along the development's Beckwith Road frontage.
- The City will install a new fire hydrant near the northwest corner of the development site and install new water, sanitary and storm sewer connections, all at the applicant's cost.

Financial Impact or Economic Impact

There are no financial impacts associated with this application.

Conclusion

The proposed rezoning of 9520 Beckwith Road to permit the development of a seven-storey light industrial and office building adds to the inventory of office space and light industrial space within Bridgeport Village. The proposed building will also provide an addition to the adjacent three-phase light industrial, office and hotel development approved by City Council in 2017.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9931 be introduced and given first reading.



Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

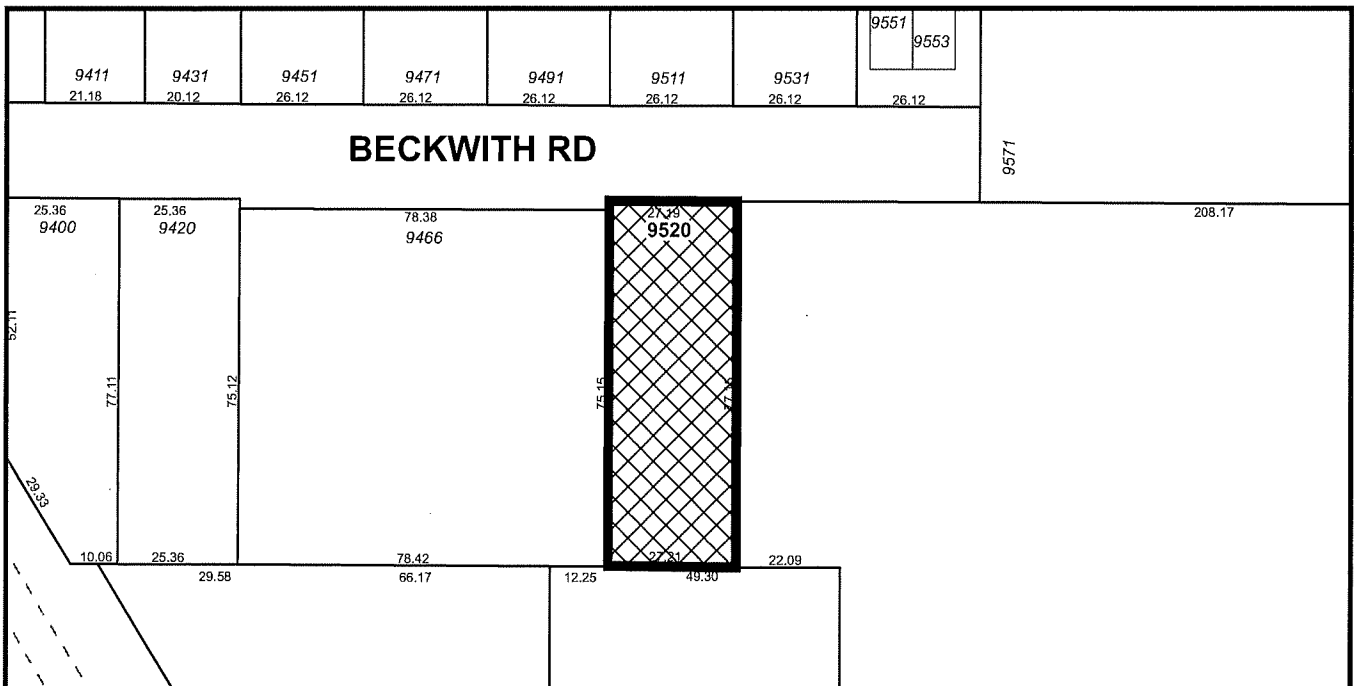
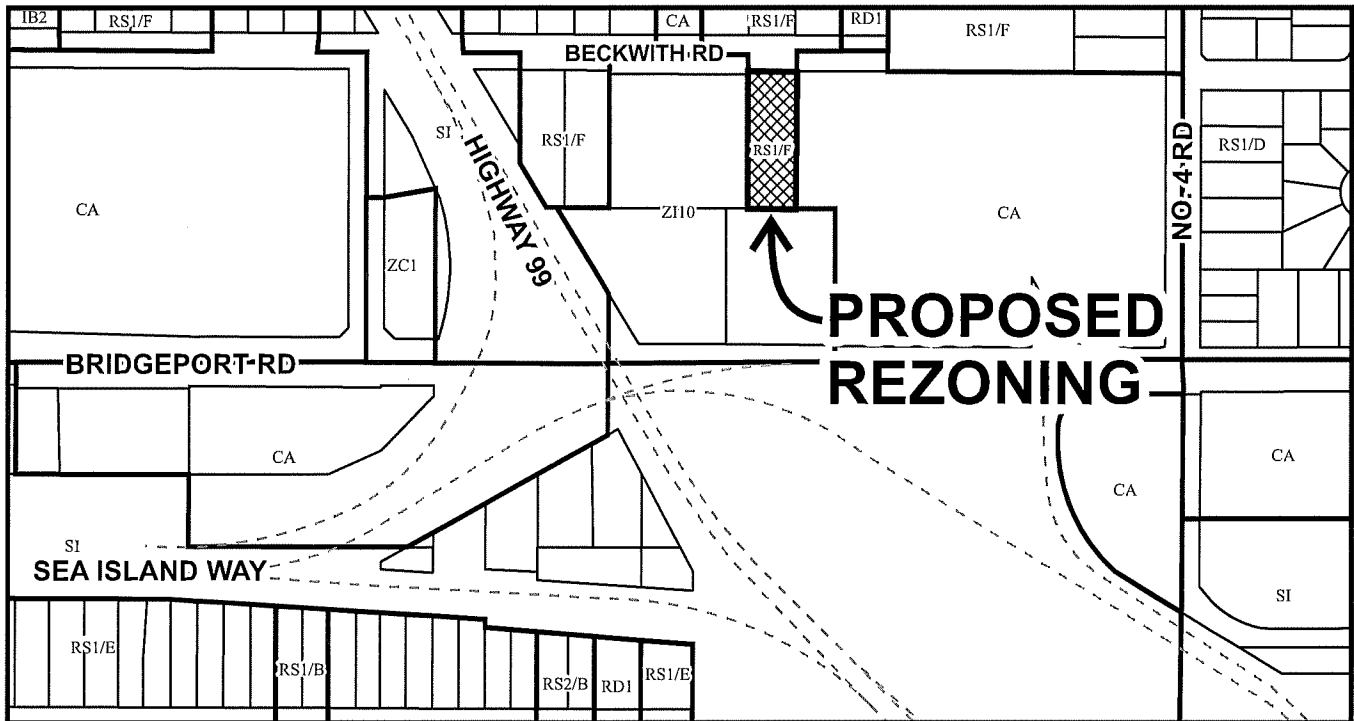
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Site Context Map
- Attachment 3: Development Application Data Sheet
- Attachment 4: CCAP Bridgeport Village Specific Land Use Map (Showing Proposed Changes)
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Preservation Plan
- Attachment 7: Excerpts from QEP Report on the Environmentally Sensitive Area
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 18-821103

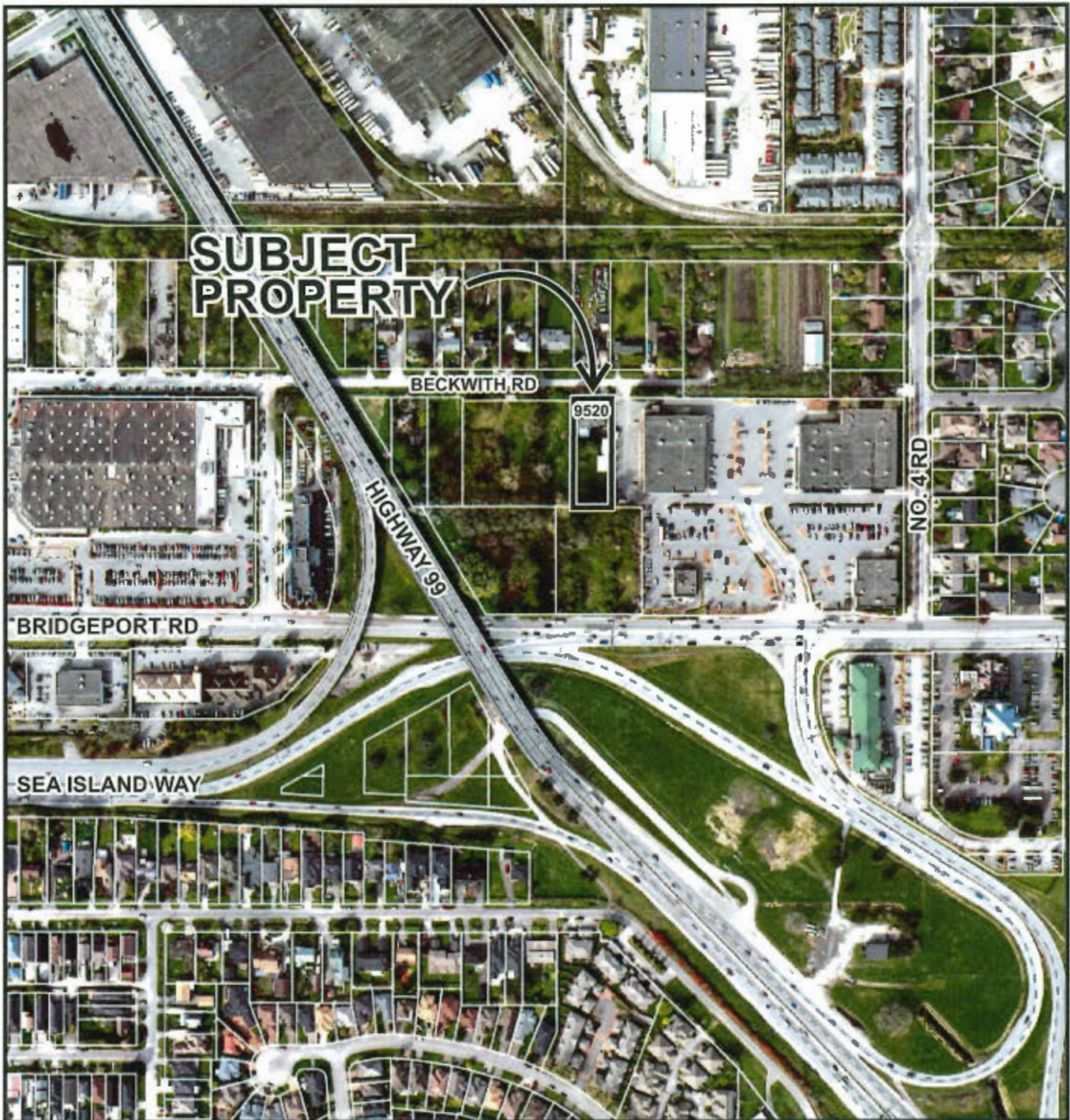
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 18-821103

Original Date: 05/24/18

Revision Date:

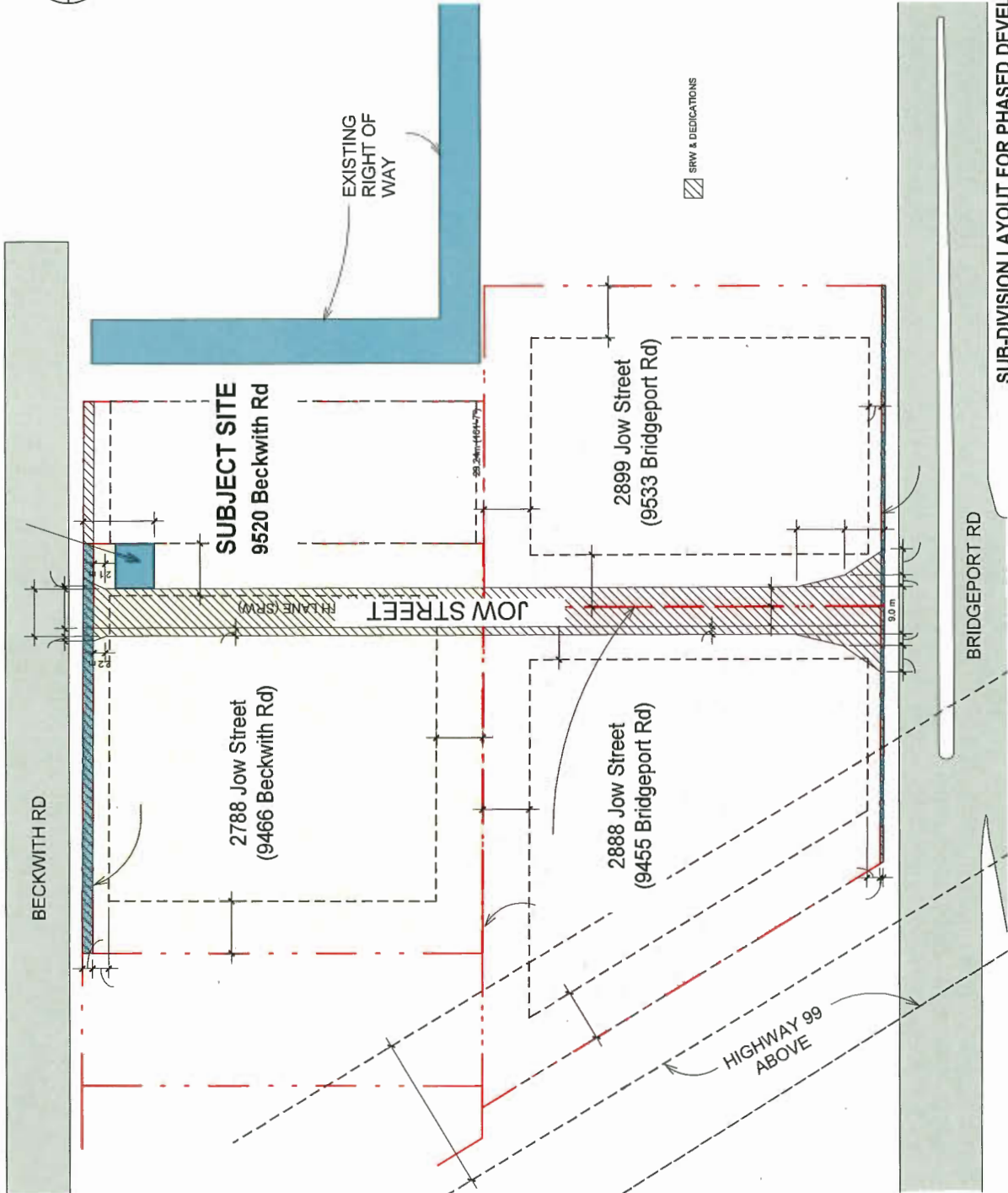
Note: Dimensions are in METRES

CNCL - 394



NEW NORTH-SOUTH ROAD CONNECTING
BRIDGEPORT RD WITH BECKWITH ROAD

A 1007



SUB-DIVISION LAYOUT FOR PHASED DEVELOPMENT

1/32" = 1'-0"



RZ 18-821103

Attachment 3

Address: 9520 Beckwith Road (2777 Jow Street)

Applicant: IBI Group Architects (Canada) Inc.

Planning Area(s): City Centre Area Plan

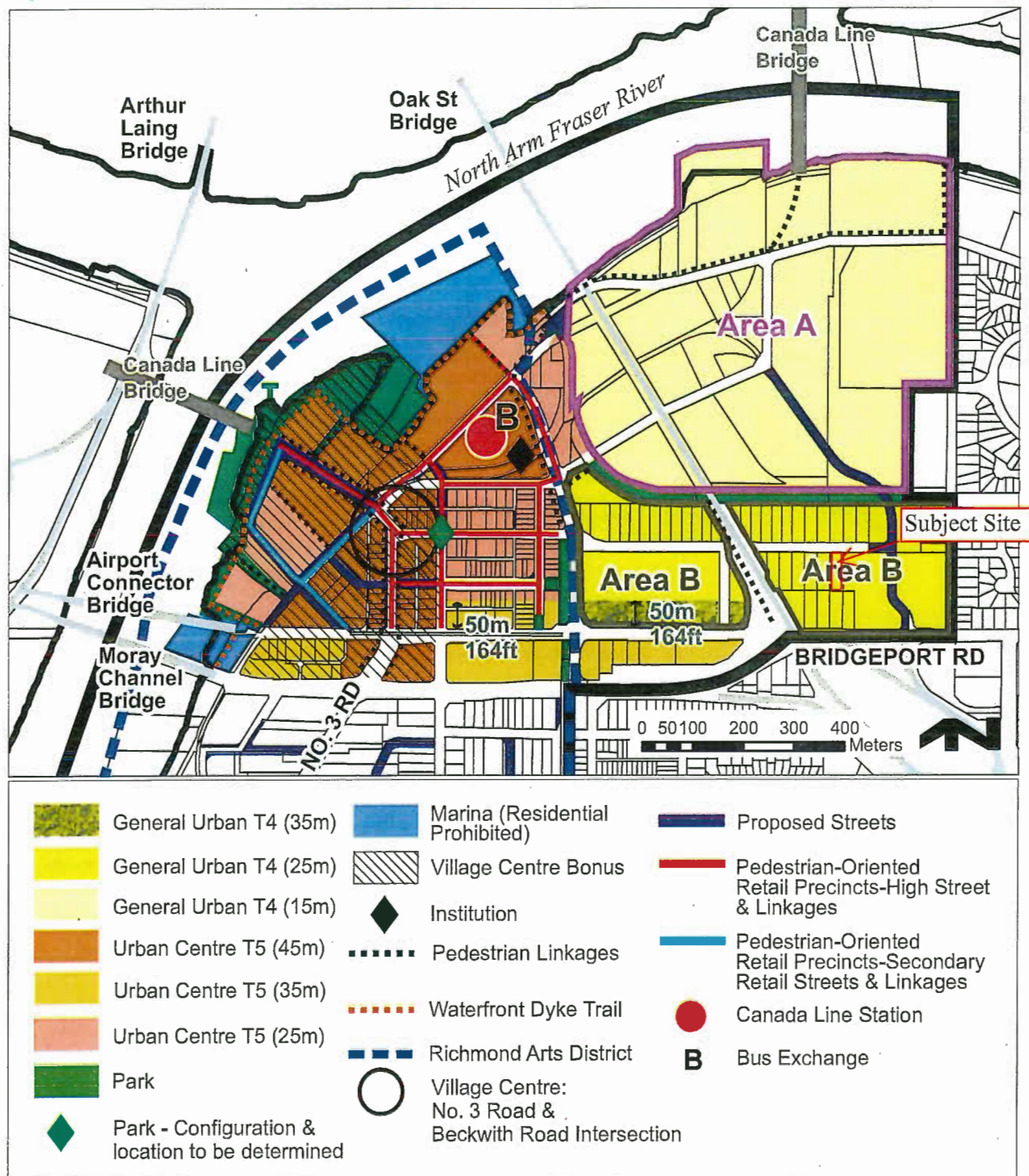
	Existing	Proposed
Owner:	1128457 B.C. Ltd	1128457 B.C. Ltd
Site Size (m²):	2,097.7 m ²	2,043.3 m ²
Land Uses:	Vacant	Office and Light Industrial
OCP Designation:	MEMP – Mixed Employment	MEMP – Mixed Employment
Area Plan Designation:	General Urban (T4) Area B – Industrial Reserve: Limited Commercial	General Urban (T4) Area B – Industrial Reserve: Limited Commercial
Zoning:	Single Detached (RS1/F)	Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)
Number of Units:	None	None
Other Designations:	Environmentally Sensitive Area	Environmentally Sensitive Area

On Future Subdivided Lots	Bylaw Requirement Proposed ZI19 Zone	Proposed	Variance
Floor Area Ratio:	Max. 1.85	1.84	none permitted
Lot Coverage (% of lot area):	Max. 75 %	72.7%	None
Buildable Floor Area (m ²)	Max. 3,780 m ²	3,757 m ²	none permitted
Lot Size:	none	2,043 m ²	None
Lot Dimensions (m):	Width: none Depth: none	Width: 27.2 m Depth: 75.1 m	None
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 10.0 m West Side: Min. 0.5 m East Side: Min. 0.0 m	Front: 3.0 m Rear: 14.1 m West Side: 0.7 m East Side: 0.2 m	None
Height (m):	Max. 30 m	28 m	None
Off-street Parking Spaces – Total:	Min. 74	76	None
Tandem Parking Spaces:	none permitted	none permitted	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond

Specific Land Use Map: Bridgeport Village (2031)

Bylaw 9041
2016/07/25

Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
<p>For Area A: Residential prohibited.</p> <ul style="list-style-type: none"> Overlay: <ul style="list-style-type: none"> a) Industrial Reserve – "Industry-Only". <p>For Area B: Residential prohibited.</p> <ul style="list-style-type: none"> Overlay: <ul style="list-style-type: none"> a) Industrial Reserve – "Limited Commercial". <p>Additional Land Use Considerations for Areas A & B:</p> <ul style="list-style-type: none"> a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; b) Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village's designated Village Centre. 	<p>For Area A:</p> <ul style="list-style-type: none"> Light Industry Accessory Use <p>For Area B:</p> <ul style="list-style-type: none"> Light Industry The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies): <ul style="list-style-type: none"> a) Office; b) Education (excluding schools offering provincially mandated K-12 programs). The following uses, provided that such uses are not situated more than 50 m (164 ft.) from a property line abutting Great Canadian Way or Bridgeport Road: <ul style="list-style-type: none"> a) Hotel; b) Retail Trade & Services; c) Restaurant; d) Neighbourhood Pub; e) Institutional Use; f) Recreation; g) Studio. Community Use (excluding child care) Accessory Uses 	<p>For Area A:</p> <ul style="list-style-type: none"> 1.2 <p>For Area B:</p> <ul style="list-style-type: none"> 1.2, provided that: <ul style="list-style-type: none"> a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking); b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses). <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Industrial Reserve – "Limited Commercial": To be determined on a site specific basis via City development application processes. 1.85, specifically for 9451/9491/9511/9531/9551 Bridgeport Road and 9440/9460/9480 Beckwith Road, provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.
Urban Centre (T5)		
<ul style="list-style-type: none"> Residential prohibited. Overlays: <ul style="list-style-type: none"> a) Commercial Reserve; b) Village Centre Bonus; c) Institution d) Richmond Arts District RAD); e) Pedestrian-Oriented Retail Precincts – "High Streets & Linkages"; f) Pedestrian-Oriented Retail Precincts – "Secondary Retail Streets & Linkages". <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village; b) Library Lending Services – This service should be situated within 400 m (1,312 ft.) of Bridgeport Village's designated Village Centre. 	<ul style="list-style-type: none"> Office Hotel Institutional Use Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.) Accessory Uses <p>Additional uses are permitted north of Bridgeport Road, including:</p> <ul style="list-style-type: none"> Retail Trade & Services Restaurant Entertainment Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs) Neighbourhood Pub Recreation Community Use (excluding child care) 	<ul style="list-style-type: none"> 2.0 <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Institution: To be determined on a site specific basis via City development application processes; Village Centre Bonus: 1.0 for the provision of office uses only.

Bylaw 8767
2017/09/11

Text Being
Amended

Note: Richmond's Aircraft Noise Sensitive Development (ANSND) Policy applies (OCP Schedule 1) throughout this Village.

Cover Sheet

BRIDGEPORT LOW RISE OFFICE BUILDING

PROJECT OVERVIEW

The proposed mixed-use commercial project is located at the lot 9520 Beckwith Road and will form as part of the Bridgeport Hotels & Business Center Complex that is currently at Building Permit stage. The east neighbour is a commercial complex that includes retail spaces and a restaurant. The immediate north is primarily old residential buildings those are identified for rezoning as Sub Area-A2. The site is approximately 800m (10 – 15 minutes), walking distance from Bridgeport sky train station.

The primary design approach, is to maximize the full potential of the strategic location of the site that is close to major arterial roads, proximity to airport, sky train station and surrounding mixed-commercial uses. The project is in close vicinity to the Bridgeport Road at south, Highway-99 Oak Street Bridge at west and Beckwith Road at north. The proposed Light Industrial/Office commercial uses will be a vibrant addition to the emerging mixed-use neighbourhood.

The building has been designed in 7 levels. The first and second floors will be dedicated to flexible commercial spaces which are primarily light industrial. Provision for internal stairs connecting the two levels are provided to flexibility in having stacked spaces, those may be ideal for light industrial uses. The upper three levels are designed as office spaces that will be useful for single or multiple tenants. The parking stalls are located in the third and fourth floors sandwiched between light industrial and office uses providing clear separation between the uses.

The design for the main elevations - west and north have modular patterns of window system treatments creating a well-balanced character breaking the long leaner mass along the north-south direction. The west facing windows of the office levels have slopping façade to animate the west elevation of the neighbouring Business Centre building by creating visual interest, and providing passive solar shading from the afternoon sun glare. The west elevation of the two storey parking located at the 3rd and 4th floors, mimic the vocabulary of the elevation of the office in smaller modules of curtain wall treatments creating individuality and harmony at the same time. Expression of window segments in elevational treatments is a theme adopted from the Bridgeport Hotels and Business Centre to create a cohesive experience from the public realm.

The articulated landscape treatment of north-south internal road which is connected to Bridgeport at south and to Beckwith at north serves as the main approach to the building from the west side. The parking entrance and loading areas access is from the south side of building along the latitudinal east-west internal road.

The key effort in the design of the building, was to respect the Richmond OCP guidelines, implement environmentally friendly sustainable design approach and enforce strong design elements that will enhance the City's vision of future mixed-use commercial urban growth for the neighbourhood.

OWNER	MAILIN CHEN CHUNGHWA INVESTMENT 1800-570 GRANVILLE STREET VANCOUVER, BC V6C 3P1 CONTACT: JOHN CHENG EMAIL: john@chunghwa.ca
ARCHITECT	IBI GROUP ARCHITECTS (CANADA) INC. SUITE 700 - 1285 WEST PENDER STREET VANCOUVER, BC V6E 4B1 TEL: (604) 683-8797 FAX: (604) 683-0492 CONTACT: SALIM NARAYANAN EMAIL: SNarayanan@ibigroup.com
PROPERTY ADDRESS	9520 BECKWITH ROAD
LEGAL DESCRIPTION	Parcel "A" (Explanatory Plan 25441) Lots 18 and 19, Section 22, Block 5 North Range 6 West, New Westminster District Plan 8931



ATTACHMENT 5

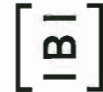
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Overall Aerial View



CNCL - 400

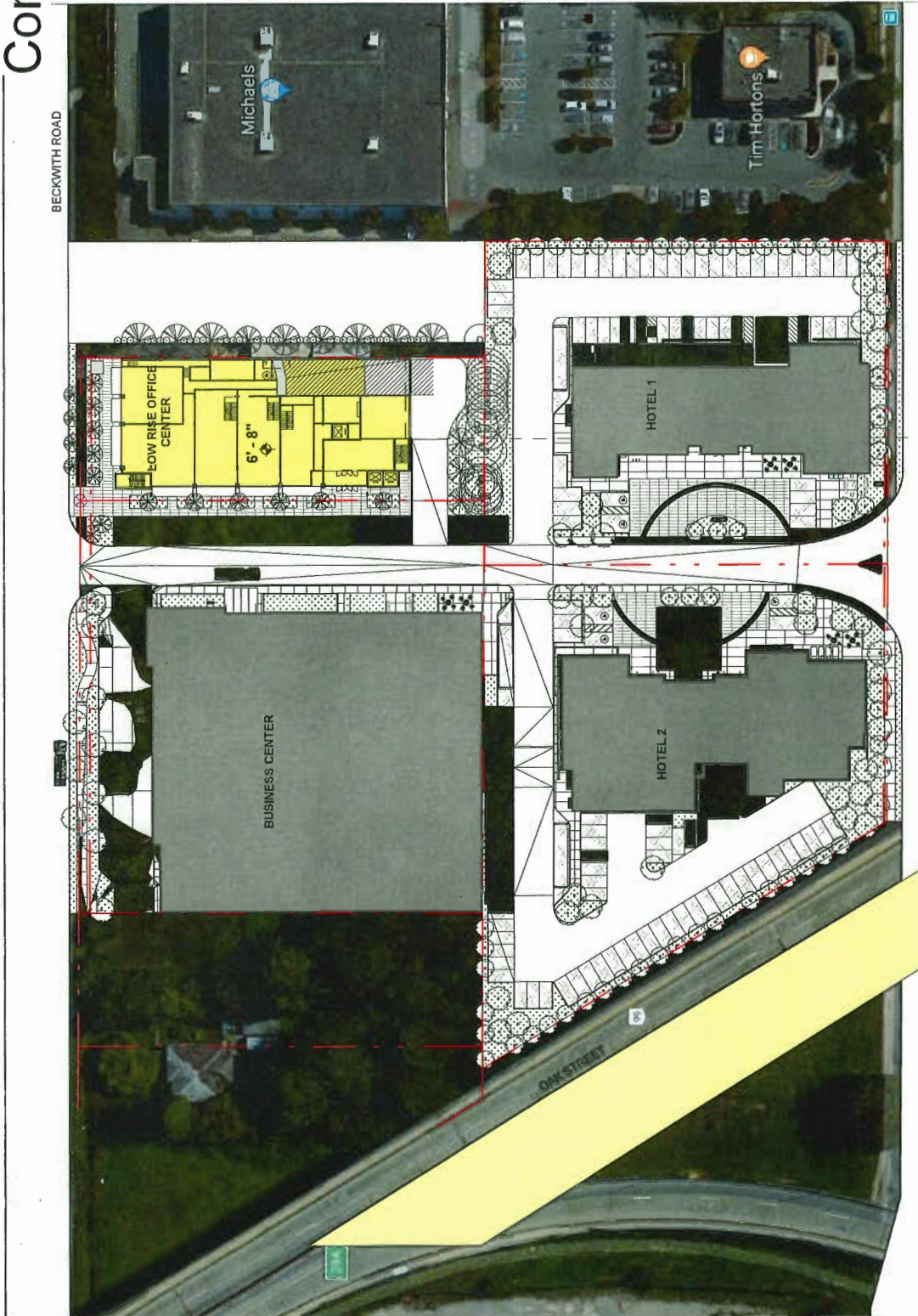
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Context Plan



2019-02-20

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Project Statistics

PROJECT STATISTICS						
9520 Beckwith Rd.						
ZONING SUB-AREA		A EA-B; SUB AREA : A2 (EXPECTING OVERLAP)			22,579	
SITE AREA (BEFORE DEDICATION)		(S.F.)			21,994	
SITE AREA (AFTER DEDICATION)		(S.F.)			40,689	
FAR ALLOWED		(S.F.)			40,436	
FAR PROVIDED		(S.F.)			1.84	
DIFFERENCE		(S.F.)			- 253	
FSR		MEP/SERV.		GROSS		
(S.F.)		(S.F.)		(S.F.)		
LOW RISE OFFICE		40,436		26,407		66,843
BIKE PARKING SUMMARY						
CLASS 1		CLASS 2		TOTAL		
LOW RISE OFFICE		REQ 9 PROV 14	REQ 12 PROV 15	REQ 21 PROV 29		
LOADING SUMMARY						
OFFICE		LIGHT INDUSTRIAL		COMMENTS		
MEDIUM SIZE SPACE		1		1 PER EACH USE		
LARGE SIZE SPACE		1		SHARED WITHIN 50M ON BECKWITH 9466		

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2019-04-11

9520 BECKWITH RD

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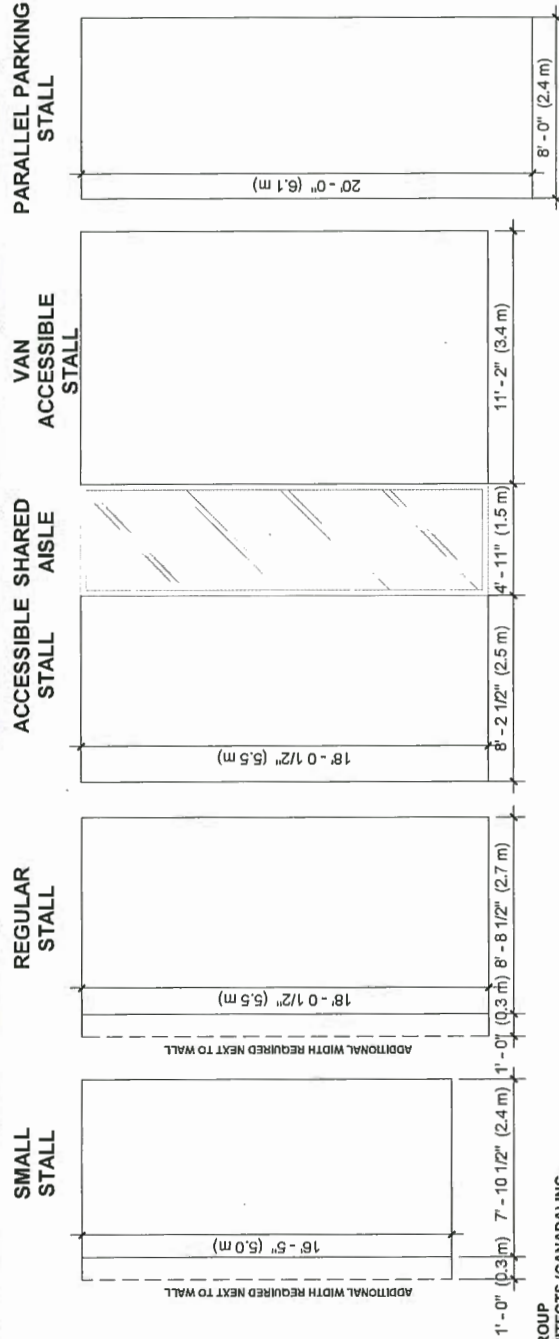
AREA BREAKDOWN					
	FSR		FAR SUB-TOTAL	NON FSR (MEP/SERV)	GROSS FLOOR AREA
	LIGHT INDUSTRY	OFFICE			
7		2,780	2,780	159	2,939
6		9,117	9,117		9,117
5		10,409	10,409		10,409
4			-	13,115	13,115
3			-	9,878	9,878
2	7,244	180	7,404	1,140	8,544
1	8,996	1,730	10,726	2,115	12,841
TOTAL	16,240	24,196	40,436	36,407	86,843
FLOOR AREA RATIO	40.2%	59.8%	TOTAL FLOORS AREA / FAR PROVIDED		
CAR PARKING REQUIRED (BEFORE TDM REDUCTION)	12	62			
CLASS 1 BICYCLE PARKING REQUIRED	3	6	7 HORIZONTAL+7 VERTICAL PROVIDED		
CLASS 2 BICYCLE PARKING REQUIRED	3	9	15 PROVIDED ON SITE WITHIN 15M OF MAIN ENTRANCE		
NOTE	PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7				
GROSS LEASABLE FLOOR AREA	13,224	22,290	PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7		
TOTAL BUILDING SITE COVERAGE	TOTAL SITE AREA	TOTAL BUILDING COVERAGE W/PROJECTIONS	TOTAL BUILDING SITE COVERAGE PERCENTAGE		
	21,994	15,995	72.72%		

CNCL 402

Parking Statistics

PARKING RATIO				PARKING BREAKDOWN				
		REQUIRED BASED ON BYLAW	PROPOSED PARKING	PARKING BREAKDOWN			REGULAR STALLS	
				HC STALLS 2% OF EACH LAND USE	SMALL STALLS 50% MAX OF EACH LAND USE			
LOW RISE OFFICE	LIGHT INDUSTRY	12	BY PHASE	TOTAL	1	4 40%	6 60%	
		(1/1076)	74	(+ 2 STALLS FOR OPTIONAL FUTURE CARSHARE)				
		62			1	21 34%	41 66%	
			(3/1076)				25	47
TOTAL		74			76	2	25	47
PARKING RATIO CALCULATED BASED ON THE GROSS LEASABLE FLOOR AREA PER SECTION 7.7 (SEE A0.08)								
NOTE								

CNCL - 403



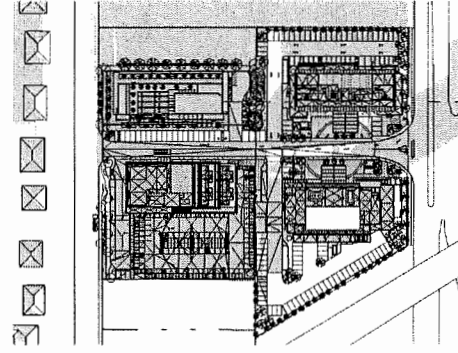
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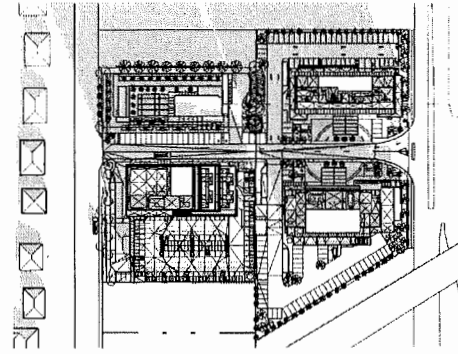
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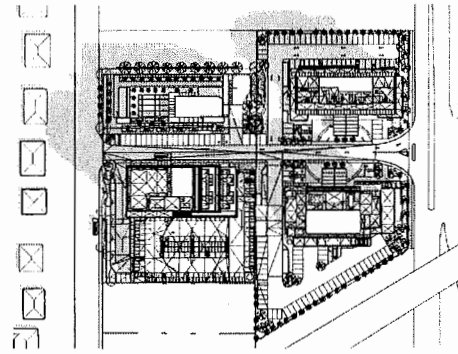
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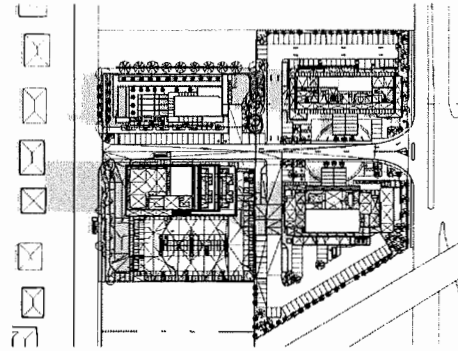
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MARCH 21
@ 2pm

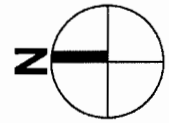


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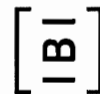


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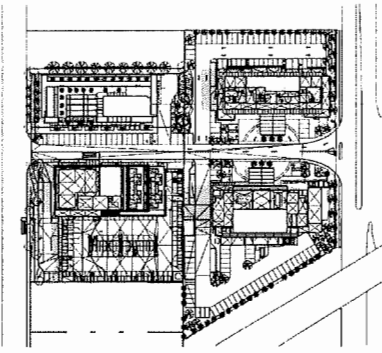
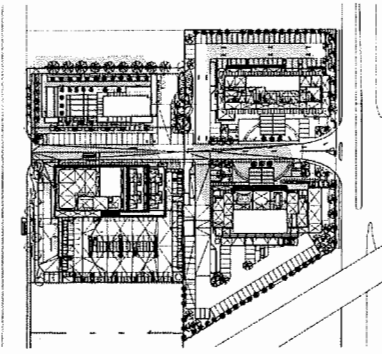
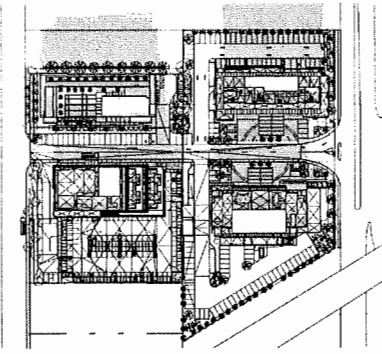
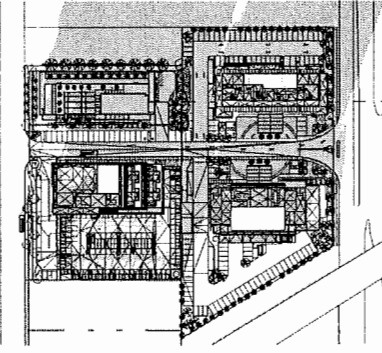
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9520 BECKWITH RD

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Shadow Study



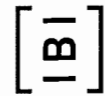
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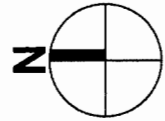
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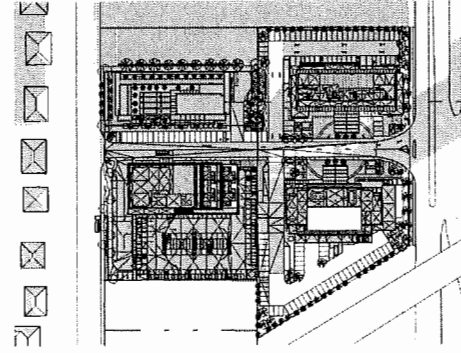


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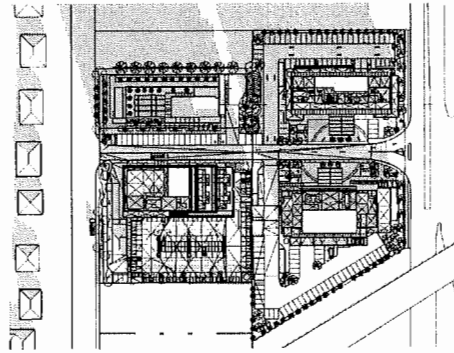
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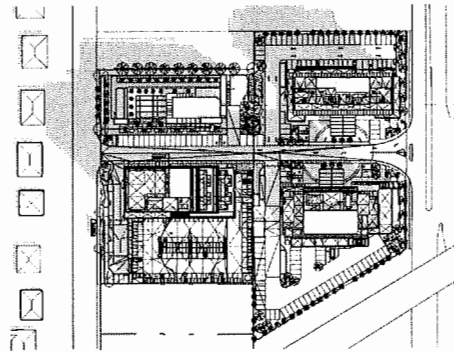
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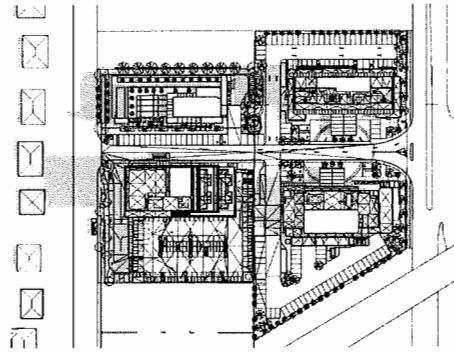
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@ 2pm

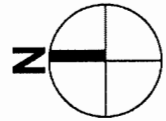


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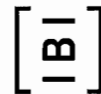
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2019-01-31

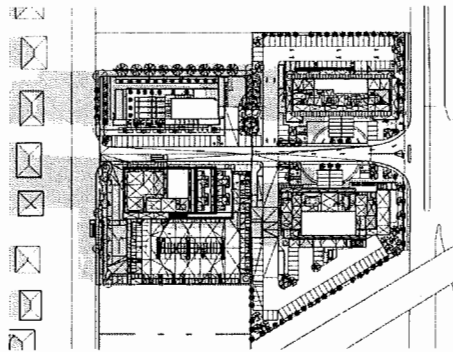
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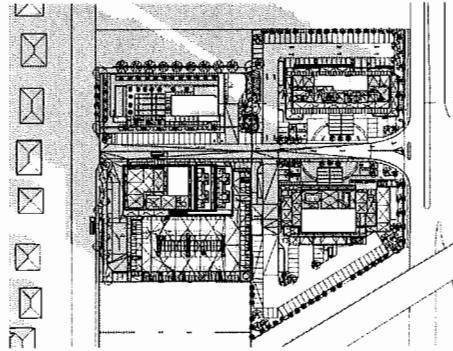
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9520 BECKWITH RD

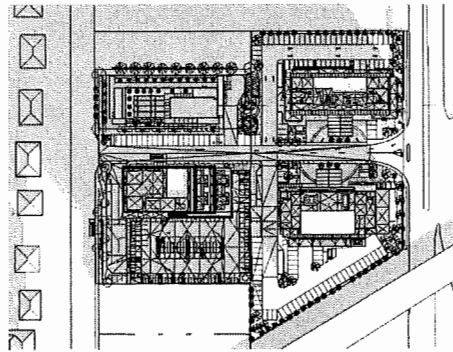
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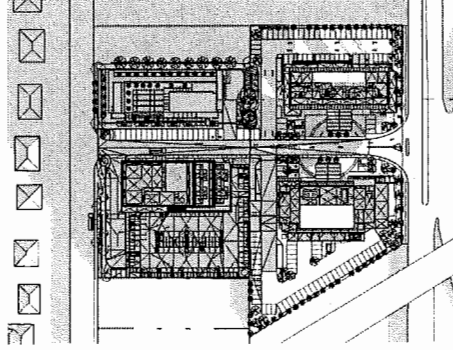
DECEMBER 21
@ 10am



DECEMBER 21
@ 12pm



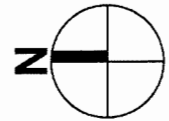
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@ 2pm



DECEMBER 21
@ 4pm

CNCL - 407

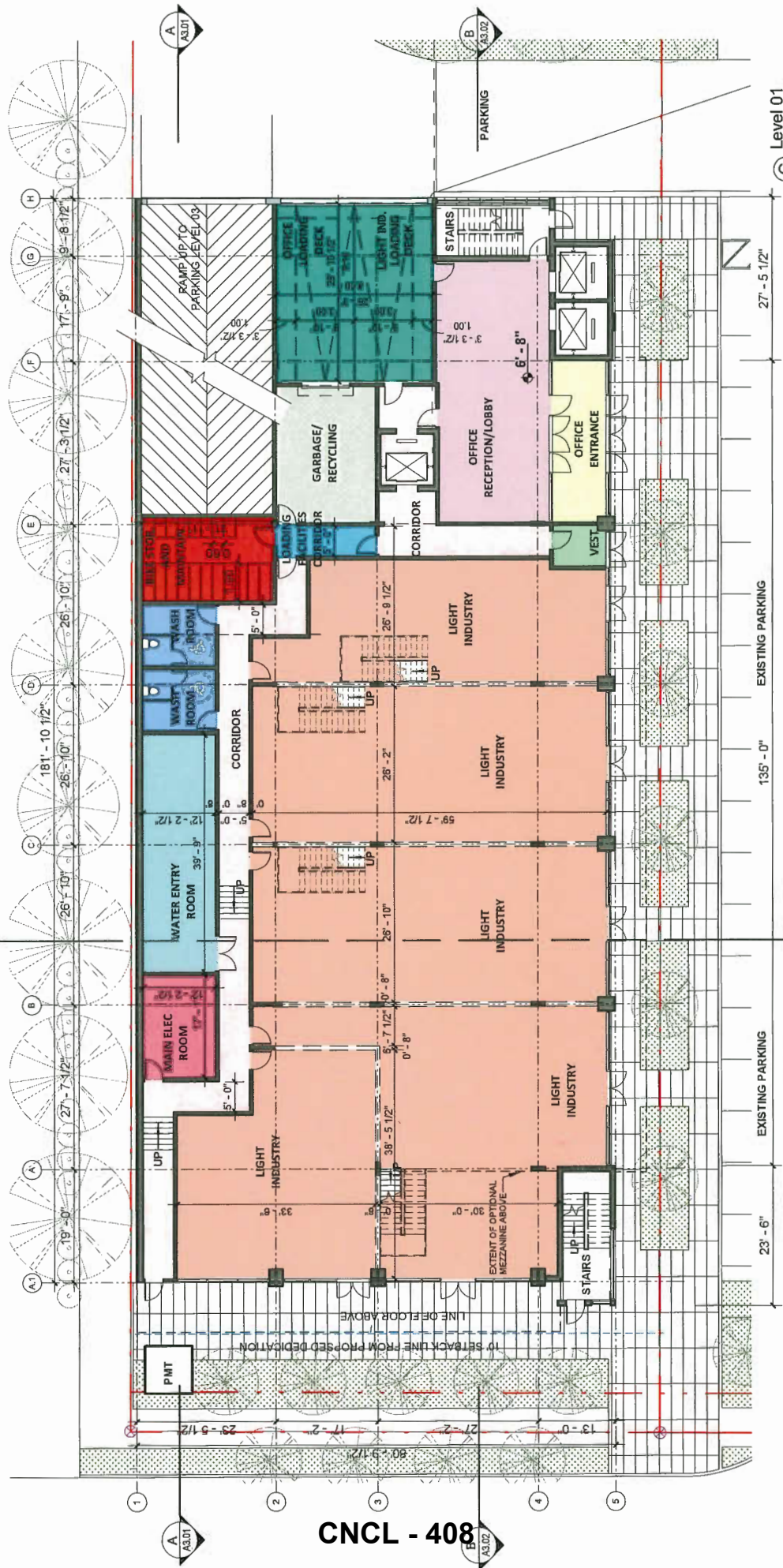
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04/03/19

9520 BECKWITH RD | **A0.12a**

Level 01 - Floor Plan



Level 01
1/16" = 1'-0"

A1.01

9520 BECKWITH RD

2019-04-11

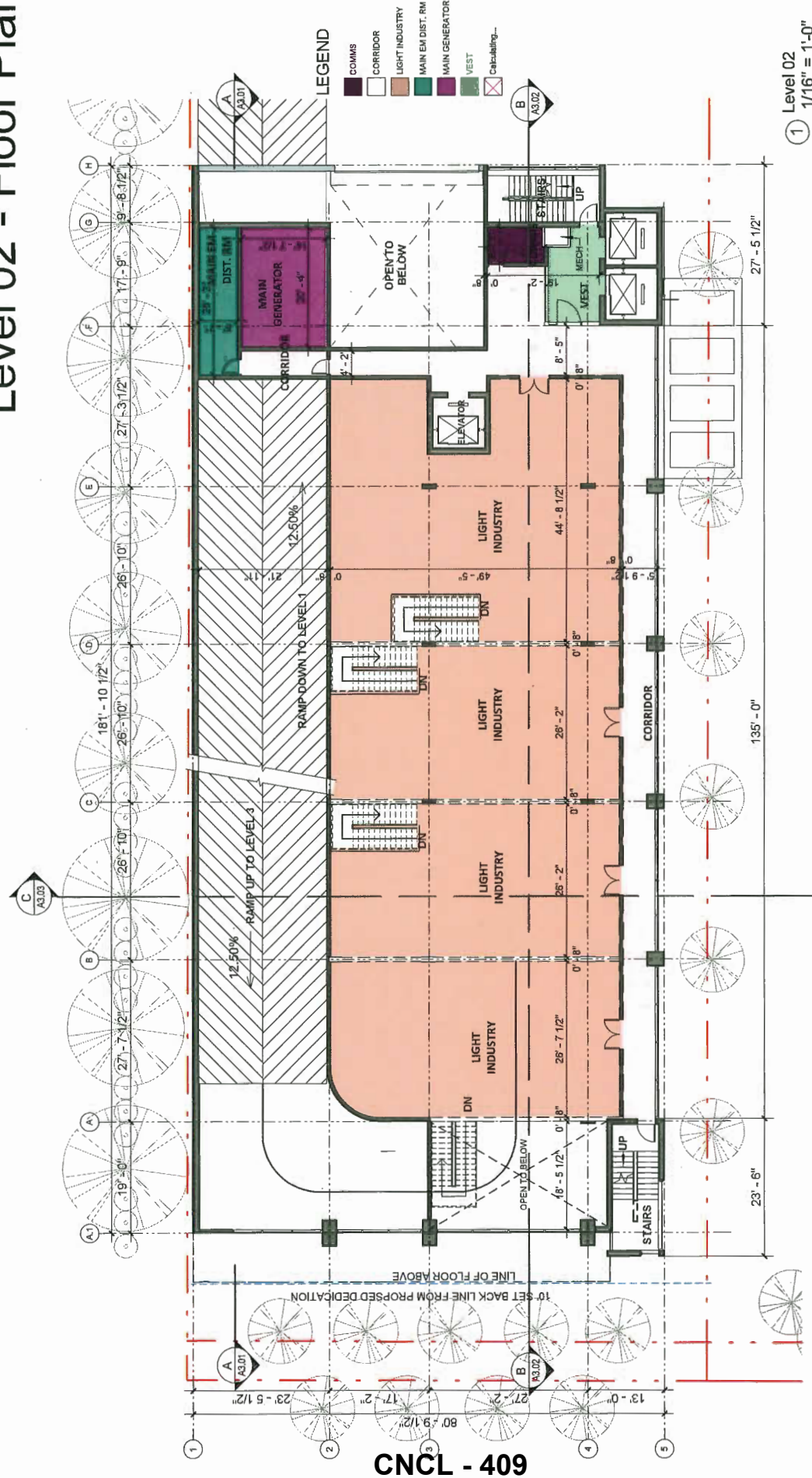


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CNCL - 408

Level 02 - Floor Plan



CNCL - 409

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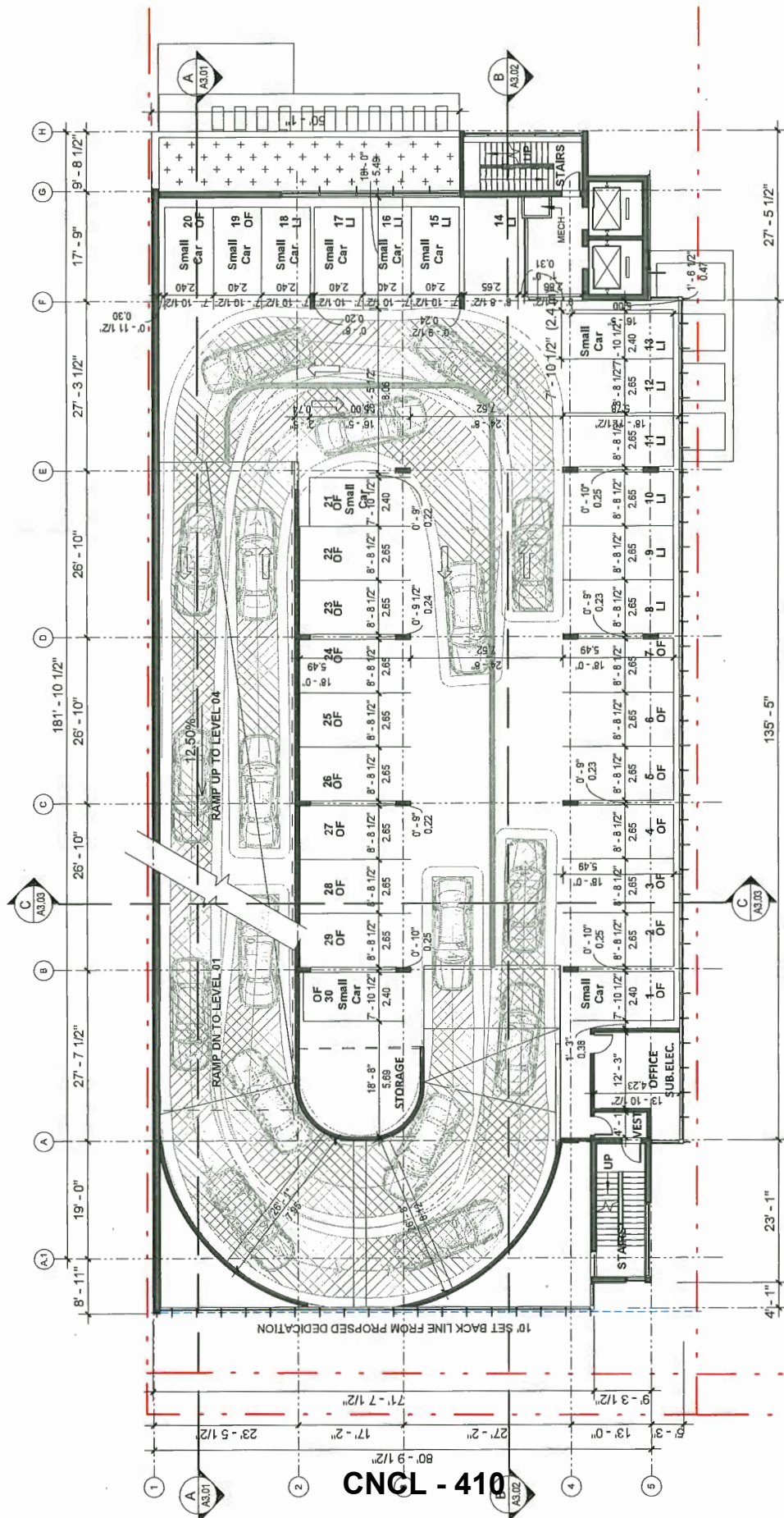


2019-04-11

9520 BECKWITH RD

A1.02

Parking Level 03 - Floor Plan



① Parking Level 03
1/16" = 1'-0"

A1.03

9520 BECKWITH RD

2019-04-11



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CNGL - 410

CNCL - 411



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A1.04

CNCL-412

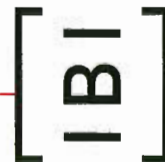


2019-04-11

9520 BECKWITH RD

① Level 05
1/16" = 1'-0"

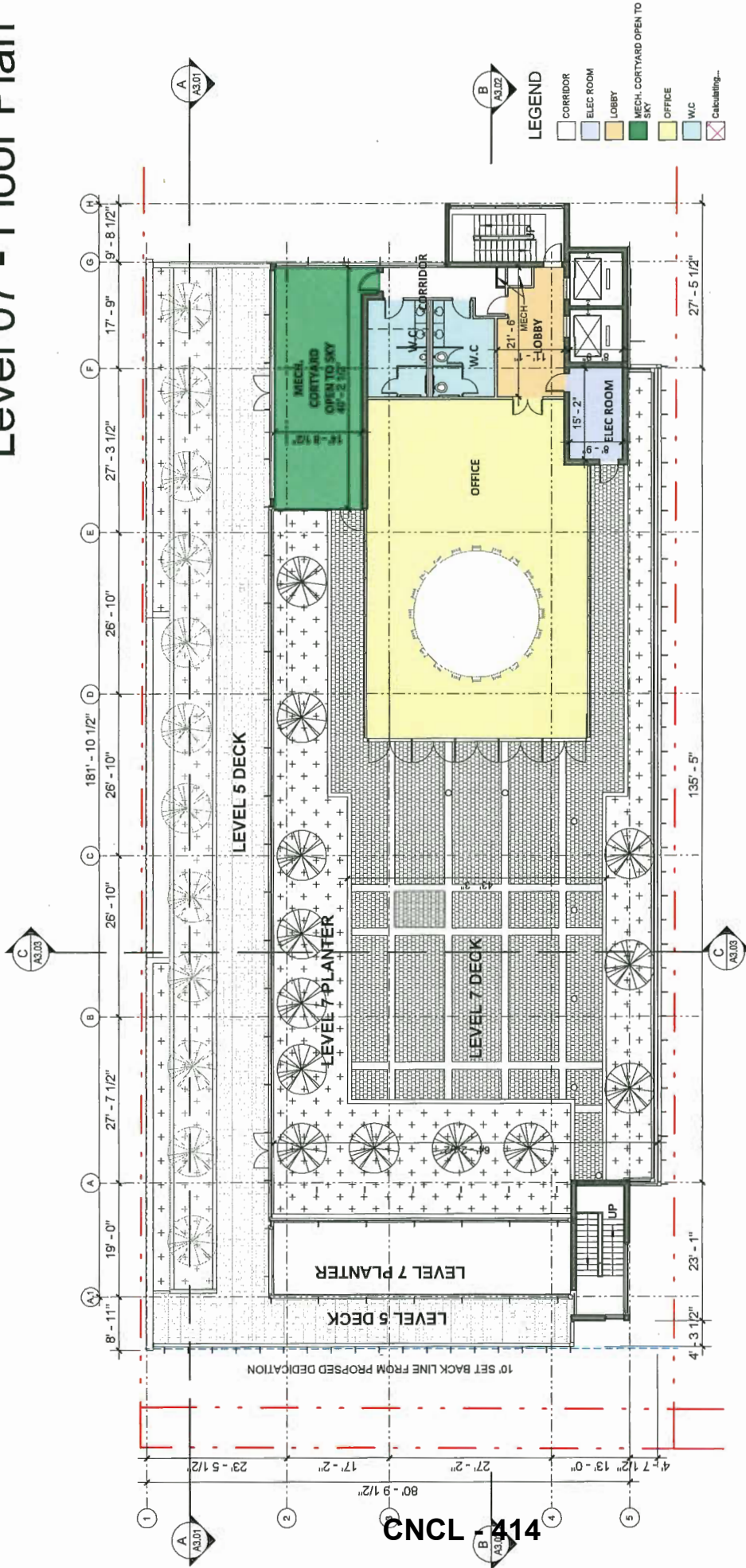
CNCL-413



9520 BECKWITH RD

A1.06

Level 07 - Floor Plan



① Level 07
1/16" = 1'-0"

A1.07

9520 BECKWITH RD

2019-04-11

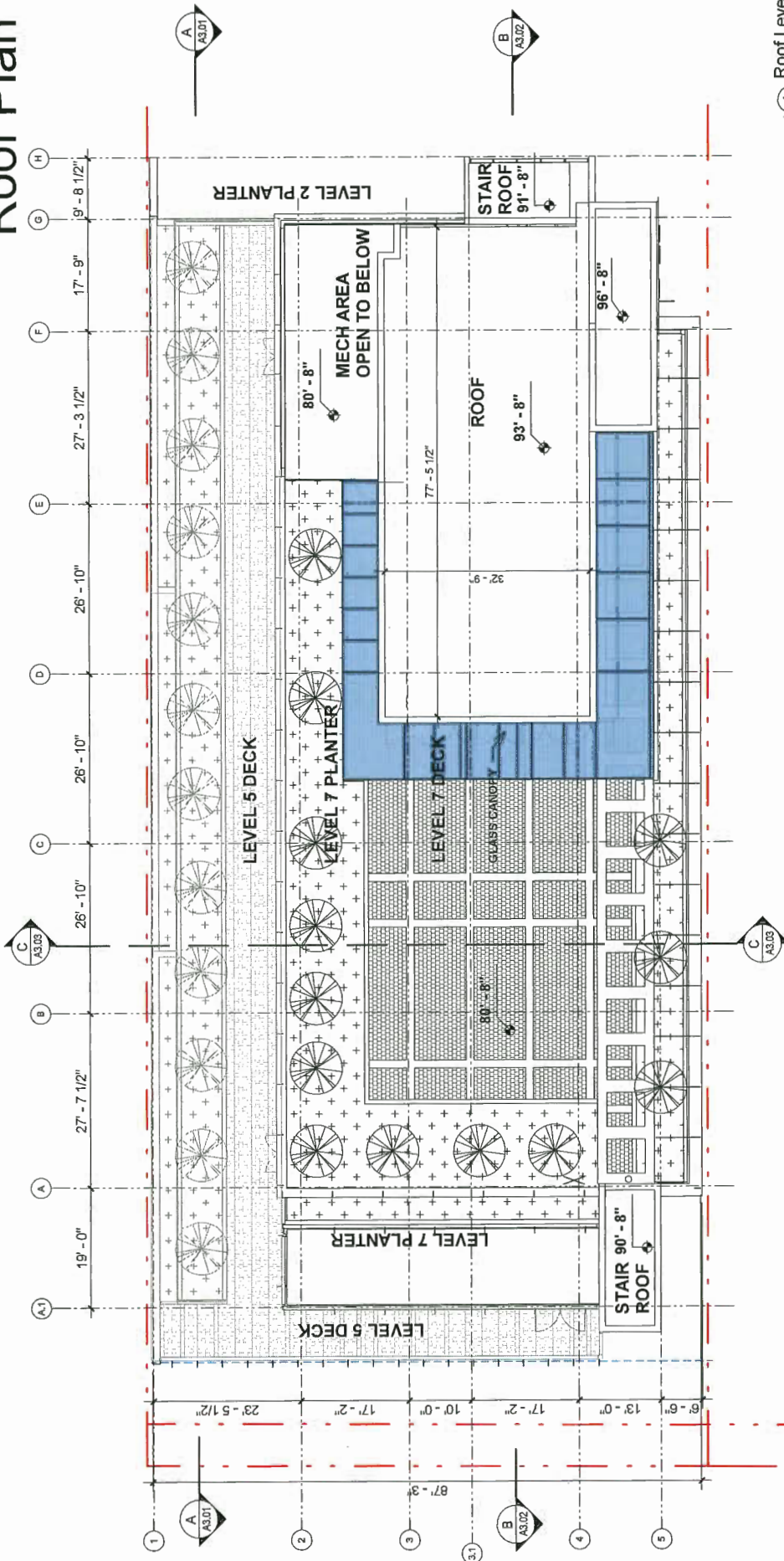


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CNCL 414

Roof Plan



① Roof Level
1/16" = 1'-0"



2019-04-11

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9520 BECKWITH RD

A1.08

CNCL - 415

North Elevation

MATERIAL LIST

- 1A LOW-E GLAZED WINDOW SYSTEM
- 1B FROSTED GLASS WINDOW SYSTEM
- 1C SPANDREL GLAZED WINDOW SYSTEM
- 2 STORE FRONT GLAZING
- 3 METAL PANEL CLADDING
- 4 PAINTED CONCRETE



① North Elevation
1/16" = 1'-0"

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2019-02-20

A2.01

South Elevation

MATERIAL LIST

- 1A LOW-E GLAZED WINDOW SYSTEM
- 1B FROSTED GLASS WINDOW SYSTEM
- 1C SPANDREL GLAZED WINDOW SYSTEM
- 2 STORE FRONT GLAZING
- 3 METAL PANEL CLADDING
- 4 PAINTED CONCRETE



CNCL - 417

West Elevations

MATERIAL LIST

- 1A LOW-E GLAZED WINDOW SYSTEM
- 1B FROSTED GLASS WINDOW SYSTEM
- 1C SPANDREL GLAZED WINDOW SYSTEM
- 2 STORE FRONT GLAZING
- 3 METAL PANEL CLADDING
- 4 PAINTED CONCRETE



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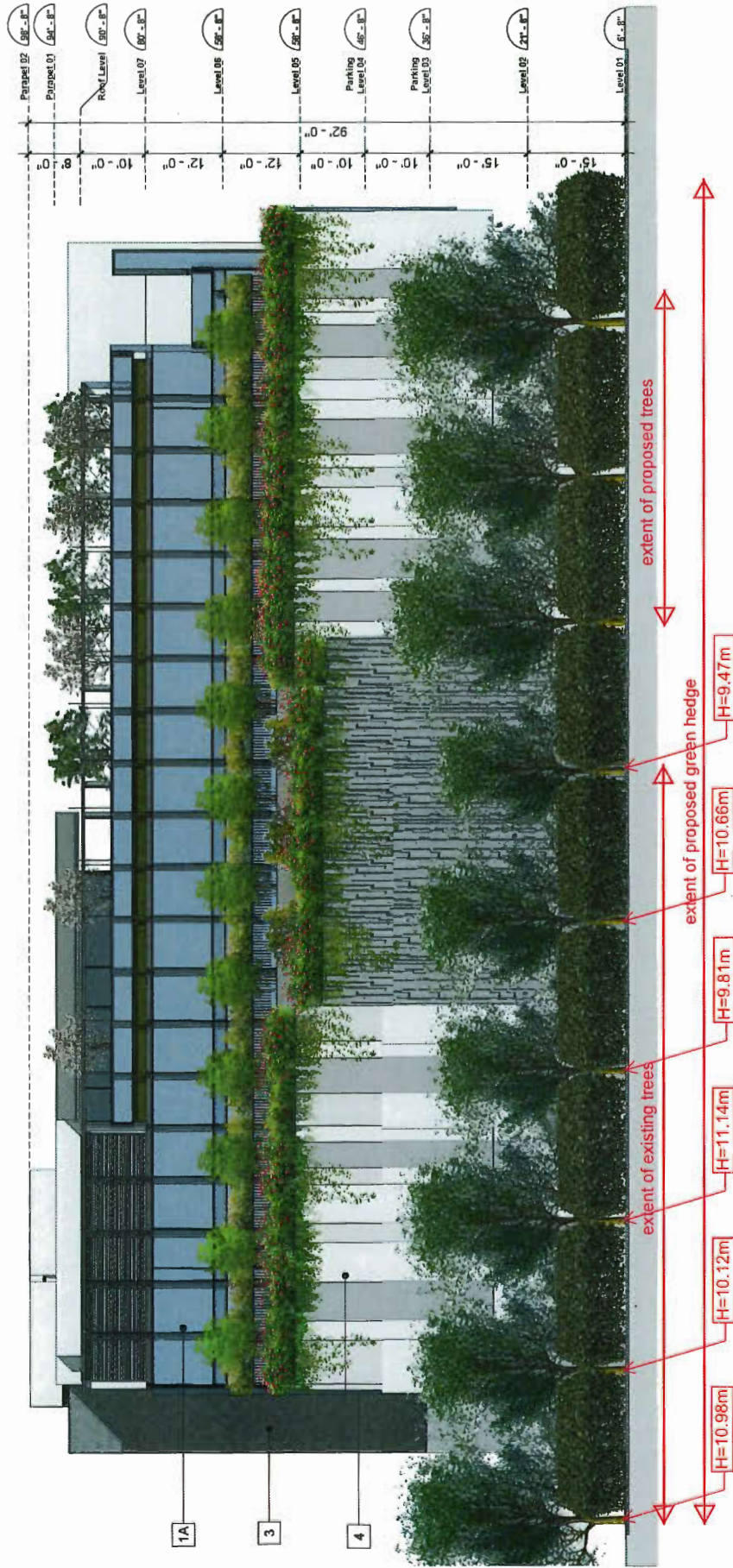
2019-02-20

A2.03

East Elevation

MATERIAL LIST

- 1A LOW-E GLAZED WINDOW SYSTEM
- 1B FROSTED GLASS WINDOW SYSTEM
- 1C SPANDREL GLAZED WINDOW SYSTEM
- 2 STORE FRONT GLAZING
- 3 METAL PANEL CLADDING
- 4 PAINTED CONCRETE



CNCL - 419

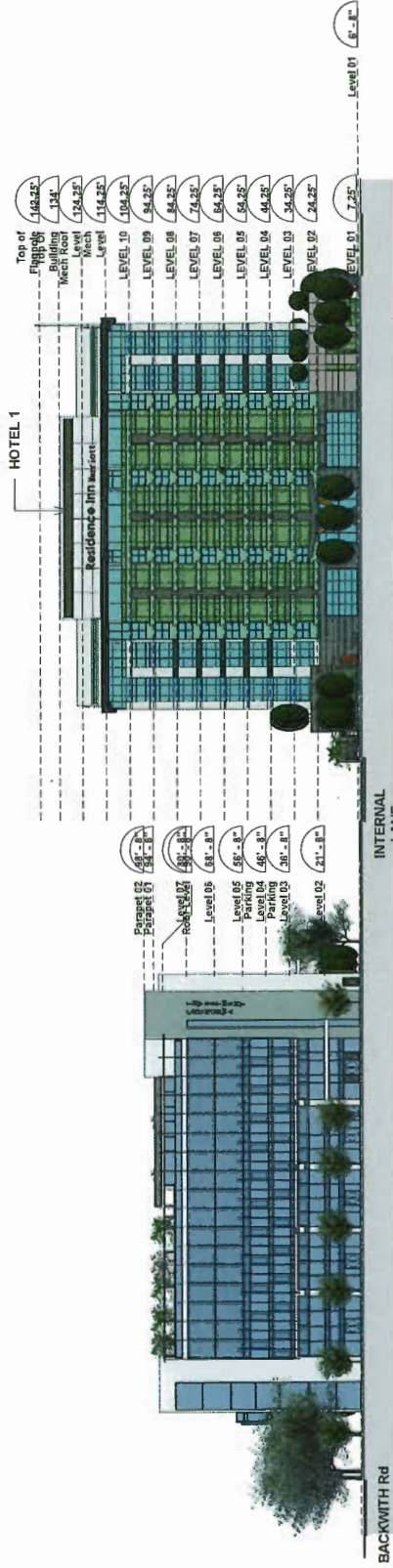


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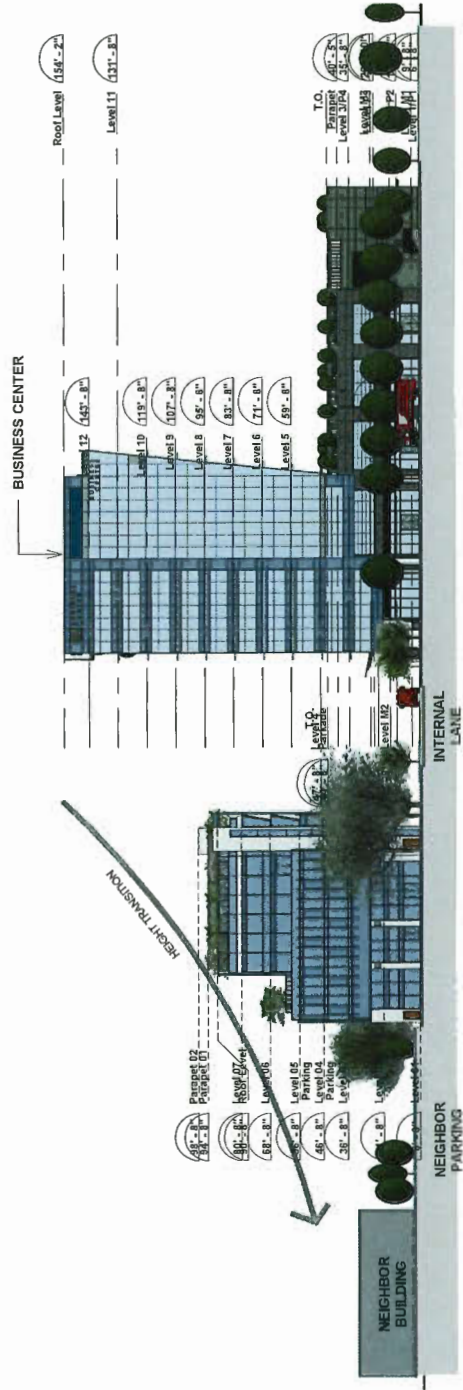
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Streetscapes



CNCL - 420

ALONG NORTH SOUTH INTERNAL LANE



Backwith Streetscape



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2019-02-20

A2.05

South-West View



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2019-02-20

A2.06

North-West View



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2019-02-20

A2.07

South-East View



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2019-02-20

A2.08

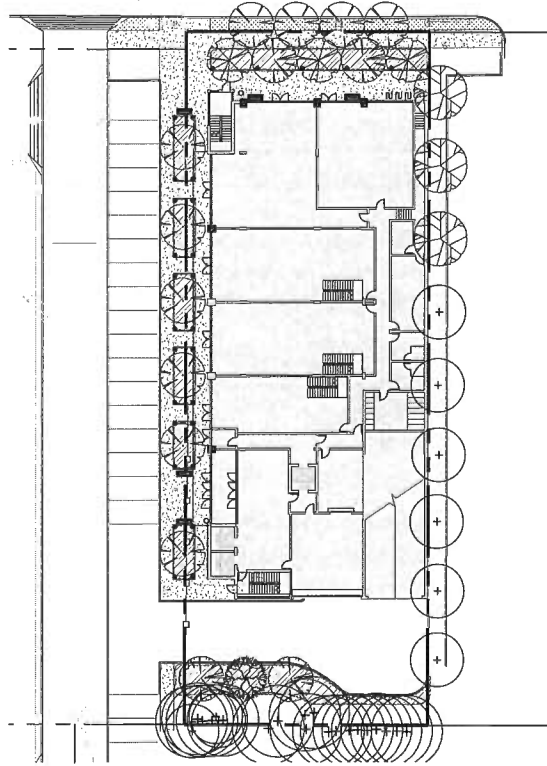
9520 Beckwith Road

Issued for Development Permit

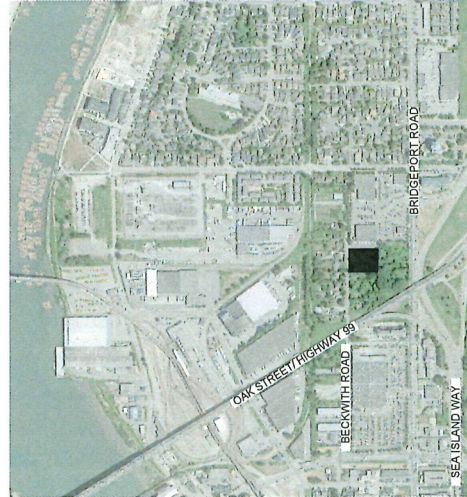
Contact Information	Other Key Contacts:
van der Zalm + associates inc. Project Location: 2110-1000 Suite 1 - 2017 21st Avenue Vancouver, BC V6C 2P1 Tel: 604 682 0024, 604 682 0042 Primary project contact: Andrew Davidson a. 604 960 0031 Alternative contact (please email): Merv van der Zalm m. 604 960 0031 Project Engineer: Jennifer Davidson j. 604 960 0031	Chungwa Investment Co. Ltd. Project Owner: Unit 1100 - 570 Gamwell Street Vancouver, BC V6C 3P1 Tel: 604 683 8377 BLI Group Architects Inc. Project Building Architect: 700-1285 West Pender Street Vancouver, BC V6E 4B1 Tel: 604 683 8377
Legal Address and Description:	

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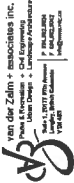
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L-02A	SITE PLAN - LEVEL 1
L-02B	SITE PLAN - LEVEL 5
L-02C	SITE PLAN - LEVEL 7
L-03A	PLANTING PLAN - LEVEL 1
L-03B	PLANTING PLAN - LEVEL 5
L-03C	PLANTING PLAN - LEVEL 7
L-04	OFFSITE PLAN - ADJACENT SITE TO EAST
L-05	TREE PRESERVATION PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS



1 SITE PLAN OVERVIEW
Scale: 1:500



2 LOCATION MAP
Scale: 1:500

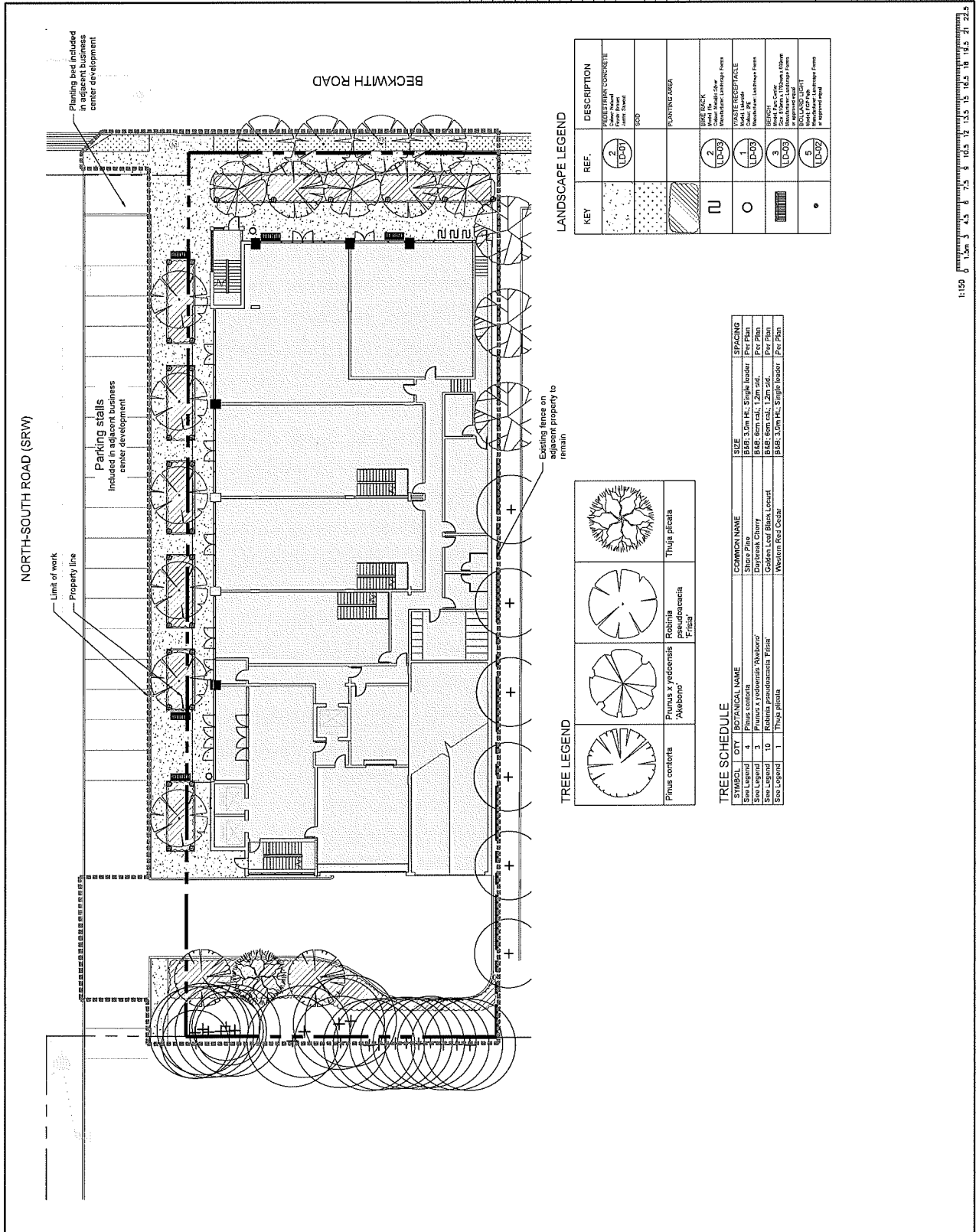


van der Zalm + associates inc.
Professional Engineers - Civil Engineering
Professional Geotechnical Engineers
Professional Surveyors - Land Surveying
2017-2018 BC Association of Professional Engineers
2017-2018 BC Association of Professional Geotechnical Engineers
2017-2018 BC Association of Professional Surveyors

COVER PAGE
Drawing Title:
VZD Project #:
DP2018-29

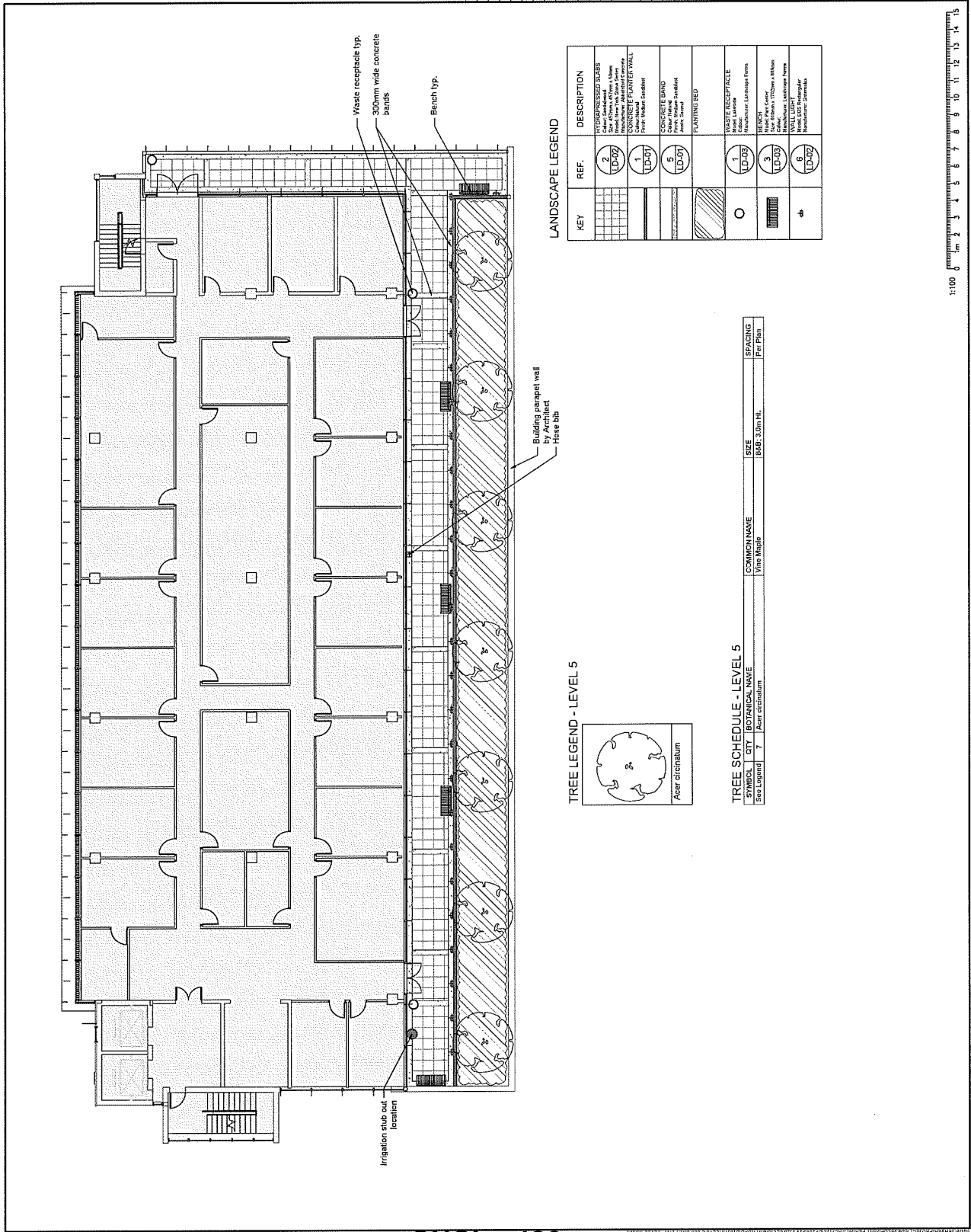


Drawing #:
L-01





van der Zalm + associates inc.
1000 Lakeshore Blvd. West
Suite 1000, Mississauga, ON L4Y 4G2
Tel: 905.882.8224
Fax: 905.882.8225
www.vdz.com



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
2	LD-02	WASTE RECEPTACLE 300mm wide concrete bands
1	LD-01	BENCH Bench typ.
5	LD-05	CONCRETE BAND 300mm wide concrete bands
6	LD-06	PLANTING BED Planting bed
7	LD-07	WASTE RECEPTACLE 300mm wide concrete bands
8	LD-08	PLANTING BED Planting bed

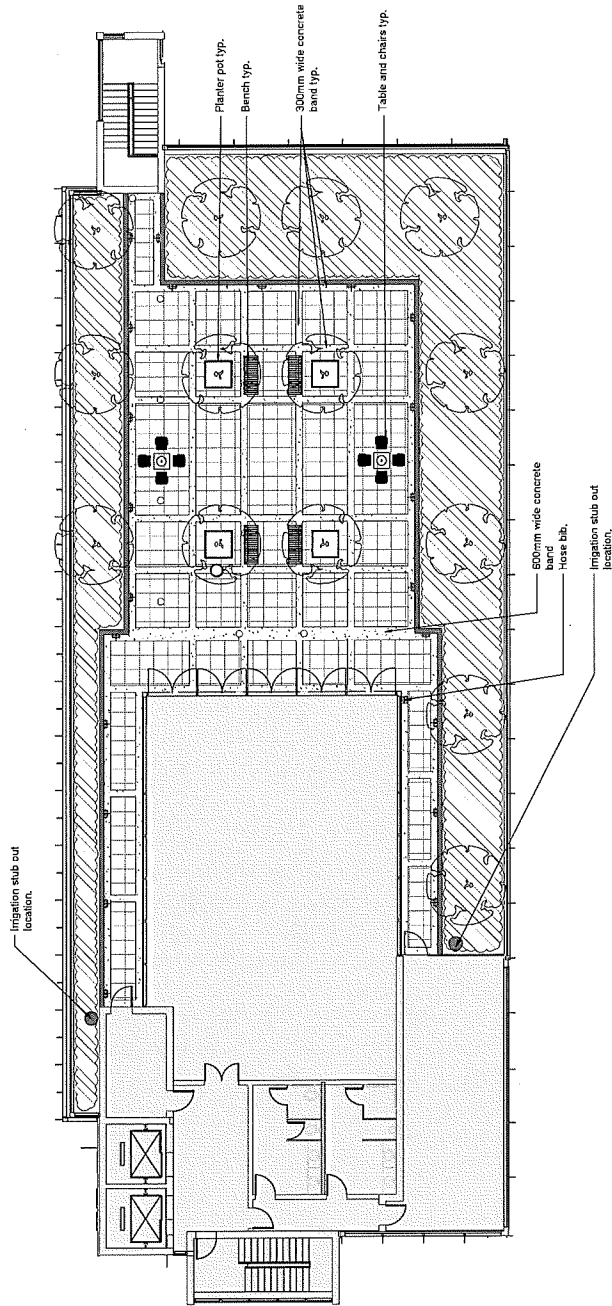
TREE LEGEND - LEVEL 5

	Acer glaberrimum
--	------------------










TREE SCHEDULE - LEVEL 5

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
7	7	Acer glaberrimum	Vine Maple	18x18, 3.0m HL	Per Plan


1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2 LD-02	TRANSVERSE SLABS Cast-in-place concrete Grade 40 reinforcement Wooded 18" x 18" steel joists 12" x 12" steel joists
	1 LD-01	CONCRETE PARTITION WALL Cast-in-place concrete Grade 40 reinforcement
	5 LD-03	CONCRETE BAND Cast-in-place concrete Grade 40 reinforcement
	6 LD-02	PLANTING BED
	1 LD-05	VARIABLE RECEPTACLE Cast-in-place concrete Grade 40 reinforcement Reinforced Limestone Form
	3 LD-03	CAST-IN-PLACE CONCRETE Grade 40 reinforcement Reinforced Limestone Form
	4 LD-02	CAST-IN-PLACE CONCRETE Grade 40 reinforcement Reinforced Limestone Form
	4 LD-02	CAST-IN-PLACE CONCRETE Grade 40 reinforcement Reinforced Limestone Form
	5 LD-03	CAST-IN-PLACE CONCRETE Grade 40 reinforcement Reinforced Limestone Form

TREE LEGEND - LEVEL 7

	Acer circinatum
---	-----------------

TREE SCHEDULE - LEVEL 7

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Appendix	14	<i>Acacia salicifolia</i>	Vine Maple	8'x8', 3.0m Ht.	Per Plan

Scale:
1:100

Approved:

Checked: _____

Drawn:

9520
Rich

Proje

No.	By:
-----	-----

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No.	DATE	REVISION
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3	AD	1
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2

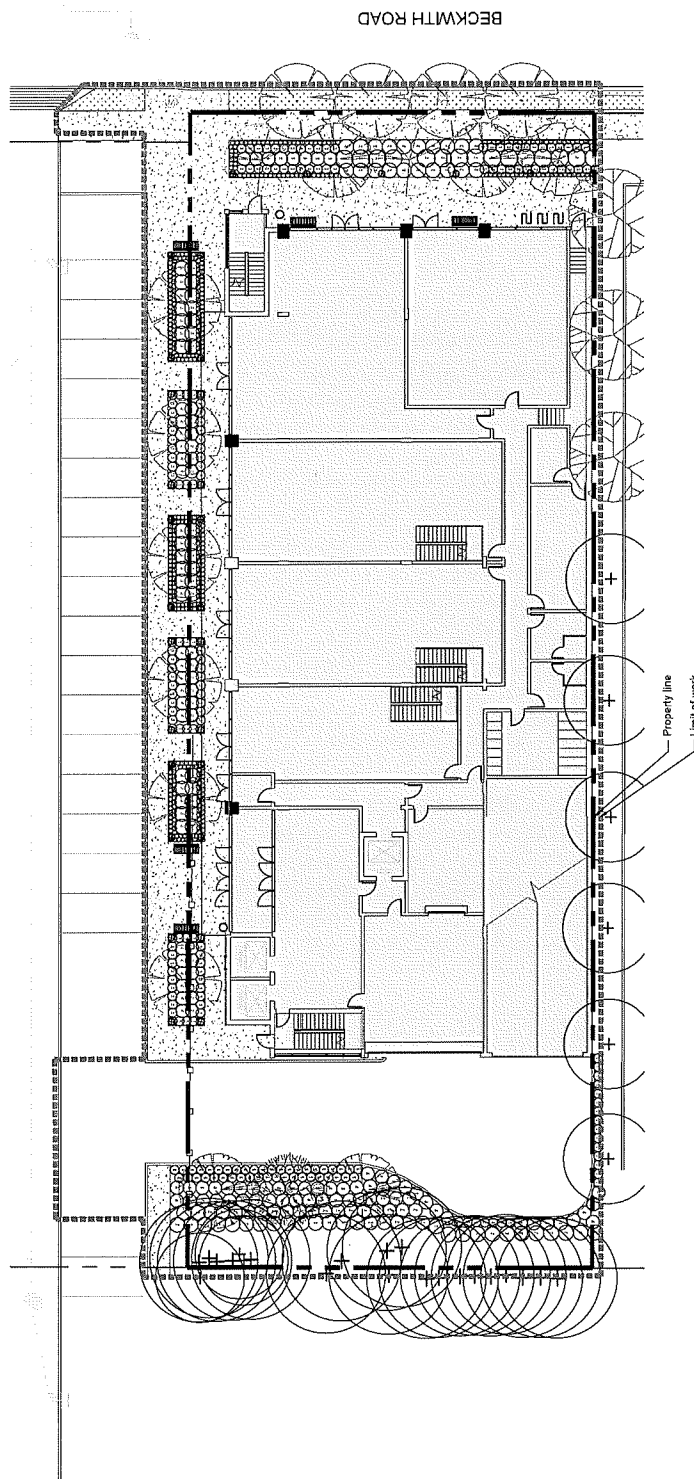
1



van der Zelm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design • Landscape Architecture
Suite 1, 2517 97th Avenue
London, British Columbia
V1M 4B7
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info@vzelm.ca

[illegible]

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Drawn:	AD	Checked:	MAVZ	Approved:	
Scale	1:50				
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PLANT SCHEDULE					
QTY	REFERENCE NAME	COMMON NAME	CODE	HELTZ	SPACING
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- g. All plant materials shall meet or exceed standards required by Canadian Landscape Standards published by the International Society of Arboriculture. A full analysis of the growing medium shall be required to form a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval. A. Retest growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractor's expense.
- h. Growing medium depths for planting as follows:
- a. 100mm for all shrubs
 - b. Spot: 150mm
 - c. Tree pit: 1000mm with 300mm (below root ball)
 - d. 25mm minus compost mulch to be installed in all shrub planting areas.
- i. All Undesignated areas to be irrigated.



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1000 West Beaver Creek Road, Suite 200
Richmond, BC V6X 3A9
Tel: 604.273.8888 Fax: 604.273.8889
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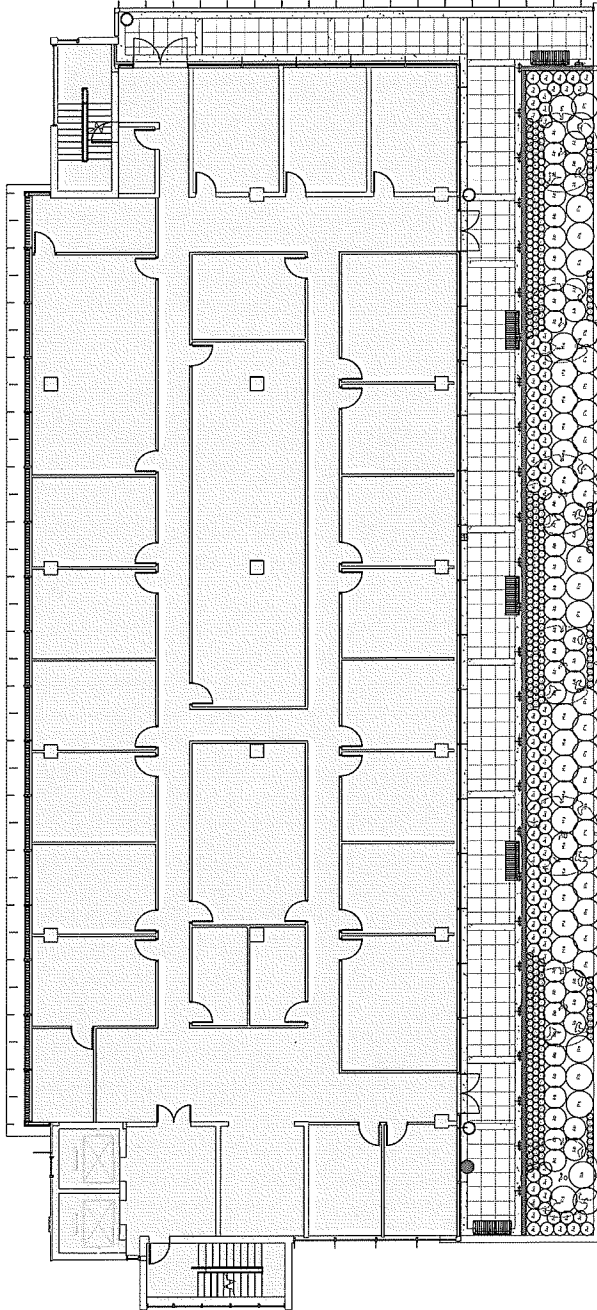


PLANTING PLAN - LEVEL 5



VDZ Project #:
DP2018-29

Drawing #:
L-03B

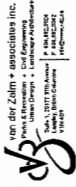


PLANT SCHEDULE			
SYMBOL	PLANT NAME	CODE	REMARKS
A1	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	1 m
A2	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A3	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A4	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A5	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A6	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A7	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A8	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A9	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A10	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A11	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A12	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A13	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A14	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A15	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A16	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A17	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A18	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A19	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m
A20	Arctostaphylos uva-ursi / Kinnikinnick	42' Pot	0.50m

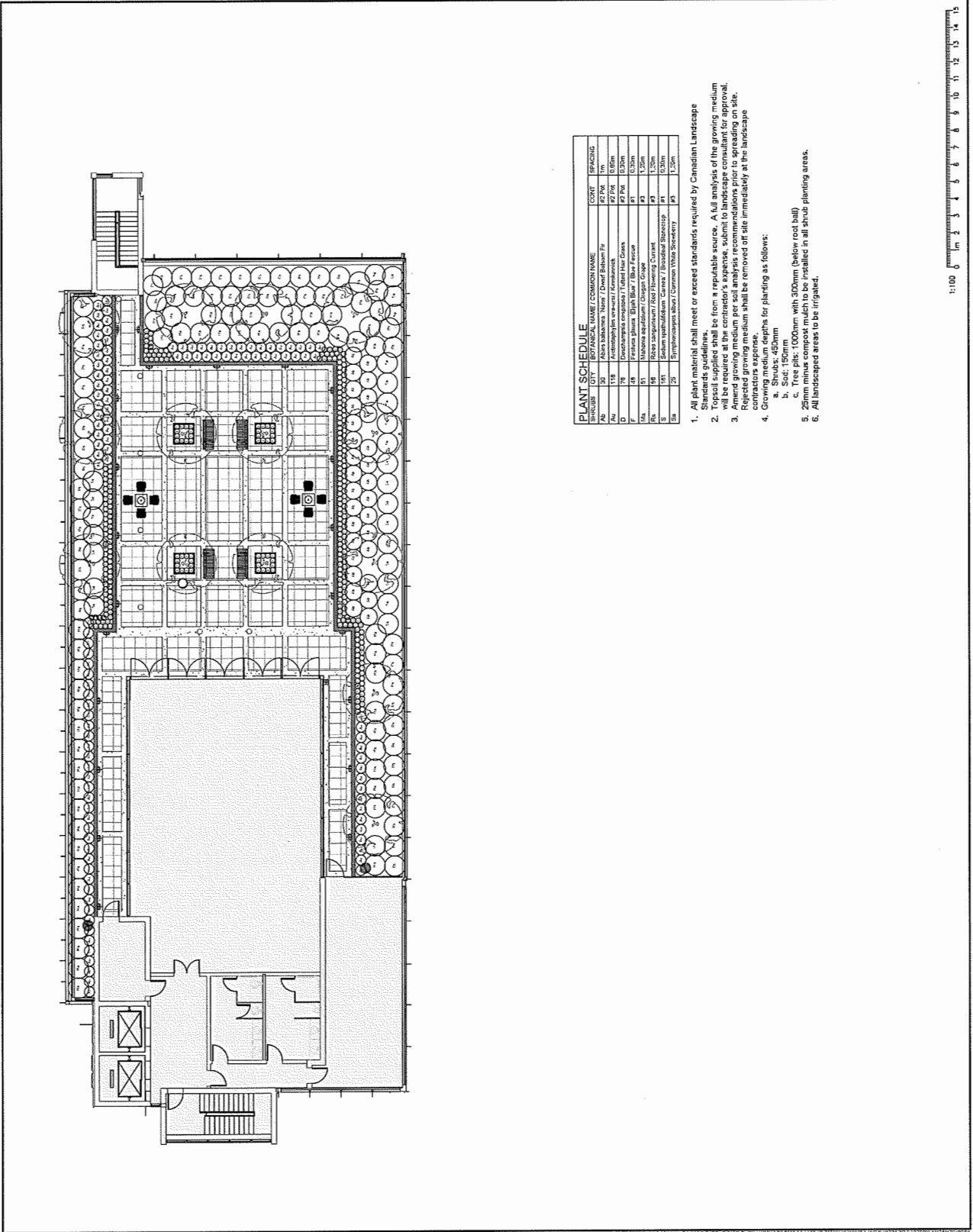
1. All plant material shall meet or exceed standards required by Canadian Landscape Standards guidelines.
2. All plant material shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, subject to landscape consultant for approval. Rejected growing medium shall be removed off site immediately at the landscape contractor's expense.
3. All plant material shall be installed in all shrub planting areas.
4. Growing medium depths for planting as follows:
 - a. Tree: 1000mm
 - b. Shrub: 500mm
 - c. Tree pits: 1000mm with 300mm (below root ball)
5. 25mm minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

Scale: 1:100

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



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Parks & Recreation • Civil Engineering
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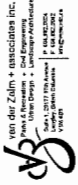
PLANT SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
1A	118	Arctostaphylos uva-ursi / Kalm's Laurel	457 Pot	0.60m
1B	79	Deschampsia cespitosa / Tufted Hair Grass	457 Pot	0.30m
1C	48	Festuca glauca / Blue Fescue	457 Pot	0.30m
1D	51	Malva sylvestris / Mallow	457 Pot	0.30m
1E	18	Scilla maritima / Sea Squill	457 Pot	0.30m
1F	18	Scilla maritima / Sea Squill	457 Pot	0.30m
1G	50	Scilla maritima / Sea Squill	457 Pot	0.30m

1. All plant material shall meet or exceed standards required by Canadian Landscaping Standards guidelines.
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium shall be conducted and approved by the contractor prior to spreading on site.
3. Amend growing medium per soil analysis recommendations prior to spreading on site.
4. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
5. Growing medium depths for planting as follows:
 - a. Shrubs: 450mm
 - b. Small trees: 600mm
 - c. Tree pits: 1000mm (below root ball)
6. 25mm minus compost mulch to be installed in all shrub planting areas.
7. All landscaped areas to be irrigated.

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Project:		5520 Beckwith Road
Location:		5520 Beckwith Road Richmond, BC
Drawn:		AD
Checked:		MYDZ
Approved:		MYDZ
Original Sheet Size:		20"x36"
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Revision:		1.00
Revision Description:		1.00 Initial Design
Revision Date:		1.00 10/10/2018
Revision By:		1.00 AD
Revision For:		1.00 10/10/2018
Revision Status:		1.00 10/10/2018
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Revision Checker:		1.00 10/10/2018
Revision Approver:		1.00 10/10/2018
Revision Date:		1.00 10/10/2018
Revision By:		1.00 10/10/2018
Revision For:		1.00 10/10/2018
Revision Status:		1.00 10/10/2018
Revision Notes:		1.00 10/10/2018
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Revision Checker:		1.00 10/10/2018
Revision Approver:		1.00 10/10/2018
Revision Date:		1.00 10/10/2018
Revision By:		1.00 10/1



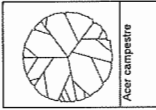
OFFSITE PLAN - ADJACENT SITE TO EAST



DP2018-29
VDZ Project #:

L-04
Drawing #:

TREE LEGEND



Acer campestre

TREE SCHEDULE

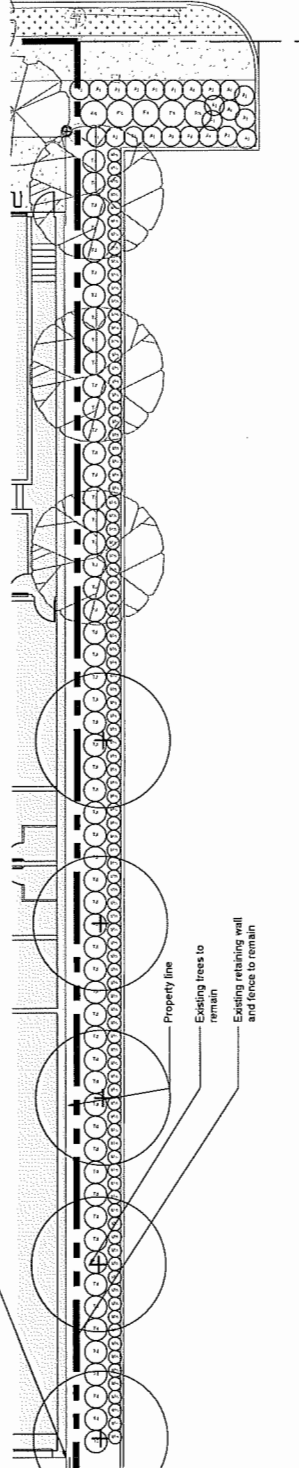
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	3	Acer campestre	Hedge Maple	BBB: form cut, 2.0m HL	Per Plan

OFFSITE PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
AJ	14	Acacia greggii / Gumbo Limbo	42 Pot
BA	17	Banksia laevis / Gumbo Limbo	42 Pot
BR	17	Banksia laevis / Gumbo Limbo	42 Pot
TR	17	Thuja occidentalis / Dogwood	42 Pot
TR	17	Thuja occidentalis / Dogwood	42 Pot

Extend hedge to south edge of proposed building. Remove existing shrub material to accommodate.

Property line
Existing trees to remain
Existing retaining wall and fence to remain



1:100
0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Scale:

1:100

Approved:

Checked:

Drawn:

Project:

9520 Beckwith Road

Location:

9520 Beckwith Road

Richmond, BC

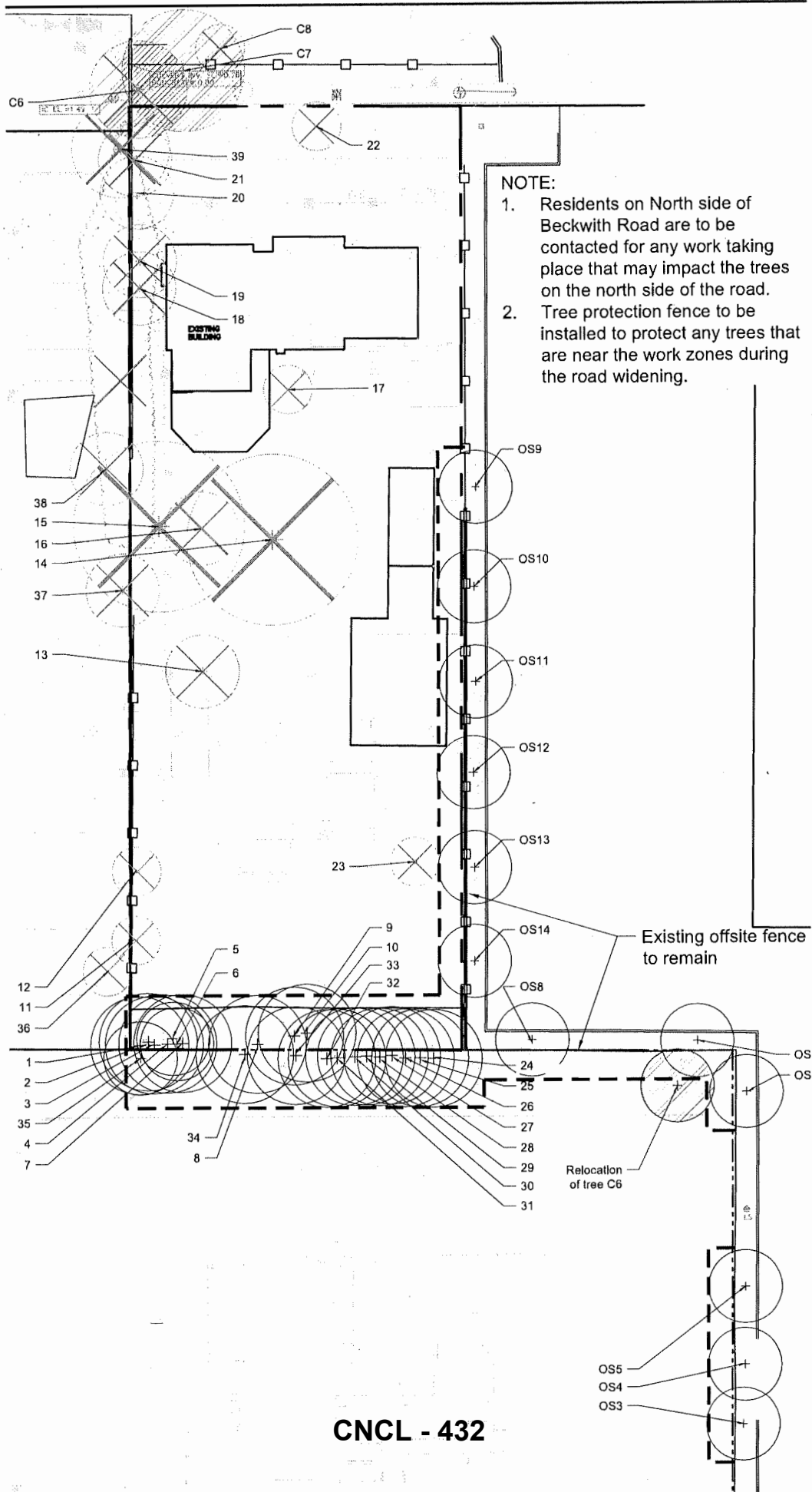
Stamp:

VDZ

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Original Sheet Size: 24"x36"

VDZ Project #:





- Legend**
- Existing Trees to Remain
 - Building Footprint
 - Construction Footprint
 - Project Area - 9520 Beckwith Road
 - Limit of Work
 - Environmentally Sensitive Area (ESA)
 - ESA Outside Project Area (Area Not Included in Compensation)
 - Building Footprint
 - Crown
 - Private
 - RoW

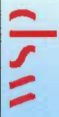
Note:
All site features are approximate.
ESA = Environmentally Sensitive Area

Draft



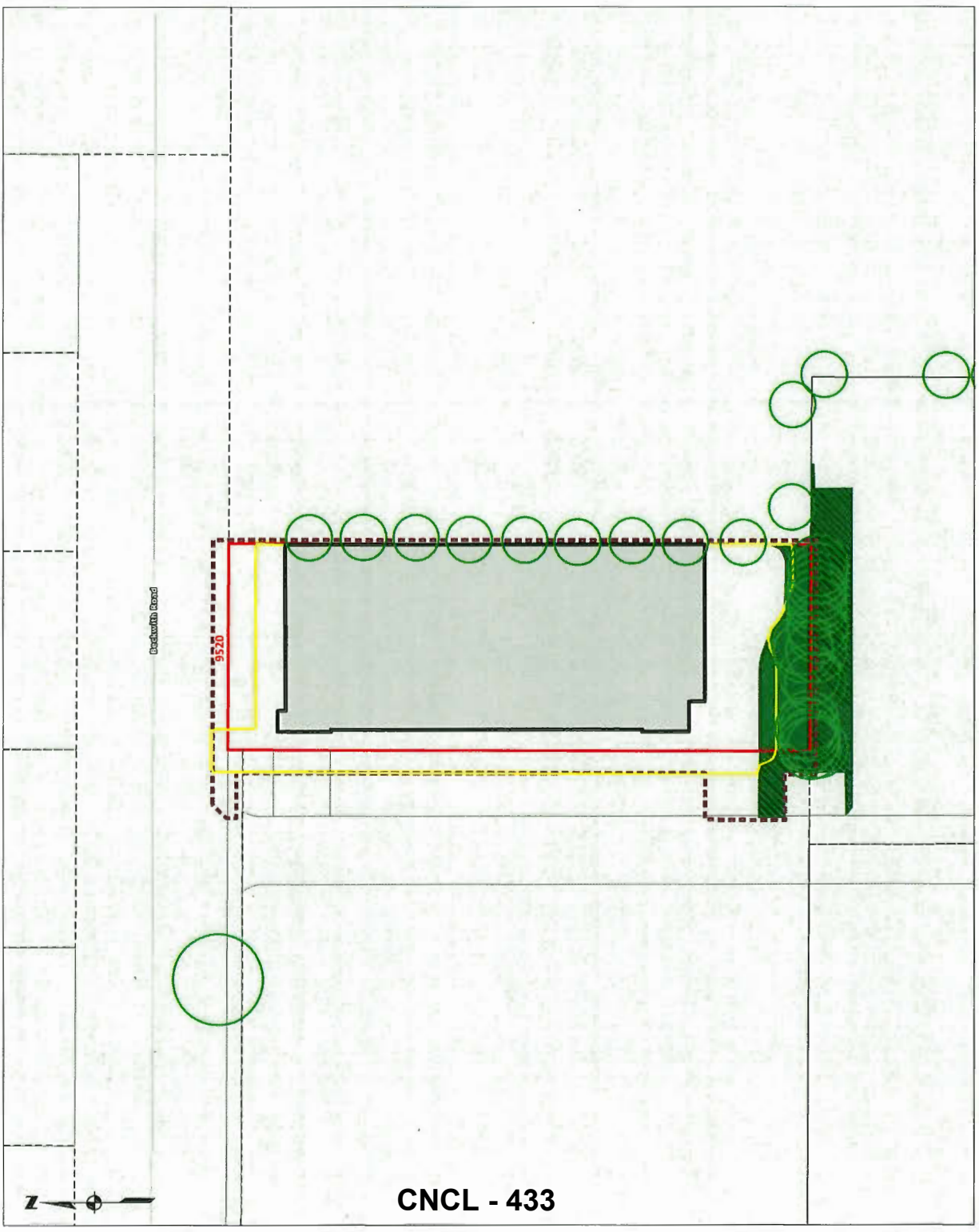
Environmentally Sensitive Area - 9520 Beckwith Road, Richmond

Figure 2: Site Diagram
9520 Beckwith Road
Richmond, B.C.



WSP Job #: 19-0281-02
Richmond, B.C.
Reviewed By: CL
Office: 70

Notes: Notes: Imagery Source: Valus Imagery Service (2017)



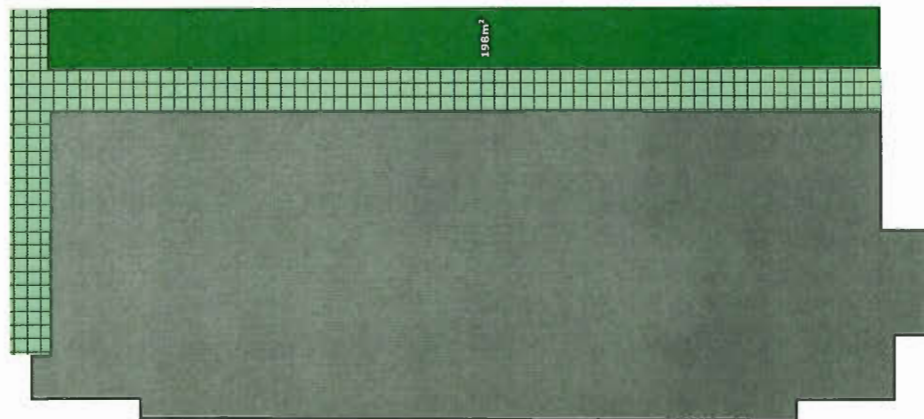
CNCL - 433





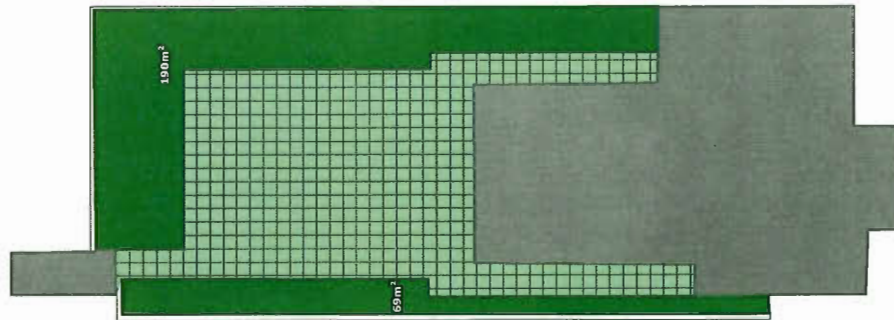
CNCL - 435

9520 Beckwith Road



Level 5 Layout

9520 Beckwith Road



Level 7 Layout



Legend

- ESA Compensation / Urban Habitat Areas
- Office Space/Building
- Hardpressed Slabs and Concrete Floors

Note:

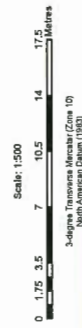
All site features are approximate.
All Areas of Proposed Urban Habitat are Approximate

Draft



Environmentally
Sensitive Area - 9520
Beckwith Road,
Richmond

**Figure 4: ESA and ESA
Compensation Areas
9520 Beckwith Road
Richmond, B.C.**



Report By: KT
Drawn By: AS
Reviewed By: CL
Clerk: 10

WSP Job #: 19-00811-00
Date: March 13, 2019
Notes: Notes/Imagery Source: Valus Imagery Service (2017)



**City of
Richmond**

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

Address: 9520 Beckwith Road (2777 Jow Street)

File No.: RZ 18-821103

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9931, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 10019.
2. Provincial Ministry of Transportation & Infrastructure Approval.
3. Approval of a subdivision plan that provides 2.0 m of road dedication along the entire Beckwith Road frontage of the subject property.
4. Submission of a Landscape Security in the amount of \$13,000 (\$500/replacement tree) to ensure that a total of 26 replacement trees are planted and maintained for the total of 13 trees proposed to be removed from the property if Development Permit Plan landscape plan and security is not provided with a minimum of 26 replacement trees on the subject site. (Note: The minimum replacement tree sizes are to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees).
5. Payment of \$1300 to the City's Tree Compensation Fund is required for removal of tree #C-8, and developer's relocation of trees #C-6 and #C-7 located within the Beckwith Road allowance. These relocated trees are required to be moved by a certified tree moving company, at the developer's cost, to a new location on City property subject to prior City Parks review and approval (Tree reference numbers are in the Project Arborist Report prepared by VDZ + A Consulting Inc., 1st Revision dated April 4, 2019 on file with the City).
6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. Submission of a Tree Survival Security to the City in the amount of \$80,000 for the 10 trees to be retained (tag #1, 2, 3, 4, 5, 6, 7, 8, 9, 10 in the arborist report prepared by VDZ + A Consulting Inc., 1st Revision dated April 4, 2019 on file with the City), with the security to be held for a period of three years after occupancy of the building on the subject site. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
8. Registration of a legal agreement on title limiting subdivision to a maximum of one strata lot or one air space parcel per storey within the building.
9. Registration of an aircraft noise indemnity covenant on title.
10. Registration of a legal agreement on title for the proposed development stating that the building is required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw 8856 and that noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
11. Registration of a flood indemnity (Area A) covenant on title.
12. The developer is required to address the Environmentally Sensitive Area (ESA) on the site as generally provided in the report by WSP Consultants (the "QEP") dated April 4, 2019 on file with the City (called the "Stage 1 ESA Report") by preparing a follow-up QEP report for the Development Permit (called the "Stage 2 ESA Report") to for the ESA areas to be maintained on the subject site at 9520 Bridgeport Rd and the adjacent site at 9533 Bridgeport Rd:
 - a. Include a detailed invasive species removal plan.
 - b. Include detailed site planting and construction monitoring plans.
 - c. Remove any invasive species specified for the other identified Landscape Areas outside of the ESA and ESA compensation areas.
 - d. Provide irrigation plans for the ground-level ESA and roof-top ESA compensation areas.
 - e. Provide estimates for the value of the ground-level and roof-top portions of the works/plantings, and the cost of a QEP five-year monitoring plan.

CNCL - 436

Initial: _____

13. Registration of a legal agreement with covenant and statutory right-of-way provisions for the purposes of planting and maintaining the ground-level and roof-top ESA and ESA compensations areas comprising a minimum total on-site area of 603 m² on 9520 Beckwith Rd and adjacent off-site area of 256 m² on 9533 Beckwith Rd both included within the Stage 1 and Stage 2 ESA Reports prepared by the QEP and confirmed by a BCLS surveyor. The agreement will provide for:
 - a. Owner to complete all works and plantings;
 - b. Owner maintenance of works and plantings;
 - c. Owner liability for works and plantings;
 - d. Provision of a maintenance security with the security being released three (3) years after completion of the works/plantings if 100% of the plantings are in place to the satisfaction of the QEP and City; with an extension of the maintenance period to five (5) years after completion if determined to be required by the City and QEP with release of 75% of the security at three (3) years, and the release of the remaining 25% of the security upon confirmation that 100% of the plantings are in place to the satisfaction of the City after five (5) years; and
 - e. Ability of the City to enter into the ground-level and roof-top ESA areas to undertake and/or maintain works and plantings if required.
14. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, for the location of four vehicle parking spaces on the adjacent lot at 9466 Beckwith Road (9788 Jow Street) adjacent to the existing registered north-south road SRW (Jow Street) and share one WB17 (large) loading space on this lot, in favour of the subject property at 9520 Beckwith Road (2777 Jow Street).
15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
16. City acceptance of the developer's offer to voluntarily contribute \$0.46/ft² for office and \$0.25/ft² for light industrial buildable area (e.g. \$15,235.16) to the City's public art fund.
17. City acceptance of the developer's voluntary contribution in the amount of \$12,130.80 (i.e. \$0.30/ft² of buildable area) to future City community planning studies, as set out in the City Centre Area Plan.
18. Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a. No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b. If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i. the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii. the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site;
 - c. The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d. If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - i. the building is connected to the DEU;

- ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
 - e. If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
 - iii. the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
 - iv. prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - v. prior to subdivision (including Air Space parcel subdivision and Strata Plan.
19. As a Development Permit application (DP 18-829207) for the project was received prior to the City's adoption of the Energy Step Code on July 16, 2018, the subject project is not covered by the BC Energy Step Code; and the development is required to be Leadership in Energy and Environmental Design (LEED) Silver equivalent with the submission of a LEED v.4 Scorecard with a silver rating prior to consideration of the Development Permit by Development Permit Panel and consideration of approval of Zoning Bylaw 9931 by Council (In order to continue to be grandfathered from the BC Energy Step Code, the applicant must also be issued a Building Permit prior to December 31, 2019).
20. Enter into a Servicing Agreement* for the design and construction of the Engineering and Transportation works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the Engineering works in **Appendix A** and the following Transportation works:
- a. The developer is responsible for the design and construction of the following frontage works along the Beckwith Road frontage: widening on the southern half of Beckwith Road to accommodate the following ultimate cross-section (from south to north):
 - 2.0m wide concrete sidewalk at the property line
 - 1.5m wide landscaped boulevard
 - 0.15m wide concrete curb/gutter
 - 1.8m wide bike lane
 - 3.25m wide curb lane
 - 3.1m wide centre lane

Note: The above works would be mirrored on the northern half of Beckwith Road upon development of lots on the north side of road in the future.
 - b. Proper tie-in's (minimum 20:1 tapers) are to be provided as part of this project to existing Beckwith Road east & west of the site.

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

1. The developer is required to include the ESA planting plans within in the required Stage 2 ESA Report within the Development Permit landscape plans for this project to the satisfaction of the Director of Development.

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

1. Submission of an acoustical report confirming the detailed building permit plans are compliance with the City's Noise Bylaw as required under the legal agreement registered on title.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____

Appendix A

RZ 18-821103 – 9520 Beckwith Rd - Engineering Servicing Requirements:

Scope: *IBI GROUP ARCHITECTS (CANADA) INC. has applied to the City of Richmond for permission to rezone 9520 Beckwith Road (RS1/F) from Single Family Dwelling (RS1/F) to a site-specific zone in order to construct a building with Light Industrial and Office components.*

A servicing agreement is required to design and construct the following works.

1) Water Works:

- a) Using the OCP Model, with the upgrades identified below, there will be 314 L/s of water available at a 20 psi residual at the Beckwith Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit, as part of the first servicing agreement submission, Fire Underwriter Survey (FUS) fire flow calculations confirming that the available fire flow of 314 L/s with water main upgrades is adequate for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer.
 - ii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
 - iii) Upgrade the existing 150 water main along Beckwith Road to 300 mm, from the east property line of the development site to the existing 300 mm PVC water main at the Gage Road intersection (approximately 300 m) and provide hydrants per City spacing requirements.
(1) Note: the section of water main from the west property line of the development site to Gage Road is also a requirement of the development at 9466 Beckwith Road, which is farther along in the development process at the time of this report being written. However, in case 9466 Beckwith Road does not proceed or in case 9520 Beckwith Road wishes to develop in advance of 9466 Beckwith Road upgrading the water main, 9520 Beckwith Road shall be required to construct these upgrades instead.
 - iv) Install a new water connection, complete with meter and meter box, to serve the proposed development.
- c) At Developer's cost, the City is to:
 - i) Install a new fire hydrant near the northwest corner of the development site to meet hydrant spacing requirements for the proposed land use.
 - ii) Reconnect all existing water service connections to the new water main.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

2) Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade the existing 900 mm storm sewer along the development's Beckwith Road frontage to 1050 mm, approximately 30 m.
 - iii) Install a new storm service connection, complete with inspection chamber, to serve the proposed development.
 - iv) Remove the existing 600 mm storm culvert along the development's Beckwith Road frontage. Connect the ditches to the east and west to the proposed storm sewer on the north side of Beckwith Road.
- b) At Developer's cost, the City is to:
 - i) Reconnect all existing connection to the new storm sewer.

Appendix A

- i) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a) At Developer's cost, the City is to:
 - i) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.
 - ii) Cap the existing sanitary connection at the northwest corner of the site at the inspection chamber. The inspection chamber shall be retained to serve 9466 Beckwith Road.

4) Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iii) Provide street lighting along all road frontages according to the following street light types:
 - a) NOTE: Lighting requirements MUST match what is approved for the neighbour @ 9451, 9491, 9511, 9531 & 9551 Bridgeport Road & 9440, 9460 & 9480 Beckwith Road (RZ 10-539048)
 - b) Beckwith Road
 - a. Pole colour: Grey
 - b. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, but EXCLUDING any pedestrian luminaires, banner arms, flower basket holders, irrigation, or duplex receptacles.
 - c) On-Site (SRW) Publicly-Accessible Street (Developer owned & maintained)
 - a. Pole colour: Grey
 - b. Roadway/Pedestrian lighting: : Type 7 (LED) and/or Type 7 (LED), as needed to satisfy required lighting levels & urban design objectives
 - c. NOTE: The City has no requirements for banner arms, flower basket holders, irrigation, and/or duplex receptacles, but such features may be incorporated at the discretion of the developer.

5) General Items:

- a) At Developer's cost, the Developer is required to:

Appendix A

- i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- ii) Provide a video inspection report of the existing storm and sanitary sewers along the Beckwith Road frontage prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- v) A portion of the development site falls within the 100 m setback to the Kinder Morgan Jet Fuel Line along Bridgeport Road. Prior to any construction or site preparation (including preload, soil densification; and excavation) within the 100 m setback, the developer is required to coordinate with Kinder Morgan.
- vi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, 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.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9931 (RZ 18-821103)
9520 Beckwith Road (2777 Jow Street)**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

“23.19 Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)

23.19.1 Purpose

The **zone** provides for **general industrial, office** and other compatible **uses**.

23.19.2 Permitted Uses

- **industrial, general**
- **office**
- **manufacturing, custom indoor**

23.19.3 Secondary Uses

- **education, commercial**

23.19.4 Permitted Density

1. The maximum **floor area ratio** of the **site** is 1.85.

23.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**.

23.19.6 Yards & Setbacks

1. The minimum **setback** from Beckwith Road is 3.0 m.
2. The minimum **setback** from a **rear lot line** is 10.0 m.
3. The minimum **setback** from the east **side lot line** is 0.0 m.
4. The minimum **setback** from the west **side lot line** is 0.5 m.

23.19.7 Permitted Heights

1. The maximum **height** for **buildings** is 30.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 4.0 m.

23.19.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

23.19.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

23.19.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

23.19.11 Other Regulations

1. **Industrial, general and manufacturing, custom indoor uses** shall comprise a combined minimum **floor area** of 1,500 m².
 2. **Industrial, general and manufacturing, custom indoor uses** shall not share a common entrance with any of the other **permitted** or **secondary uses**.
 - The first two storeys of any **building** are restricted to **industrial, general or manufacturing, custom indoor uses**, and shall not include **office** or **education, commercial uses** with the exception of entrance lobbies and staircase areas.
 3. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a building).
 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)**":
- P.I.D. 003-864-995
Parcel "A" (Explanatory Plan 25441) Lots 18 And 19 Section 22 Block 5 North Range 6
West New Westminster District Plan 8931
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9931**".

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10019 (RZ 18-821103)
9520 Beckwith Road (2777 Jow Street)**

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

1. Richmond Official Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
 - a) deleting the existing text in the “Specific Land Use Map: Bridgeport Village – Detailed Transect Descriptions” with regard to “Maximum Average Net Development Site Density” for “Urban Centre T4 (25m)” and replacing it with the following:

“For Area A:

- 1.2

For Area B:

- 1.2, provided that:
 - a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking);
 - b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses).

Additional density above 1.2, where applicable:

- Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes.
- 1.85, specifically for 9455 and 9533 Bridgeport Road and 9466 Beckwith Road (2788, 2888 and 2899 Jow Street) provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.
- 1.85, specifically for 9520 Beckwith Road (2777 Jow Street), provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10019”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development
Date: May 9, 2019
File: RZ 18-821103
Re: **Minor Revisions to Official Community Plan Amendment Bylaw 10034
Office Stratification within the City Centre Area Plan**

This memorandum provides Mayor and Councillors with recommended revisions to OCP Amendment Bylaw 10034 that accompanied the rezoning application for 9520 Beckwith Road and that was considered at the May 7, 2019 Planning Committee meeting.

Staff recommend minor revisions to clarify the intent of Bylaw 10034 as discussed in the Planning Committee Staff Report prior to Bylaw 10034 being considered for First Reading by Council.

Two versions of the revised Bylaw 10034, one with the proposed changes highlighted and one in final form, are attached.

Should you have any questions or concerns regarding this information, please do not hesitate to contact me directly.



Wayne Craig
Director of Development
(604-247-4625)

MM:blg

cc: Joe Erceg, General Manager, Planning and Development
Barry Konkin, Manager, Policy Planning
Mark McMullen, Senior Coordinator – Major Projects

Attachment 1: Revised Bylaw 10034 (Revisions Highlighted)
Revised Bylaw 10034 (Final Format)



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10034**

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

1. Richmond Official Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

a) deleting and replacing the fourth bullet within the definition of “Industrial Reserve”, in Appendix 1 – Definitions, as follows:

“• provides for additional density over and above that permitted by the underlying Transect, provided that:

a) the Area Plan designates the affected development site as Industrial Reserve – “Limited Commercial”;

b) the floor area of non-industrial uses on the development site does not exceed that of industrial uses, unless otherwise determined to the satisfaction of Council;

c) the additional density provides a benefit to industry;

d) where applicable, the additional density helps to facilitate public open spaces, streets, and other Area Plan objectives; and

e) the subdivision of any ~~additional~~ floor area within a building (~~i.e. including~~ floor area over and above that permitted by the underlying Transect) that is used for office shall be limited to one strata lot or air space parcel per storey of the building or per 1,858 m² (20,000 ft²) of ~~bonus~~ office floor area, unless otherwise determined to the satisfaction of Council.”

b) inserting a third bullet after the existing text in the definition of “Village Centre Bonus”, in Appendix 1 – Definitions, as follows:

“• for development sites where the Village Centre Bonus permits additional density for non-residential uses to exceed 1.0 FAR, the subdivision of any Village Centre Bonus floor area within a building (~~i.e. including~~ floor area over and above that density permitted by the underlying Transect) that is used for office shall be limited to one strata lot or air space parcel per storey of the building or per 1,858 m² (20,000 ft²) of ~~bonus~~ office floor area, unless otherwise determined to the satisfaction of Council.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10034”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10034**

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- b) the floor area of non-industrial uses on the development site does not exceed that of industrial uses, unless otherwise determined to the satisfaction of Council;
- c) the additional density provides a benefit to industry;
- d) where applicable, the additional density helps to facilitate public open spaces, streets, and other Area Plan objectives; and
- e) the subdivision of any floor area within a building (including floor area over and above that permitted by the underlying Transect) that is used for office shall be limited to one strata lot or air space parcel per storey of the building or per 1,858 m² (20,000 ft²) of office floor area, unless otherwise determined to the satisfaction of Council.”

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2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10034”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

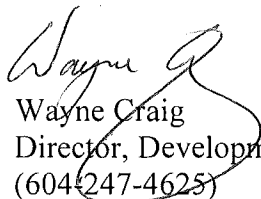
To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 24, 2019
File: RZ 18-819258

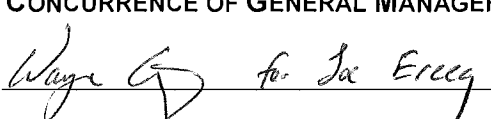
Re: Application by Evernu Developments for Rezoning at 11540 Railway Avenue from the "Single Detached (RS1/E)" Zone to "Arterial Road the Two-Unit Dwellings (RDA)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, for the rezoning of 11540 Railway Avenue from the "Single Detached (RS1/E)" zone to "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604)247-4625

WC:el
Att. 7

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

Staff Report

Origin

Evernu Developments has applied to the City of Richmond for permission to rezone 11540 Railway Avenue (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone in order to permit the development of a duplex on site. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 2. A Development Permit application will be required to address the form and character of the proposed duplex.

A Service Agreement (SA) for frontage improvements and site service connections is required as a consideration of rezoning.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently owner occupied, and that it does not contain a secondary suite.

Surrounding Development

- To the North: A rezoning application to develop three duplex lots at 11480 and 11500 Railway Avenue (RZ 17-771371) has been received. This application is under staff review and will be brought forward for consideration in a separate Report to Committee.
- To the South: Fronting Railway Avenue, single family homes on lots zoned “Single Detached (RS1/E)”.
- To the East: Fronting Kestrel Drive, single family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Across Railway Avenue, single family homes on small lots zoned “Single Detached (RS1/A)” fronting on Garry Street and single family homes on lots zoned “Single Detached (RS1/E)” fronting on Railway Avenue.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Single-Detached/Duplex/Triplex” (Attachment 4). The development proposal for a duplex lot is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The developer proposes to construct a duplex on the subject site; one unit will be in the front of the property with direct pedestrian access from Railway Avenue, and one unit will be at the back of the property with main entrances from the auto-court proposed on site. The unit sizes are ranging from 151.7 m² (1,633 ft²) to 182.7 m² (1,967 ft²). Proposed building setbacks (including the rear yard setback) are consistent with the required setbacks of adjacent single family properties. Both units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, the duplex will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplex. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.

- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design including new trees to be planted on site.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the east property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Transportation and Site Access

Vehicular access to the proposed development is to be provided via a single driveway from Railway Avenue along the south property line of the subject site. An on-site turn-around for passenger cars secured through legal agreement (i.e., restrictive covenant) is to be provided in the proposed auto-court.

As the lot access currently serving one single family dwelling, to address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained as a 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m.
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway and green bike lane paint for the bike lane is to be provided at the crossings to better highlight the driveway points on Railway Avenue for cyclists and pedestrians. This special treatment is to be secured through the required Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property and two trees on neighbouring property to the south at 11560 Railway Avenue, within 2 m of the property line or has a crown (dripline) encroaching on the property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One tree (tag# 004) located on site is in good condition and identified to be retained and protected in the Arborist Report.

- Two trees (tag#002, 003) located on neighbouring property to be protected as per Arborist Report recommendations.

A hedgerow located along the front property line and three undersized trees located along the north property line are proposed to be removed. No replacement tree is required as per the Tree Bylaw. However, at least one new tree will be planted on site to enhance the streetscape of the development. The number, size and species of new tree(s) will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

One tree on site and two trees on the neighbouring property to the south at 11560 Railway Avenue are to be retained and protected. The applicant has submitted a Tree Protection Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to Development Permit issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the Post-Construction Assessment Report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Accessible Housing

The developer has agreed that aging-in-place features will be provided in all units (e.g., inclusion of blocking in bathroom walls for installation of grab-bars, provision of blocking in stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, at least one convertible unit will be provided in this duplex development. Details of the accessible housing features will be reviewed at the future Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to Section 5.15.1(c) of Zoning Bylaw 8500. The applicant will make a cash contribution of \$8.50 per buildable square foot as per the requirement for a contribution of \$30,600.

Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 6). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections including new sidewalk, boulevard and trees (see Attachment 7 for details). All works are at the client's sole cost (i.e., no credits apply).

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone 11540 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, in order to permit the development of two duplex units on the subject site with direct access from Railway Avenue. The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10030 be introduced and given First Reading.

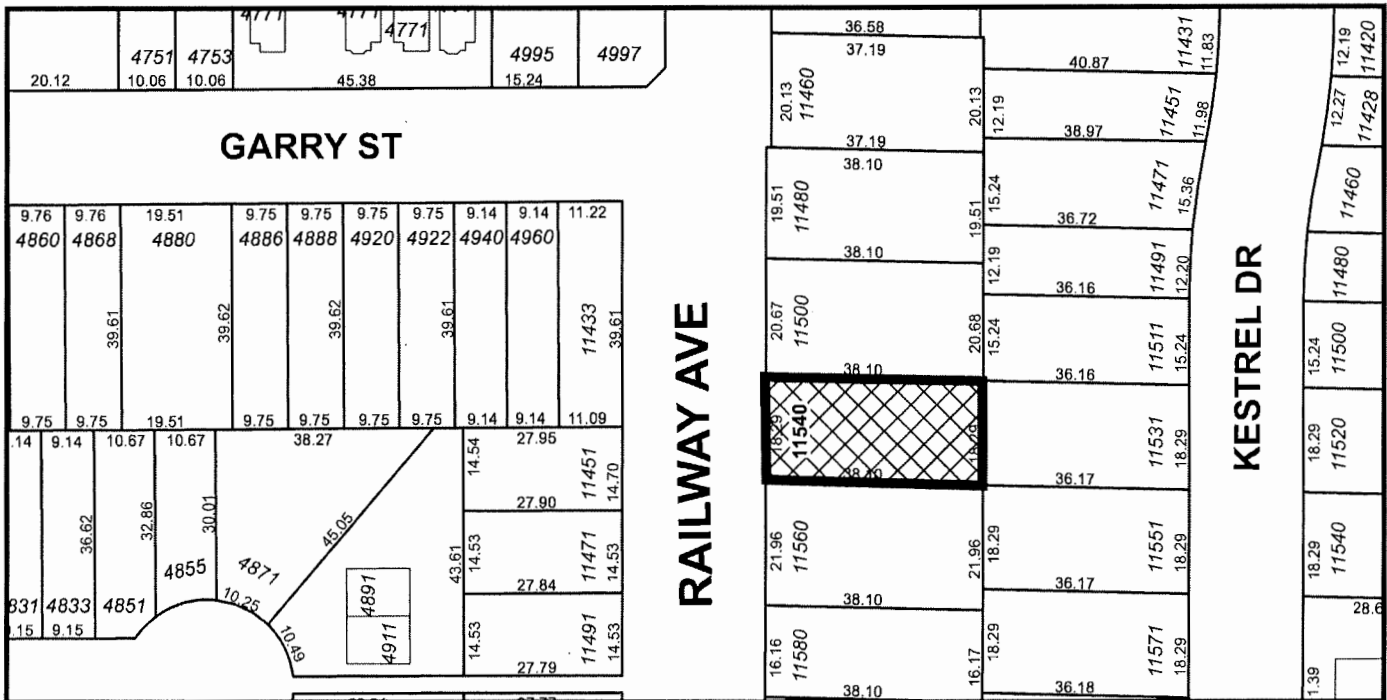


Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Letter from Developer
- Attachment 7: Rezoning Considerations

City of
Richmond



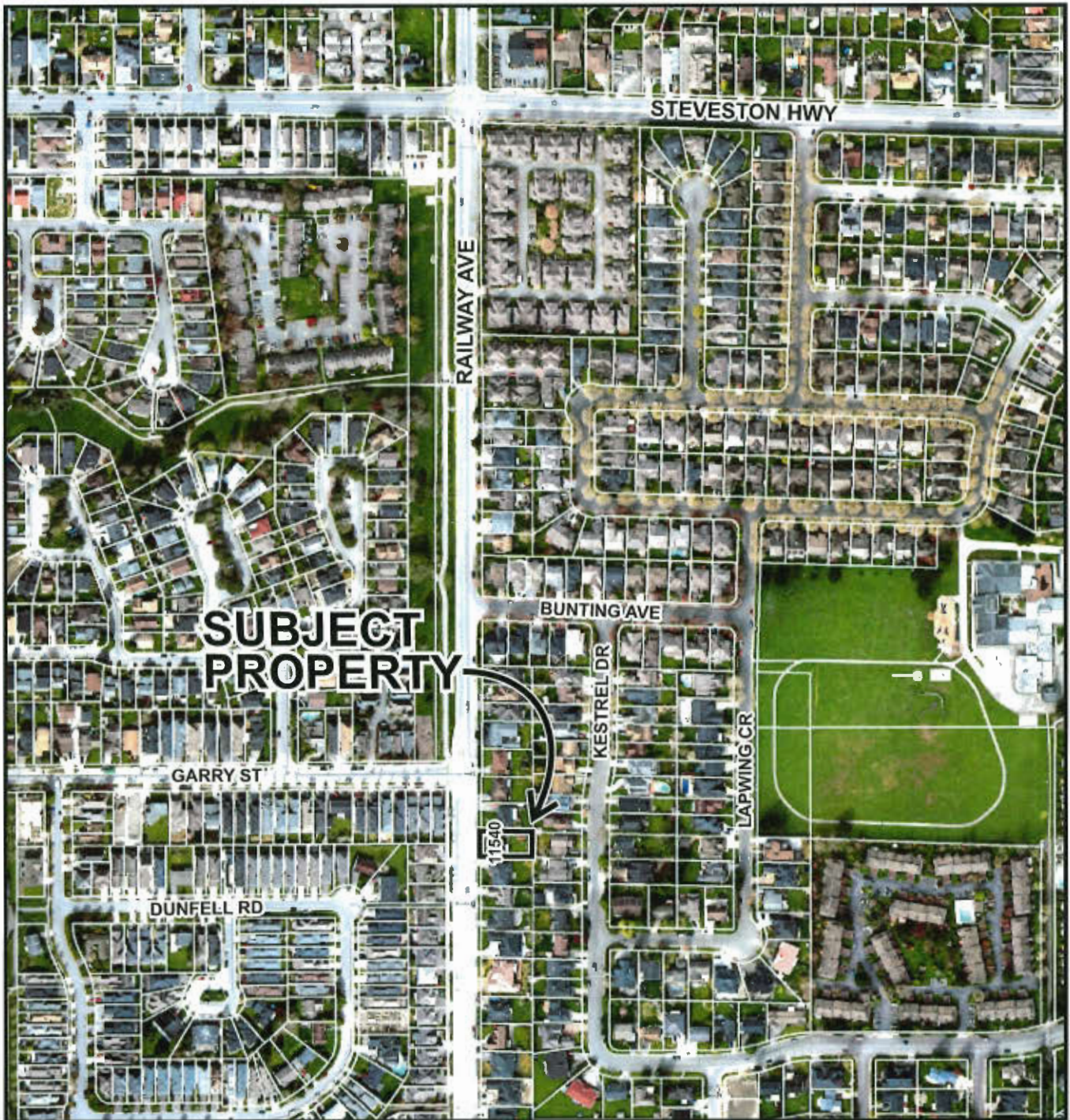
RZ 18-819258

Note: Dimensions are in METRES

CNCL - 459



City of
Richmond



RZ 18-819258

Original Date: 05/24/18

Revision Date:

Note: Dimensions are in METRES

CNCL - 460

PROPOSED
REZONING FOR
DUPLEX

11540 RAILWAY AVE.
RICHMOND, BC

PROJECT INFO. &
SITE PLAN

AS NOTED

APRIL 10, 2018

WA

GR

PROJECT NO.

11540

DATE

BY

CHECKED BY

APPROVED BY

FOR RZ
2019MAR5



NE ANDREWS ARCHITECTS INC.

11540 RAILWAY AVE.

RICHMOND, BC

PROJECT NO.

11540

DATE

BY

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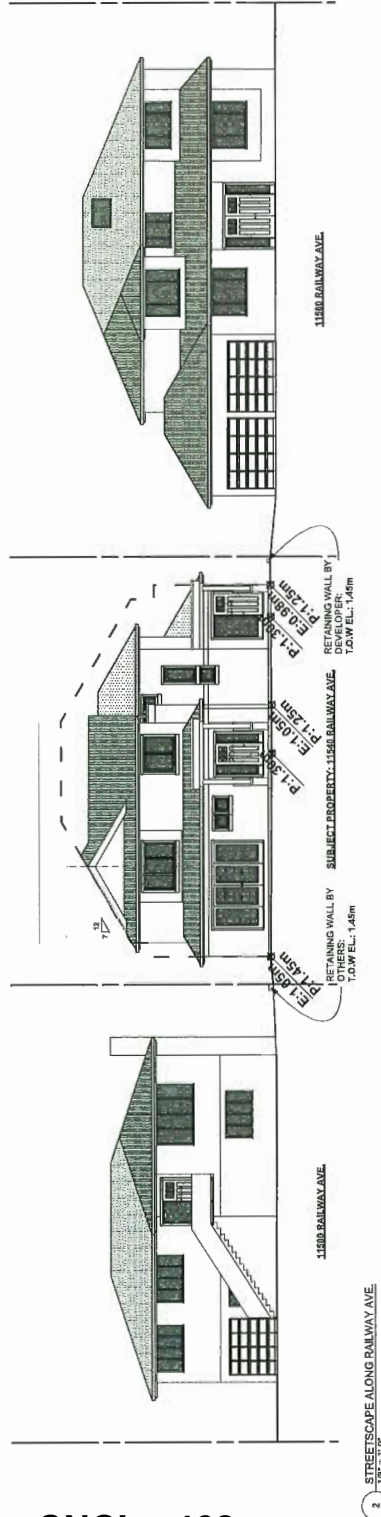
APPROVED BY

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1 **STREETSCAPE ALONG RAILWAY**
VIA GOOGLE MAPS



CNCL - 462

FOR RZ
2019MAR5



THE ANDREWS ARCHITECTS INC.
www.andrewsarch.com

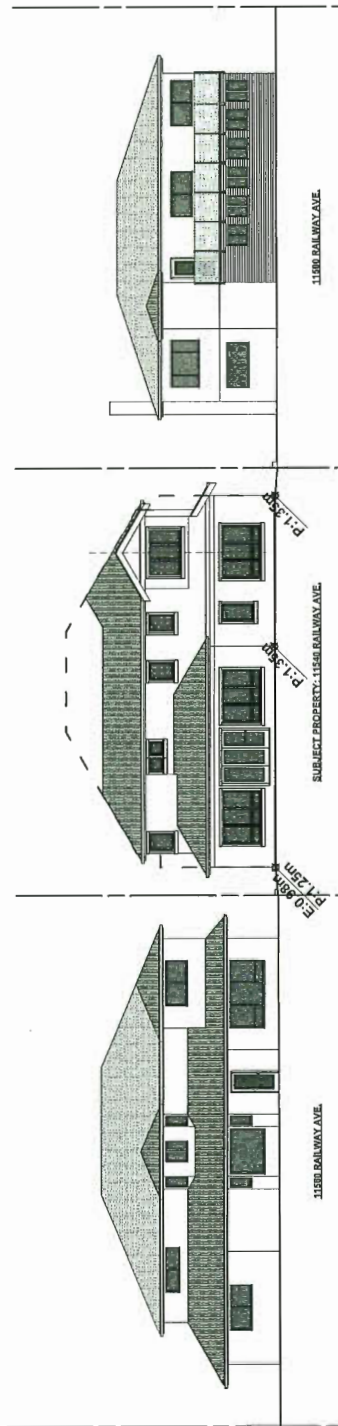
**PROPOSED
REZONING FOR
DUPLEX**

STREETSCAPE ELEVATIONS

SCALE	AS NOTED
DATE	APRIL 19, 2018
BRANCH	WA
PRODUCT NO.	1805
DEPARTMENT NO.	

RZ-A1.2

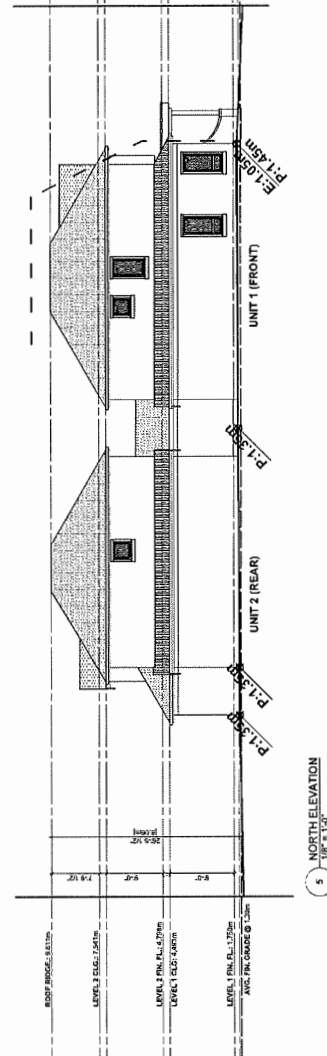
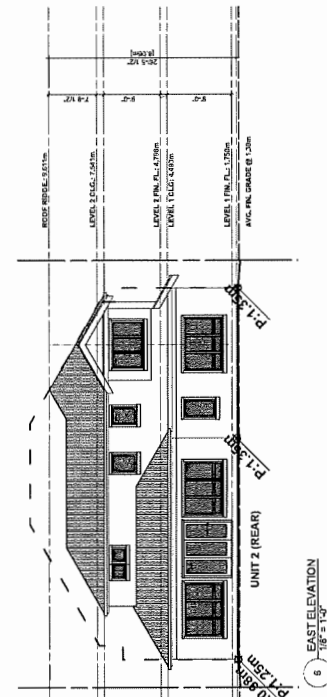
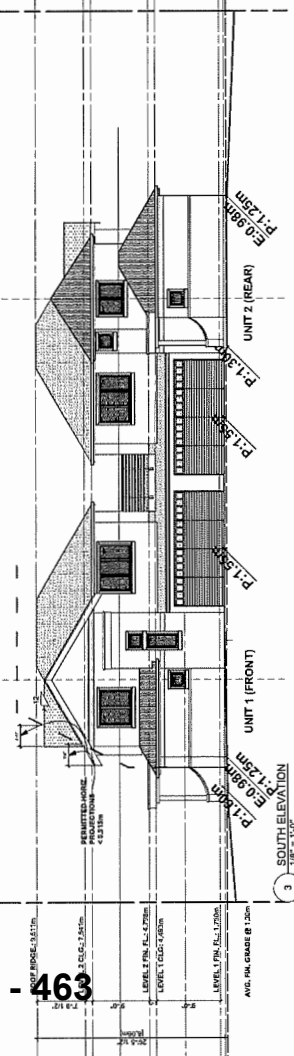
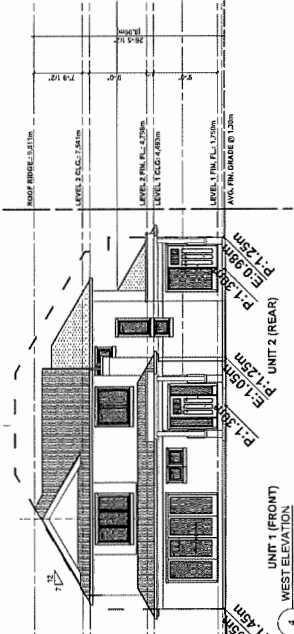
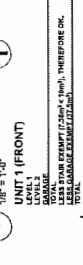
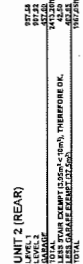
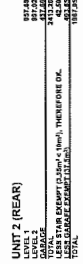
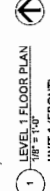
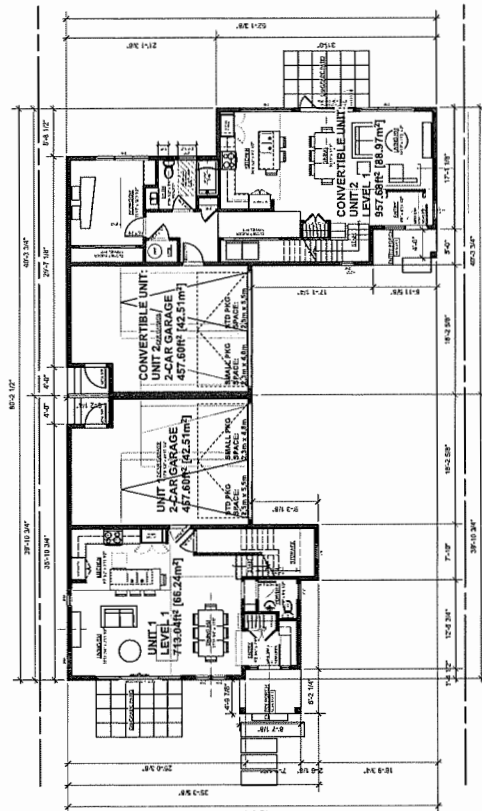
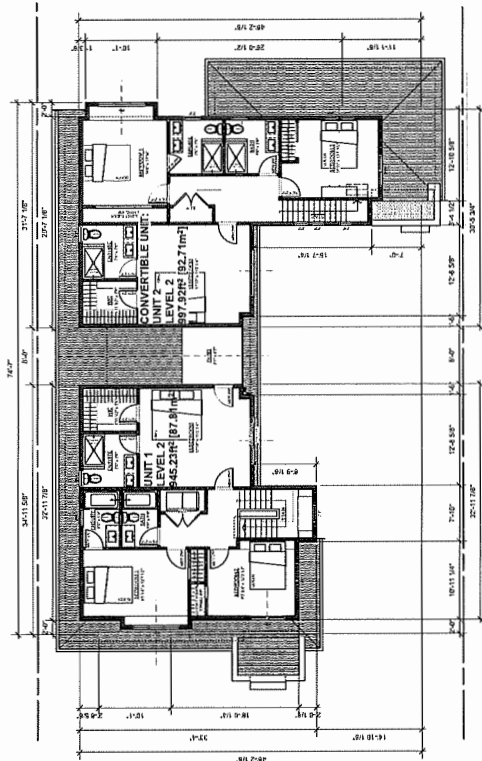
3 STREETSCAPE - FROM BACK
1/8" = 1'-0"



NO.	DATE	DESCRIPTION
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B	OCT 10, 1969	
C	OCT 10, 1969	
D	OCT 10, 1969	
E	OCT 10, 1969	
F	OCT 10, 1969	
G	OCT 10, 1969	
H	OCT 10, 1969	
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J	OCT 10, 1969	
K	OCT 10, 1969	
L	OCT 10, 1969	
M	OCT 10, 1969	
N	OCT 10, 1969	
O	OCT 10, 1969	
P	OCT 10, 1969	
Q	OCT 10, 1969	
R	OCT 10, 1969	
S	OCT 10, 1969	
T	OCT 10, 1969	
U	OCT 10, 1969	
V	OCT 10, 1969	
W	OCT 10, 1969	
X	OCT 10, 1969	
Y	OCT 10, 1969	
Z	OCT 10, 1969	

[illegible]

LA 74-57 80-0725-002



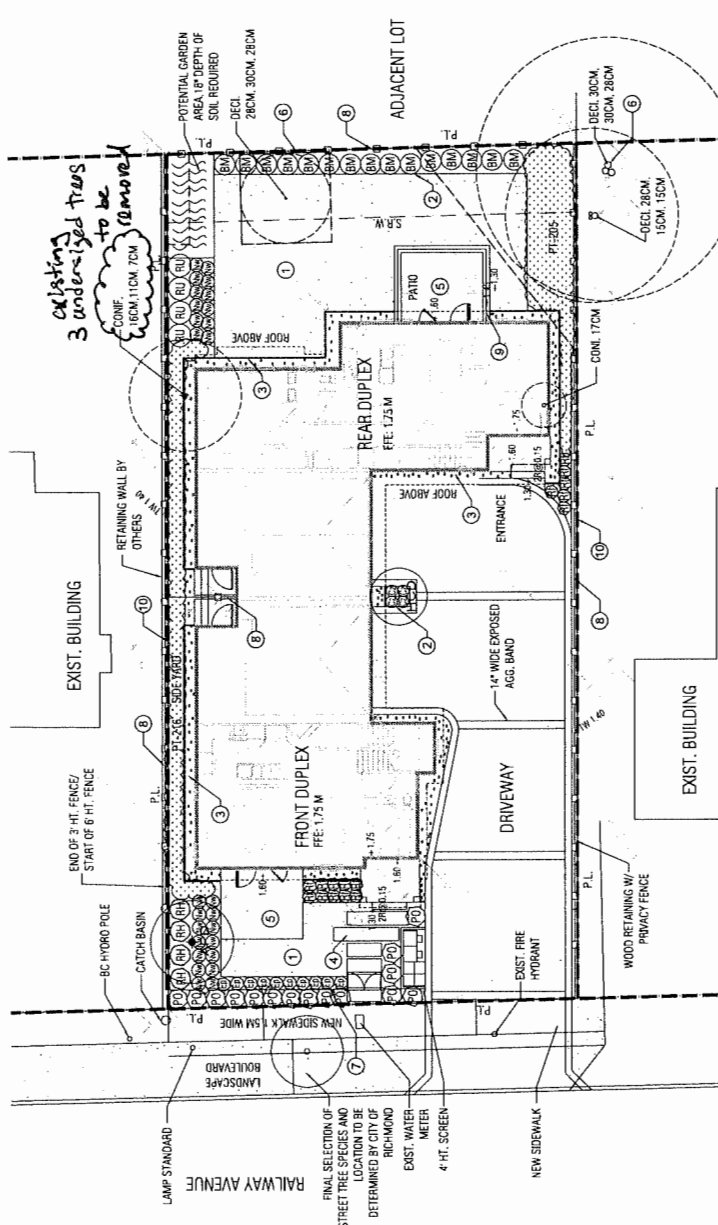
CNCL - 463

GENERAL LANDSCAPE NOTES:

- [illegible]

PLANT LIST (RECOMMEND)










KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
		THREES			
APR 1	1	ACER PALMUM	JAPANESE MAPLE	500 CAL	3 & 8
MAY 1	1	HIBISCUS TELESTIS	SHIRAZ HYDRANGEA	2.50 HT	8 & 8
		SHRUBS			
BK 4	15	BULBOUS CROCODONIA WINTER GEM	WINTER BELL BUSH	#1	CONTAINER
BK 5	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 6	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 7	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 8	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 9	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 10	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 11	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
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BK 213	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
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BK 215	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 216	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 217	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 218	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 219	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 220	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 221	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 222	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 223	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 224	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 225	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 226	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 227	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 228	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 229	15	SHRUBS	WINTER BELL BUSH	#1	CONTAINER
BK 230	15	SHRUBS	WINTER BELL BUSH	#	



LANDSCAPE ELEMENTS:

- 1 LAWN
- 2 PLANTING BED
- 3 RIVER ROCK BORDER
- 4 MODULAR CONCRETE PAV
- 5 2 x 2 CONC. UNIT PAVERS
- 6 EXIST. TREE W/ PROTECTION ZONE
- 7 3' HT. DECORATING FENCE
- 8 6' HT. PRIVACY FENCE
- 9 UNIT BLOCK STEP
- 10 CONC. RETAINING WALL

LEGEND:

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
|  | LAWN |  | PROPOSED DRAIN & GRASSCOVER PLANTING |
|  | EXISTING TREE W/ TREE PROTECTION ZONE |  | 6' H.T. PRIVACY FENCE |
|  | PROPOSED GLOSSY LEAF TREE |  | 3' H.T. DECIDUATIVE FENCE |
| | |  | DECOMPOSITIVE LOWER ROCKBED |
| | |  | 4" HT. SCREEN |
| | |  | 2' X 2' CONC. UNIT PATIERS |

1 LANDSCAPE SITE PLAN 1:100



RZ 18-819258

Attachment 3

Address: 11540 Railway Avenue

Applicant: Evernu Developments

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Zilberberg Reuven, Zilberberg Noga	No change
Site Size (m²):	696.8 m ²	696.8 m ² per lot
Land Uses:	Single-family dwelling	Two-unit dwelling
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan: Single-Detached/Duplex/Triplex	Duplex
702 Policy Designation:	N/A	No Change
Zoning:	Single-Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	1	2
Other Designations:	n/a	No change

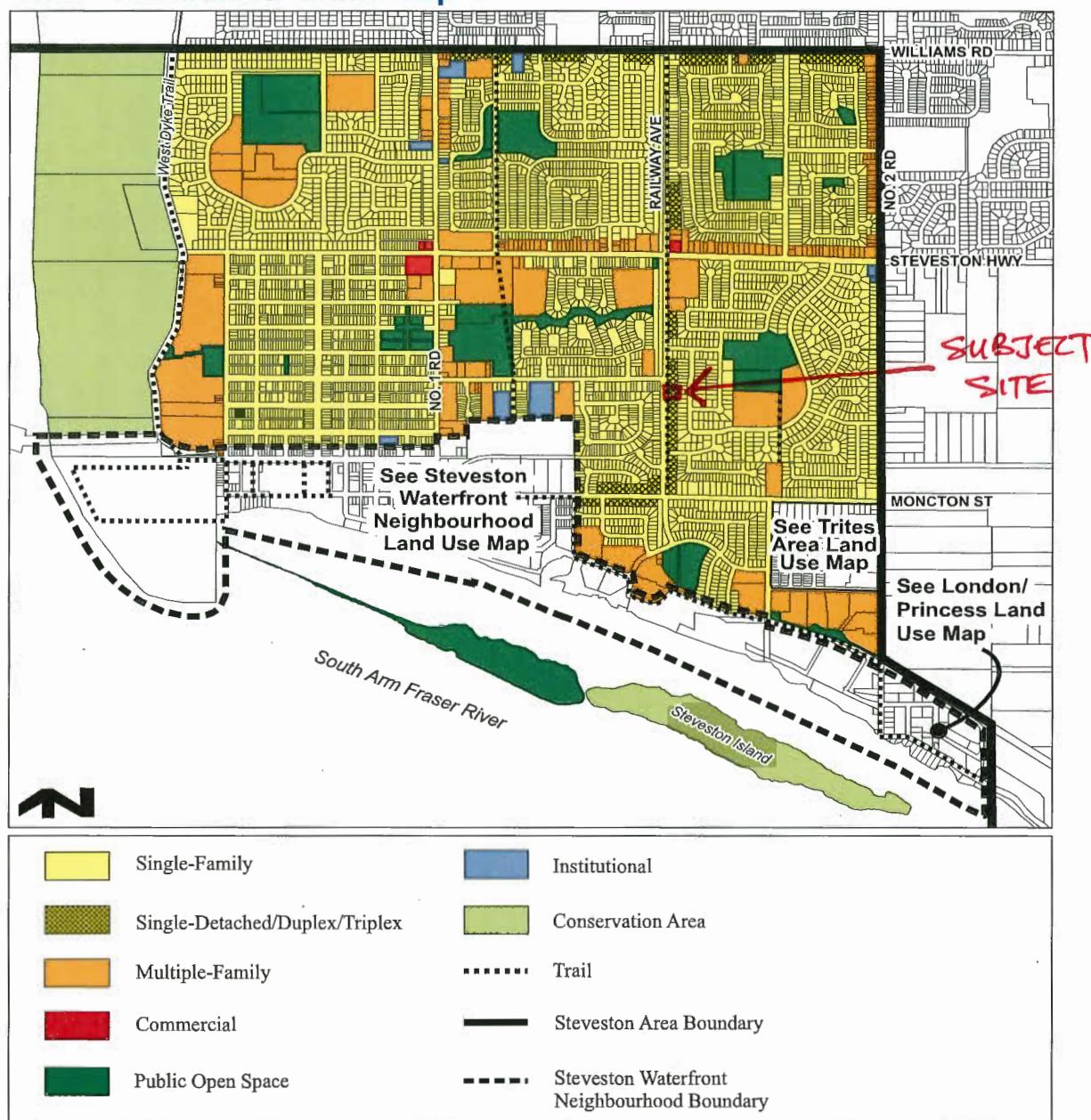
On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Density (Net Floor Area):	The lesser of 0.6 FAR or 334.5 m ² per lot	334.5 m ² per lot	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: 45% Non-porous Surfaces: 70% Landscaping: 20%	none
Lot Size:	Min. 464.5 m ²	696.8 m ²	none
Lot Dimensions (m):	Width: Min. 13.4 m Depth: Min. 30 m	Width: 18.28 m Depth: 38.10 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 7.62 m Rear - 2 nd floor: Min. 9.53 m Side: Min. 1.8 m	Front: 6 m Min. Rear - Ground: 7.62 m Rear - 2 nd floor: 9.53 m Side: 1.8 m	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys)	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none

On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Off-street Parking – Visitor (V):	None when fewer than 3 units sharing one driveway	0	none
Off-street Parking:	4	4	none
Tandem Parking Spaces:	Permitted	0	none

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

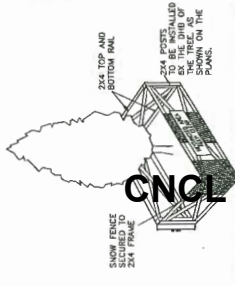
City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION BARRIER (TPB)
- TREE CANOPY AREA (TCA)
- REPLACEMENT TREE
- BC HYDRO CONNECTION
- SANITARY CONNECTION
- STORM WATER CONNECTION
- GAS CONNECTION
- WATER CONNECTION
- ABBREVIATIONS
- S = Shared tree C = City tree O = Off-site tree



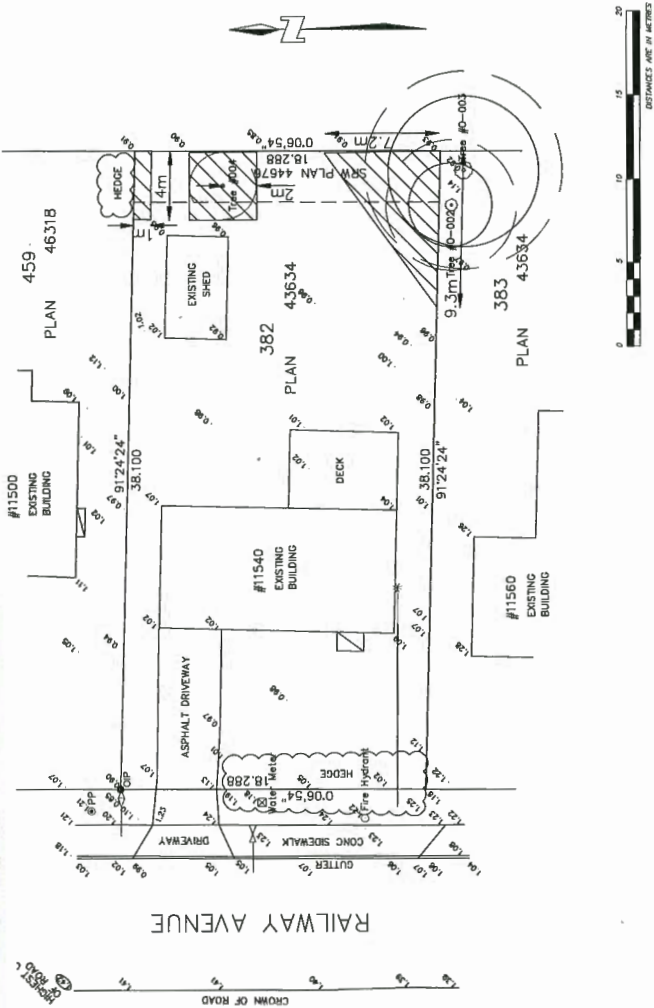
TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMMENDATIONS

- All replacement trees should conform to and meet BCLNABCSLA landscaping & ISA Standards.
- Replacement coniferous trees must be 3m in height and deciduous trees must be 5cm in diameter.
- Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
- Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like situation.
- Thinning mature heights greater than 5m should not be planned under overhead utility lines and within 3m of the power lines.
- Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
- Arborist supervision is required any time work is carried out within any tree protection barrier.
- Tree stumps are not to be removed by excavator and must be removed by stump grinding.
- Remove stumps with a stump grinder.

2.2. Tree Inventory Table:

Tag #	Surveyed	Location	Common & Botanical Name	DBH (cm)	Ht (m)	LCR (%)	Observations	Recommendations	Retention Suitability	Retain/Remove	Tree Protection Zone (m)
002	Yes	Off-site	Portuguese Laurel <i>Prunus laurifolia</i>	30+ 15+ 15	5	70	Neighboring specimen that forks at the base.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	3.9
003	Yes	Off-site	Maple Tree <i>Acer spp.</i>	30+ 30+ 30	12	75	Specimen forks at base into 3 stems with a narrow union with included bark. Foliage within canopy visually looks thin and chlorotic, a probable symptom of stress.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	5.9
004	No	On-site	Plum Tree <i>Prunus spp.</i>	10+ 10+ 10	3	75	Young specimen that visually looks to be in good health and condition. Top leaders have been removed recently.	Retain and protect throughout all development activities. Tree protection barrier dimensions are shown on the attached "Tree & Site Survey".	High	Retain	2



Suitable Replacement Trees	
Common Name	Botanical Name
Japanese Snowbell	<i>Styrax japonica</i>
Paperbark Maple	<i>Acer griseum</i>
Saware False Cypress	<i>Chamaecyparis pisifera</i>
Armstrong Maple	<i>Acer rubrum 'Armstrong'</i>
Paper Birch	<i>Betula papyrifera</i>
Pacific Dogwood	<i>Cornus nuttallii</i>

GOODE ARBORICULTURE CONSULTING

161 172nd Street, Surrey B.C.
7783174360
info@goodearboriculture.com



SITE ADDRESS: 11540 Railway Avenue, Richmond BC.
PROJECT #: 0255
DATE: August 13, 2018
ARBORIST: Stuart Goode
SCALE: See above
REVISION #:



April, 9th 2019

Reuben Zilberberg
EverNu Developments Inc.
604.773.3205 | reuben@evernu.ca

Edwin Lee
Planning and Development Division
City of Richmond

Dear Mr. Edwin Lee:

Re: Intent to Design Proposed Development at 11540 Railway Ave Richmond (RZ 18-819258) In Compliance with Step Code

The purpose of this letter is to confirm our intent to design the proposed development at 11540 Railway Ave such that it will meet the City of Richmond's energy efficiency requirements (known as Step Code), which is expected to be in place at the time of the Building Permit application.

Sincerely,

Reuben Zilberberg
President, EverNu Developments Inc.



Address: 11540 Railway Avenue

File No.: RZ 18-819258

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10030, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Registration of a legal agreement on Title to ensure that:
 - a) Vehicle access to the subject site is provided via a single driveway for the two units proposed.
 - b) The buildings and driveway on the proposed lot are designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto the site or Railway Avenue.
3. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$30,600) to the City's Affordable Housing Reserve Fund.
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
6. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) Water Works:
 - Using the OCP Model, there is 192 L/s of water available at a 20 psi residual at the Railway Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
 - The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - At Developer's cost, the City is to:
 - Install two new water service connections to serve the proposed development, complete with meters and meter boxes.
 - Cut and cap, at main, the existing water service connections serving the development site.
 - Relocate the existing fire hydrant to the south such that it is not located within the proposed driveway. The relocation of the fire hydrant increases the spacing between this fire hydrant and the one to the north to be above the maximum allowed spacing between hydrants according to City's design specifications. The developer shall coordinate with the fire department about whether or not a new fire hydrant is required.
 - b) Storm Sewer Works:
 - At Developer's cost, the City is to:
 - Cut and cap, at inspection chamber, the existing service connection at the northern property line of 11540 Railway Avenue. Retain inspection chamber STIC51180 serving 11500 Railway Ave.
 - Cut and cap, at inspection chamber, the southern-most service connection serving the development site and retain inspection chamber STIC51180 serving 11540 Railway Avenue.

Initial: _____

- Install a new storm service connection, complete with an inspection chamber.
- c) Sanitary Sewer Works:
 - The Developer is required to:
 - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
 - Ensure no encroachments of onsite works (proposed trees, buildings, non-removable fences, retaining walls, etc.) into existing sanitary right-of-way along north property line of subject site.
 - At Developer's cost, the City is to:
 - Cut and cap, at IC, the existing sanitary service connection and retain the inspection chamber SIC13590 serving 11560 Railway Ave.
 - Install a new sanitary service connection complete with an inspection chamber.
- d) Frontage Improvements:
 - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the property line. Construct a new 1.5 m wide grass boulevard with street trees between the new sidewalk and the east curb of Railway Ave. at the site frontage. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject development.
 - A cross section based on survey is required to confirm the existing width between the existing property line and the east curb of Railway Ave along the site frontage in order to confirm if road dedication is required.
 - All existing driveways along the Railway Ave to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described above.
 - Construct a new single driveway to the site. The new driveway is to be constructed to City design standards: 6.0 m wide at the property line with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard. The driveway width is to be kept at 6.0 m for a distance of 6.0 m from the back of the sidewalk to allow for two vehicles in opposite directions to pass. The driveway can be tapered at a 5:1 transition to a minimum width of 4.0 m.
 - Provide special stamped/tinted concrete treatments for the sidewalk across the new driveway to the site and green bike lane paint at the crossing to better highlight the driveway for cyclists and pedestrians.
 - Relocate/upgrade the existing streetlights along Railway Avenue as required by the proposed sidewalk/driveway and to meet lighting requirements. Consult Engineering on other utility requirements as part of the frontage works.
 - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - To relocate/underground the existing overhead poles and lines as required to prevent conflict with the proposed frontage works (i.e. sidewalk and boulevard).
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
- e) General Items:
 - The Developer is required to:
 - Provide, within the building permit application, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site (i.e. AC water main on Railway Avenue, and rear-yard sanitary main) and provide mitigation recommendations.

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

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

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

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$1,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10030 (RZ 18-819258)
11540 Railway Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)"**.

P.I.D. 003-468-569

Lot 382 Section 1 Block 3 North Range 7 West New Westminster District Plan 43634

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10030"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

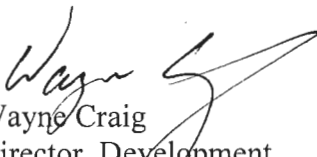
To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 10, 2019
File: 08-4100-01/2019-Vol 01




Re: Signage Improvements for Rezoning and Development Projects

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10004, respecting changes to rezoning signs, be introduced and given First Reading; and
2. That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005, respecting changes to Development Permit and Development Variance Permit signs and to add Temporary Use Permit signs, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:ss
Att. 2

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

Staff Report

Origin

At the April 17, 2018 Planning Committee meeting, the following referral motion was passed:

That staff look at improving signs for rezoning and development projects that will communicate the projects better, hopefully increase neighbourhood engagement and enhance upon the ways the City connects with citizens.

This report responds to the referral by providing information on the current signage requirements in the City of Richmond and other municipalities in the Metro Vancouver region and recommending a number of changes to existing standards. These changes are anticipated to improve communication on development projects and better engage local residents. A related report on development application notification requirements is being brought forward by the City Clerk's Office.

Findings of Fact

In accordance with provisions in the *Local Government Act*, the City of Richmond has established signage requirements for different development application types through the adoption of measures in the Zoning Bylaw 8500, and the Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273.

While there are currently no formal bylaw-based signage requirements for Official Community Plan (OCP) Amendment and Temporary Use Permit (TUP) applications, a consistent process is employed for these types of applications. Historically, signs have been required for Official Community Plan Amendment applications and signs for Temporary Use Permit applications have been considered on a case by case basis. This report includes recommendations to update this process with the introduction of bylaw requirements for signage across these categories. Heritage Alteration Permit (HAP) sign requirements will be addressed in a future staff report in conjunction with other amendments to the Heritage Procedures Bylaw.

It should be noted that the proposed changes to signage requirements outlined in this report are in addition to the statutorily prescribed notice requirements that the City would continue to satisfy as outlined in the *Local Government Act*.

Current Procedures for Signage

The current process for rezoning (including text amendments) and development applications begins with receipt of the application followed by an acknowledgement letter from City staff. The letter contains the required wording for the signage to be posted on the property. If a development site has multiple street frontages, signs will be posted on each road frontage. The applicant is required to install the sign or signs on the development site and maintain the signage throughout the application review process. Applicants are required to provide staff with verification that the signage has been installed.

The main purpose of the application sign is to inform members of the public that an application has been made. Contact information is included on the sign so that any interested party can access additional information and provide input into the process. Staff document any correspondence received (emails, letters) in reports to Council for the Planning Committee and the Development Permit Panel, respectively. The public also has the ability to delegate at Planning Committee, Council and the Public Hearing for rezoning, OCP Amendment and Temporary Use Permit applications or at the Development Permit Panel Meeting for Development Permits and Development Variance Permits.

Analysis

Current Signage Requirements

The current signage requirements for Rezoning (including Text Amendments), Development Permit, and Development Variance Permit applications require the following: the City's project file number, the project address, the present zone, the proposed new zone, a general description of the proposed development project, the applicant's name, the appropriate phone number of a City contact for further information, and a location map. The applicant is responsible for the cost and installation of the sign or signs on the site.

With these requirements, the signs provide basic information about the application. Due to the consistent use of background colors of red and blue, the signs are easily recognizable by the public as being associated with a development project. Including the City's contact information also allows people to provide input and ask questions about proposed developments.

Signage Requirement Research

In considering improvements to the development application signage, staff conducted an environmental scan of signage requirements in other municipalities in Metro Vancouver and compared them with the City's signage requirements and processes (Attachment 1). The results of the scan determined that:

- Most municipalities require applicants to produce the signs.
- A limited number of signs in Metro Vancouver municipalities include a Public Hearing date.
- Most signs include both the municipality and the applicant's contact information.
- Most signs are 4 ft. x 8 ft. in size.
- Some municipalities require a rendering of the proposed development, and all require a location map.
- All municipalities require a sign on each road frontage.
- The timeframe within which a sign has to be posted varies across the municipalities, but is typically at least 14 days prior to a Public Hearing or Council date.

Recommendations

Based on the review of signage procedures and requirements and internal discussion of the pros and cons of different approaches, staff have identified a few specific changes to improve the quality of development application signs in the City which would lead to better communication and engagement with citizens.

The proposed changes to development application signs include:

1) *Signs to include project milestones.* The sign template has been modified to include a section highlighting key project milestones for the application.

- All development application sign types to include the date the application was received.
- Rezoning (including Text Amendments), OCP Amendment and Development Permit application signs to include the ability to add details regarding a Public Information Meeting where applicable. This meeting type is employed for early input on large, complex and/or controversial projects.
- Rezoning (including Text Amendments) and OCP amendment application signs to include the date of the Public Hearing once assigned.
- Temporary Use Permit application signs to include the date of the Public Hearing.
- Development Permit and Development Variance Permit application signs to include the Development Permit Panel meeting date.

2) *Signs to include public input opportunities.* The proposed new template includes wording regarding opportunities for public input throughout the process as well as meetings that are open to public input:

- Information to residents about opportunities to provide input and when decisions will be made.
- Note: each sign will need to be updated by the applicant with the date, time and location of any upcoming meetings a minimum of 14 days prior to the meeting. Provision for this change is included in the new template. Staff have been in contact with a number of sign companies in Richmond to confirm that this process is achievable. This approach has been used elsewhere in the region. The applicant is to provide staff with verification of the updated sign once completed.

3) *Signs to include renderings, where appropriate.* Renderings are proposed to be required and included on Development Permit application signs as they address the form and character of planned developments. Renderings are coloured, perspective drawings of the proposed development in context. Staff will advise the applicant which rendering to include on the sign.

- Renderings add a visual element that may encourage people to read the signs and see what the proposed development may look like.

4) *Signs to include applicant contact information.*

- In addition to having a staff contact on the sign, the public would also have direct contact with the applicant for any questions regarding the development.

The City process for ensuring development application signage on sites will remain largely the same as the current process with the exception of confirming the update of pertinent meeting information on the signs. The information posted on signs will continue to be reviewed and approved by staff prior to being posted on-site. The proposed changes will result in both reinforcing the existing signage process and better highlighting the opportunities for public input on development applications.

The updated signage templates incorporating the above noted enhancements for Rezoning, Development Permit, and Development Variance Permit applications and formalized sign specifications for Temporary Use Permit and Official Community Plan (OCP) Amendment applications are included in Attachment 2.

It is worthwhile to note the proposed new signage will continue to feature a solid red (Rezoning, OCP amendment, Temporary Use Permit) or blue (Development Permit, Development Variance Permit) background as the current signs do which will ensure they are easily recognizable to community members.

Next Steps

In order to implement the above revisions, amendments to Richmond Zoning Bylaw 8500 and Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273 are required.

Staff propose concurrent adoption of the two amendment bylaws. Amendments to the Zoning Bylaw 8500 require a Public Hearing. Amendments to the Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273 do not. Staff propose holding final adoption of the Procedure Bylaw so both bylaws could be considered for adoption at the first Council Meeting following the Public Hearing.

It is worthwhile to note that the new signage templates will only apply to new applications following the adoption of the amending bylaws. Existing signage installed on development application sites prior to bylaw changes will be maintained.

Financial Impact

None.

Conclusion

This report responds to a Council referral to review development application signage to better communicate projects and increase citizen engagement. Staff recommend implementing the proposed signage changes to both formalize the existing process and make those improvements. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10004 and Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005 both be introduced and given First Reading.



Suzanne Smith
Program Coordinator, Development
(604-276-4138)

SS/NC:blg/rg

Attachments:

- Attachment 1: Summary Table of Signage Requirements in Other Municipalities
- Attachment 2: Updated Sign Specifications.

Jurisdiction	Type of Application*	Produced by City or Applicant		Public Hearing Date is Included	Contact Information Listed on Sign			Signage Size	Development Rendering is Included	One Sign is Posted on Each Frontage	Location Map is Included	When Sign is Posted
		City	Applicant		City	Applicant	Both					
Richmond (current)	DP, DVP, RZ		•		•			•		•	•	Within 3 weeks of receiving acknowledgement letter
Richmond (proposed)	DP, DVP, HAP, OCP amendment, RZ, TUP		•	•			•	•	•	•	•	Within 3 weeks of receiving acknowledgement letter. It is updated with Public Hearing date a minimum of 14 days before Public Hearing
Burnaby	RZ		•	•			•	•		•	•	10 days before Public Hearing
Coquitlam	LUC discharge, OCP amendment, RZ		•			•		•	•	•	•	No later than 2 weeks before scheduled Council Date.
Delta	DP, DVP, HAP, LUC and OCP amendments, RZ, SD, TUP		•				•	4x6 ft		•	•	Not more than 10 days after submitting an application
City of Langley	RZ	• Approx. \$600		•			•	•		•	•	Prior to Public Hearing. After 2 nd reading of zoning amendment
Township of Langley	LUC discharge or amendment of HRA that includes land use change, RZ		•				•	•		•	•	At least 14 days prior to proceeding to a Public Hearing
New Westminster	RZ		•		•			•	•	•	•	At least 14 days prior to Advisory Planning Commission meeting date
North Vancouver	DP, LUC amendment and discharge, RZ, SD, TUP		•				•	•	•	•	•	Maximum of 20 days following submission of application
Surrey	DP, LUC amendment and discharge, NCP amendment, OCP amendment of RZ, SD, TUP		•				•	•		•	•	At least 2 weeks prior to application being forwarded to Council
Vancouver	DP, RZ		•	•			•	•	•	•	•	No later than 14 days prior to a City-hosted rezoning open house for the project

*Acronyms of Application Types

DP: Development Permit

NCP: Neighbourhood Concept Plan

DVP: Development Variance Permit

OCP: Official Community Plan

HAP: Heritage Alteration Permit

RZ: Rezoning

HRA: Heritage Revitalization Agreements

SD: Subdivision

LUC: Land Use Contract

TUP: Temporary Use Permit

regular
100pt

6. The map will show the project location, adjoining roads and properties, address and north arrow.

OFFICIAL COMMUNITY PLAN AMENDMENT
Application No. <number>

Address

<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

Applicant: <Name of applicant>

Contact: <Phone number of applicant>

For more information please contact:
Planning and Development Department
Richmond City Hall, 6911 No. 3 Road
604-276-4395 | DevApps@richmond.ca

SPECIFICATION

7. Red background (Warm Red) with white Helvetica Medium lettering.
8. Site map will have white background with red lines.
9. The map will show the project location, adjoining roads and properties, address and north arrow.

Arial Bold
All Caps
250pt

Arial Bold
200pt

10pt rule

Arial Bold
200pt

Arial Regular
130pt

CNCL - 484

Arial Bold
130pt

Arial Bold
100pt
Arial Regular
100pt

TEMPORARY USE PERMIT APPLICATION
Application No. <number>

Address
<Name of applicant> has applied to the City of
Richmond for permission to <outline description of
project>

Applicant: <Name of applicant>
Contact: <Phone number of applicant>

For more information please contact:
Planning and Development Department
Richmond City Hall, 6911 No. 3 Road
604-276-4395 | DevApps@richmond.ca

**Subject
Property
Map**

PUBLIC INPUT:
Input on the application may be received
throughout the process up to and
including the Public Hearing.

PROJECT MILESTONES
Application Received:
Date _____
Staff Review
Public Hearing
TBD or Date, Time
Location

Circle
diameters:
70mm
Arial Bold
80pt
Arial Regular
80pt

1200mm
100mm
750mm
50mm
200mm
100mm

100mm
1125mm
50mm
500mm
525mm
100mm
2450mm

SPECIFICATION

1. Red background (Warm Red) with white Helvetica Medium lettering.
2. Site map will have white background with red lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

DEVELOPMENT PERMIT APPLICATION

Application No. <number>

Application No. <number>

Address

<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

Applicant: <Name of applicant>
Contact: <Phone number of applicant>

For more information please contact:
Planning and Development Department
Richmond City Hall, 6911 No. 3 Road
604-276-4395 | DevApps@richmond.ca

Rendering

Subject Property Map

PUBLIC INPUT:

Input on the application may be received throughout the process up to and including the Development Permit Panel.

PROJECT MILESTONES

Application Received:
Date

Staff Review

Public Information Meeting*

TBD or Date, Time
Location

Development Permit Panel

TBD or Date, Time
Location

Arial Bold
All Caps
100pt

Arial Regular
80pt

Circle
diameters:
70mm

Arial Bold
80pt

Arial Regular
80pt

Anial Bold
All Caps
250pt

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200pt

10pt rule

Arial Bold
200pt

Arial Regular
130pt

Arial Bold
130pt

Arial Bold
100pt

Arial Regular
100pt

***Public Information Meeting details to be included only as applicable.**

SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

Arial Bold
All Caps
250pt

Arial Bold
200pt

10pt rule

Arial Bold
200pt

Arial Regular
130pt

CNCL - 486

Arial Bold
130pt

Arial Bold
100pt
Arial Regular
100pt

DEVELOPMENT VARIANCE PERMIT APPLICATION
Application No. <number>

Address
<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

Applicant: <Name of applicant>
Contact: <Phone number of applicant>

For more information please contact:
Planning and Development Department
Richmond City Hall, 6911 No. 3 Road
604-276-4395 | DevApps@richmond.ca

Subject Property Map

PUBLIC INPUT:
Input on the application may be received throughout the process up to and including the Public Hearing.

PROJECT MILESTONES
Application Received: _____
Staff Review _____
Development Permit Panel
TBD or Date, Time _____
Location _____

Circle diameters:
70mm
Arial Bold 80pt
Arial Regular 80pt

1200mm
100mm
750mm
50mm
200mm
100mm

100mm
1125mm
50mm
500mm
525mm
100mm
2450mm

SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10004 (Signage Improvements)**

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 deleting Section 2.4 [Notification Signs] in its entirety and replacing it with the following, in numerical order:
 - 2.4.1 The applicant for rezoning or Official Community Plan amendment shall post a notification sign(s) on the **site** which must be maintained and continue to be erected a minimum of 14 days prior to and up to the date of the Public Hearing on the application.
 - 2.4.2 All required notification signs for rezoning applications must comply with the specifications shown in Section 2.4.8, and for Official Community Plan amendment applications with the specifications shown in Section 2.4.9.
 - 2.4.3 The sign must indicate the present **zone**, the proposed **zone**, a general description of the **uses** which could be developed under the proposed **zone**, the **City's** project file number, and the appropriate phone number for the applicant and a **City** contact for further information.
 - 2.4.4 When the **City** advises the applicant that the sign required is deficient, all corrections and modifications to such signage must be completed as soon as possible and approved by the Director of Development not less than 14 days prior to the Public Hearing.
 - 2.4.5 In every case, a sign shall be located on the **site** near the **front lot line**. A sign must be placed so as to be clearly visible from the fronting **road** but must not be located so as to interfere with pedestrian or vehicular traffic or obstruct visibility from **roads, lanes** or driveways.
 - 2.4.6 Where the **site** also **abuts** a separate unconnected improved public **road**, a second sign shall be located **adjacent** to the second **road** as determined by the Director of Development or the Director's designate.
 - 2.4.7 A notification sign must be capable of withstanding weather, and be installed and maintained in a sound professional manner. A notification sign shall remain in place until **Council's** final decision or the rezoning is abandoned. All signs shall be removed within 21 days of the completion of **Council's** final decision or if the rezoning or Official Community Plan amendment application is abandoned.

2.4.8 Rezoning Sign

The sign is a rectangular board with a red background and white text. It is divided into several sections for applicant information, a map, project milestones, and public input details. Dimensions are provided for the overall sign and individual sections.

REZONING APPLICATION
Application No. <number>

Address
<Name of applicant> has applied to the City of Richmond for permission to <outline description of project>

Applicant: <Name of applicant>
Contact: <Phone number of applicant>

For more information please contact:
Planning and Development Department
Richmond City Hall, 6911 No. 3 Road
604-276-4395 | DevApps@richmond.ca

Subject Property Map

PUBLIC INPUT:
Input on the application may be received throughout the process up to and including the Public Hearing

PROJECT MILESTONES
Application Received: _____
Date: _____
Staff Review: _____
Public Hearing: _____

Public Information Meeting*
TBD or Date, Time
Location

Public Hearing
TBD or Date, Time
Location

Dimensions: 100mm, 1125mm, 50mm, 500mm, 525mm, 100mm, 2450mm, 1200mm, 750mm, 50mm, 200mm, 100mm.

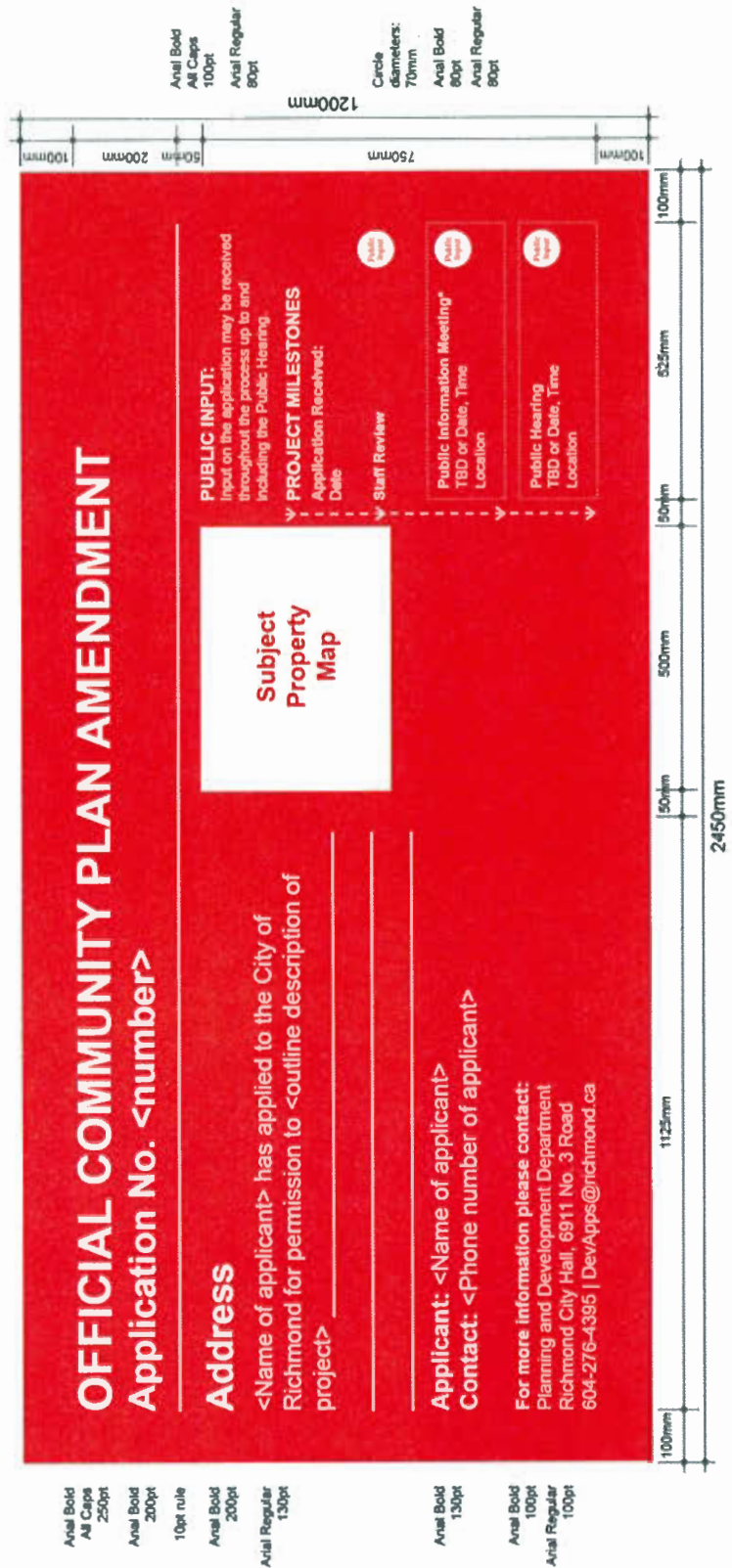
Font specifications:
Arial Bold All Caps 250pt
Arial Bold 200pt
10pt rule
Arial Bold 200pt
Arial Regular 130pt
Arial Bold 130pt
Arial Bold 100pt
Arial Regular 100pt
Circle diameters: 70mm
Arial Bold 80pt
Arial Regular 80pt

*Public Information Meeting details to be included only as applicable.

SPECIFICATION

4. Red background (Warm Red) with white Helvetica Medium lettering.
5. Site map will have white background with red lines.
6. The map will show the project location, adjoining roads and properties, address and north arrow.

2.4.9 Official Community Plan Amendment Sign



SPECIFICATION

7. Red background (Warm Red) with white Helvetica Medium lettering.
8. Site map will have white background with red lines.
9. The map will show the project location, adjoining roads and properties, address and north arrow.

2.4.10 Notwithstanding Section 2.4.1, a notification sign is not required for City-initiated rezoning or text amendments.

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10004”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Development Permit, Development Variance Permit and Temporary
Commercial and Industrial Use Permit Procedure Bylaw No. 7273
Amendment Bylaw 10005 (Signage Improvements)**

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

1. Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting Section 1.2 [Sign Posting Requirements – Development Permits and Development Variance Permits] in its entirety and replacing it with the following, in numerical order:

1.2 Sign Posting Requirements – Development Permits, Development Variance Permits, and Temporary Use Permits

- 1.2.1 After having complied with the requirements of the applicable provisions of section 1.1, an **applicant** for a **Development Permit**, a **Development Variance Permit**, or a **Temporary Use Permit** must:
 - (a) post a clearly visible sign on the subject site indicating the intent of the **Development Permit**, **Development Variance Permit**, or **Temporary Use Permit**, whichever is applicable, within three weeks of being notified of the sign requirements by the **Manager of Development Applications**;
 - (b) send a digital copy of the sign to the **Manager of Development Applications** for review and approval prior to posting on site;
 - (c) inform the **Manager of Development Applications** when such sign has been posted, before the **Development Permit** application, **Development Variance Permit** application, or **Temporary Use Permit** application, whichever is applicable, will be presented to the Development Permit Panel; and
 - (d) update the sign when informed of the meeting dates that involve public input as soon as possible, and notify the **Manager of Development Applications** for approval when such updates have been made prior to the Development Permit Panel.

- 1.2.2 The sign required under the provisions of clauses (a) and (b) of subsection 1.2.1:
 - (a) must comply with the specifications shown on Schedule A, Schedule B, or Schedule C, whichever is applicable, all of which are attached and form a part of this bylaw; and
 - (b) does not apply to **Development Permit** applications for a **granny flat** or a **coach house**.
 2. Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting Schedule A and Schedule B in their entirety and replacing it with the following, in alphabetical order:

SCHEDULE A to BYLAW NO. 7273[illegible]

SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties.

*Public Information Meeting details to be included only as applicable.

SCHEDULE B to BYLAW NO. 7273


<p>Arial Bold All Caps 250pt</p> <p>Arial Bold 200pt</p> <p>10pt rule</p> <p>Arial Bold 200pt</p> <p>Arial Regular 130pt</p>	<h1>DEVELOPMENT VARIANCE PERMIT APPLICATION</h1> <h2>Application No. <number></h2> <hr/> <h3>Address</h3> <p><Name of applicant> has applied to the City of Richmond for permission to <outline description of project></p> <hr/> <p>Applicant: <Name of applicant> Contact: <Phone number of applicant></p> <p>For more information please contact: Planning and Development Department Richmond City Hall, 6911 No. 3 Road 604-276-4395 DevApps@richmond.ca</p>	<p>Arial Bold 130pt</p> <p>Arial Bold 100pt</p> <p>Arial Regular 100pt</p>
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<p>Arial Bold All Caps 100pt</p> <p>Arial Regular 80pt</p>	<div style="background-color: #f0f0f0; padding: 10px; margin-bottom: 10px;"> <p>Subject Property Map</p> </div> <div style="border-top: 1px dashed black; padding-top: 10px;"> <p>PUBLIC INPUT: Input on the application may be received throughout the process up to and including the Public Hearing</p> <p>PROJECT MILESTONES Application Received: Date _____ Staff Review _____</p> <div style="border: 1px solid blue; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> <p>Development Permit Panel TBD or Date, Time _____ Location _____</p> </div> </div>	<p>Arial Bold All Caps 100pt</p> <p>Arial Regular 80pt</p>
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SPECIFICATION

1. Blue background (Reflex Blue) with white Helvetica Medium lettering.
2. Site map will have white background with blue lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

SCHEDULE C to BYLAW NO. 7273

<p>TEMPORARY USE PERMIT APPLICATION</p> <p>Application No. <number></p> <hr/> <p>Address</p> <p><Name of applicant> has applied to the City of Richmond for permission to <outline description of project> _____ _____ _____</p> <p>Applicant: <Name of applicant> Contact: <Phone number of applicant> _____</p> <p>For more information please contact: Planning and Development Department Richmond City Hall, 6911 No. 3 Road 604-276-4395 DevApps@richmond.ca</p>	 <p>PUBLIC INPUT: Input on the application may be received throughout the process up to and including the Public Hearing</p> <p>PROJECT MILESTONES Application Received: _____ Date _____ Staff Review _____ Public Hearing TBD or Date, Time Location _____</p>
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SPECIFICATION

1. Red background (Warm Red) with white Helvetica Medium lettering.
2. Site map will have white background with red lines.
3. The map will show the project location, adjoining roads and properties, address and north arrow.

5. This Bylaw may be cited as **“Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 10005”**.


FIRST READING


PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND APPROVED by 

_____	APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: David Weber
Director, City Clerk's Office

Date: April 2, 2019
File: 01-0105-06-01/2018

Re: Development Notification Requirements and Service Levels

Staff Recommendation

1. That the proposed updates to the format of the Public Hearing, Development Permit Panel and Board of Variance meeting notices and mailed notices, as outlined in the staff report dated April 2, 2019 from the Director, City Clerk's Office, be endorsed;
2. That the opportunity to subscribe to email notifications for development notices be provided to members of the public as an enhanced level of service;
3. That staff bring forward the appropriate bylaw amendments and/or Council policies to implement and to recover costs for an expanded level of service in relation to development notices in accordance with Option 3, as outlined in the staff report dated April 2, 2019; and
4. That Richmond Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031, to make various housekeeping amendments, be introduced and given first, second and third reading.

David Weber
Director, City Clerk's Office
(604-276-4098)

Att.: 2

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

Staff Report

Origin

This report responds to a referral made at the March 17, 2015 Planning Committee meeting:

That staff examine the variety of notification requirements for City applications with the objective of developing consistent notification area requirements and report back.

And is presented in conjunction with a report in response to the April 17, 2018 Planning Committee referral:

That staff look at improving signs for rezoning and development projects that will communicate the projects better, hopefully increase neighbourhood engagement and enhance upon the ways the City connects with citizens.

This report provides a summary of key findings from a review of Richmond's current development notification requirements and procedures.

Background

Current Notification Requirements

Municipalities in BC have a statutory obligation under the *Local Government Act* to notify property owners and area residents regarding land use applications that are to be considered at a Public Hearing and regarding Development Permits that are to be considered for approval. Forms of notification, including newspaper advertisements and mailed, are regulated by the *Local Government Act* in conjunction with City bylaws. While on-site signage is another important form of regulated public notification, the topic of development notification signage will be discussed in a separate report to Council.

Specifically, notification requirements are found in:

- The *Local Government Act*;
- The *Richmond Zoning Bylaw No. 8500*;
- The *Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273*; and
- The *Board of Variance Bylaw No. 9259*.

Together, these provide the framework for the bulk of the statutorily-required notifications that are routinely provided for Public Hearings and meetings of the Development Permit Panel. In terms of the scope of this required notification, approximately 44 newspaper advertisements are published in a given year for Public Hearings and DPP meetings and approximately 35,000 individual notices were mailed in 2018 to property owners and area residents living near proposed developments, which is typical in terms of numbers of notices annually.

The general notification requirements provided by statute and in City bylaws are outlined below.

For newspaper ads, the content of the advertisement must include:

- the date, time and place of the meeting,
- in general terms, the purpose of the bylaw or permit application,
- the lands that are the subject of the application, and
- the place where and the times and dates when copies of the proposed bylaw, permit, and related materials may be inspected.

In terms of publication, Public Hearing ads must be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 and not more than 10 days before the date of the meeting. Ads for meetings of the Development Permit Panel appear once in the newspaper during the week prior to the date of the meeting.

For mailed notices, the content of the notices must include:

- the date, time and place of the meeting,
- in general terms, the purpose of the bylaw or permit application,
- the lands that are the subject of the application, including a sketch that shows the subject area and shows the names of adjoining roads, and
- the place where and the times and dates when copies of the proposed bylaw, permit, and related materials may be inspected.

Mailed notices for Public Hearings and meetings of the Development Permit Panel must be mailed or otherwise delivered at least 10 days prior to the meeting to owners and occupiers of property located 50 metres from the subject property. For clarity, if any portion of a property, no matter how small, falls within the 50 metre radius, notices will be sent to the owners and occupiers of that property, including individual owners within strata properties.

The above requirements apply to the vast majority of statutory notices and advertisements, although a few exceptions occasionally apply. For example, mailed notices are not required for zoning text amendments if they do not relate to a specific subject property; Single Family “702” Lot Size Policies have slightly different requirements if they are to be amended at a Public Hearing; and bylaws that apply to more than 10 properties owned by more than 10 owners do not require mailed notices (although all are required to be included in the newspaper advertisements). In addition, the 50 metre mail out radius can be expanded on a discretionary basis as directed by City Council for any given application.

Analysis

Staff conducted a review of the City’s current notification requirements for development applications which also included a scan of notification practices for selected comparator municipalities in Metro Vancouver, namely Vancouver, Delta, New Westminster, Burnaby, Surrey and Coquitlam.

While the review revealed a great deal of consistency among local municipalities with respect to notification requirements, certain practices stood out and were further explored as to their potential application in Richmond. These include:

- Updated format for newspaper advertisement meeting notifications;
- Use of a “post card” format for mailed notifications;
- Better use of the City website to provide public access to development-related notices;

- Larger radius for mailed meeting notifications to area property owners and residents; and
- Early notification of development applications to area property owners and residents.

Updated Format for Newspaper Advertisement Meeting Notifications

While the municipal scan revealed general consistency of content across the municipalities that were surveyed (largely reflecting statutory requirements), the advertisements that stood out as particularly effective tended to make use of clearly legible location maps, easily identified addresses of subject properties, use of clear language to describe proposed bylaws and common graphic icons directing people where to find additional information.

The review has provided an opportunity to consider changes to the overall graphic format of the City's advertisements while at the same time ensuring full compliance with statutory requirements. While the current advertisement format has been in use for many years, staff acknowledge that the language used may not be as user-friendly in terms of communicating in an everyday manner. A new newspaper template is recommended that uses simplified language and provides more accessible and understandable content. City contact information and how to participate in the hearing can also be more succinctly and clearly presented. Staff estimates that there would be no additional cost in implementing a new advertisement template which is included as Attachment 1.

Updated Format for Mail Notifications to Area Property Owners and Residents

The review identified a general trend toward more user-friendly formats for mailed notifications such as larger sized (8.5" x 5.5') post card style notices. Staff in the comparator municipalities that use the post card format commented that this approach has been generally well received by the public, reduces paper usage and results in less return mail compared to the use of more formal form letters in sealed envelopes. Richmond's current format, a form letter in an addressed brown envelope, has been in use for many years and continues to be a more labour intensive process whereas the post card format has been generally more labour efficient in terms of production and mailing.

In terms of content, while this is largely dictated by statutory requirements, simplified language and a clearer presentation style would also be employed on the mailed notifications. Recognizing the increasing diversity of languages spoken by local residents, the inclusion of a standard additional statement in multiple languages which simply highlights the importance of the notice and suggests that the recipient have the notice translated is recommended. Such statements have been used extensively on election notices and election advertising for many years in the interests of benefiting Richmond residents whose first language may not be English. Staff recommend that such statements in other languages be included in future on mailed development notifications. The proposed notification card is included as Attachment 2.

Using the City Website and the Email Notification Tool to Provide Access to Development Notices

The review identified a varied approach to using City websites to provide a means to publish and make notices available to the public. While website publication would not be a legally recognized substitute for the statutorily-required newspaper advertising or the mailed notices that

are required under the *Local Government Act*, it is possible and feasible to offer email notifications or subscriptions as an additional option to members of the public to be alerted to development applications in the City or in their neighbourhood.

The email notifications tool is already available on the City website. This feature allows members of the public to voluntarily subscribe to receive an email to alert them when new information is posted on a specific page on the website. Staff propose to establish separate subscriptions based on the 12 official Planning Areas (for example, Steveston, Seafair, City Centre, Sea Island, etc.) which would allow individuals to subscribe to the notices page for one or more, or even all, Planning Areas. Once alerted by receiving the email, subscribers can follow the links to the relevant webpage where the individual notices can be found. Subscriptions are presently offered on a wide variety of website pages relating to topics such as recreation opportunities, news releases, tax notices, and career opportunities. Members of the public can subscribe or unsubscribe at any time. The option to subscribe to development-related email notifications will be publicized and promoted through the usual channels.

Meeting Notification Radius

The *Local Government Act* does not specify a radius for public hearing or development permit panel meeting mailed notices but leaves it to each municipality to establish a notification area by bylaw. Richmond and Burnaby use 50 metres and 30 meters respectively while Delta, Coquitlam, New Westminster and Surrey each use 100 meters from the subject property. Vancouver uses a two block radius from the subject property.

A change to the notification radius for development applications would require amendments to the following bylaws:

- Zoning Bylaw No. 8500,
- Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedures Bylaw No. 7273, and
- Board of Variance Bylaw No. 9259

Early Notification of Development Applications to Area Property Owners and Residents

While there are no statutory requirements for municipalities in BC to provide early notification of applications to area residents and property owners, the Cities of Delta, New Westminster, Surrey and Vancouver have adopted procedures for early notification by mail of applications at the start of the approvals process, well in advance of a Public Hearing or Development Permit Panel meeting. Of the cities surveyed, Richmond, Burnaby and Coquitlam have not adopted similar procedures.

The format of early notification varies but typically includes mailed correspondence or a notice that describes the proposal in general terms and includes City contact information. Staff propose that a post-card style format be used if the early notice is endorsed by Council. Early notification to area residents was generally seen as positive by staff in the cities that have adopted such procedures, providing residents and property owners with an early opportunity to become aware of a proposed development or land use change, to get information, and to provide early input before the application advances into the final stages.

The introduction of an early notification procedure for development applications could be implemented by way of a new Council policy.

Table 1: Comparison - Early Notification for Applications and Public Hearing / DPP Meeting Notification Radius

City	Early Notification	Notification Radius
Burnaby	No	30 meters
Coquitlam	No	100 meters
Delta	Yes	100 meters
New Westminster	Yes	100 meters
Richmond	No	50 meters
Surrey	Yes	100 meters
Vancouver	Yes	2 block radius

Staff are generally supportive of both an increased notification radius and early notifications as both would result in increased numbers of area residents being directly notified of development applications in the neighbourhood and increased opportunities for public input throughout the process. Since an expansion of the meeting notification radius and the implementation of an early notification procedure both involve ongoing operational budget impacts, options for implementation and financial information are provided below.

Option 1 – Expand the meeting notification radius from 50 metres to 100 metres

This option would see approximately double the number of meeting notices mailed out to area property owners and residents advising of upcoming public hearing, development permit panel meetings and meetings of the Board of Variance within 100 metres of subject properties. This option does not include an additional early notice. Bylaw amendments would be required. Increased annual costs for postage and supplies, based on past statistics and figures, would be approximately \$40,000, although exact costs will depend on development activity.

Option 2 – Add an additional early notice for development applications within a 50 metre radius from the subject property (and meeting notification radius remains at 50 metres)

This option would see early notices mailed to area property owners and residents within 50 metres of a subject property. Meeting notices would remain at 50 metres, but overall, twice as many notices would be issued. Bylaw amendments would not be required, however, a new Council policy is recommended to authorize the early notice process. Increased annual costs for postage and supplies, based on past statistics and figures, would be approximately \$40,000, although exact costs will depend on development activity.

Option 3 – Expand the meeting notification radius from 50 metres to 100 metres AND add an additional early notice for development applications within a 100 metre radius from the subject property (Recommended)

This option would see the meeting notification radius expanded to 100 metres and would add additional early notices mailed within the same 100 metre notification area. This option would effectively quadruple the number of notices that are currently mailed since the number of recipients is approximately doubled and each recipient would receive an early notice and a later meeting notice. Bylaw amendments and a new Council policy would be required to authorize the new process. Increased annual costs for postage and supplies, based on past statistics and figures, would be approximately \$120,000, although exact costs will depend on development activity.

Housekeeping Changes to the Development Permit Procedure Bylaw

During the review of the various notification requirements, a number of outdated sections were identified in the *Development Permit Procedure Bylaw*. A house-keeping amendment is recommended to update position titles and department names, to correct legislative references, to align the description of the composition of the Development Permit Panel with current corporate norms in the Development Permit Procedure Bylaw (Attachment 3).

Next Steps

If Council endorses the email notification process and the formatting updates to the advertisements and mailed notices, these could be implemented within approximately 2 months.

The housekeeping change to the Development Permit Procedure Bylaw could proceed forthwith and an appropriate amending bylaw accompanies this report.

If Council chooses to proceed with one of the options for an expanded notification area and/or an early notification process, staff will bring forward the appropriate amending bylaws for Council consideration within approximately 2 months.

Financial Impact

Costs associated with an expanded notification process would be covered through development as a direct charge to the developer. Because there can be a significant difference between the number of notices issued for one development application as compared to another application, due to the location and the size of the subject property, the most equitable approach would be to determine and charge back as a billable charge to the applicant the actual notification costs on an individual, per application basis. This approach would ensure that applicants are treated fairly by only covering costs associated to their own applications and would also ensure that any increased ongoing costs would not be added to property taxes.

Conclusion

A best practices review of the City's development notification process has highlighted areas for improvement. In addition to refreshing the format and language of notices for clarity and user-friendliness, staff are also proposing the implementation of an email notification option which would provide individuals with the ability to receive development notice information electronically.

April 2, 2019

- 8 -

The review also revealed that municipalities in the comparator group are not only generally using a larger notification area for development notices, but some are also providing additional early notices which are helpful in terms of engaging neighbourhoods and identifying issues earlier in the process. Several options are outlined that would align Richmond's practice with those in neighbouring municipalities.

At Council's direction, staff would bring forward the appropriate bylaws and policies to implement changes to the notification process and would, over the next two months, implement the various administrative changes described herein.

A handwritten signature in black ink, reading "David Weber". The signature is fluid and cursive, with the first name "David" and last name "Weber" clearly distinguishable.

David Weber
Director, City Clerk's Office
(604-276-4098)

Att. 1: Proposed Development Notification Newspaper Advertisement
Att. 2: Proposed Mailed Development Notices (Post-Card Style)



City of
Richmond

Notice of Public Hearing

Monday, October 16, 20XX—7:00 pm
Council Chambers, 1st Floor, Richmond City Hall

Council of the City of Richmond will hold a Public Hearing on the following items:

1. 1234 Ash Street

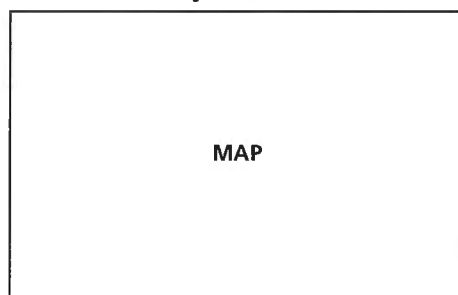
Zoning Bylaw 8500, Amendment Bylaw 9702
(Application RZ 16-732500)

Applicant: Joe Public Development

Purpose: To permit subdivision into two (2) single family lots, with vehicle access to the western lot from Ash Street and to the eastern lot from an extension of Armstrong Street; and
To rezone the subject property from "Single Detached (RS1/F)" to "Single Detached (RS2/E)" (western portion) and "Single Detached (ZS14) – South McLennan (City Centre)" (eastern portion).

City Contact: Steven De Sousa 604-204-8529

Bylaw 9702



MAP

2. 7890 Shuswap Avenue

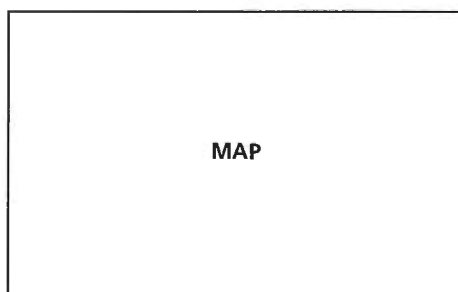
Zoning Bylaw 8500, Amendment Bylaw 9727
(Application RZ 16-738465)

Applicant: Joe Public Development

Purpose: To permit subdivision to create two (2) single family lots, each with a principal dwelling and accessory coach house above a detached garage, with vehicle access from the rear lane. To rezone the subject property from "Single Detached (RS1/E)" to "Coach House (RCH1)".

City Contact: Jordan Rockerbie 604-276-4902

Bylaw 9727



MAP

3. 4567/4568 Williams Road

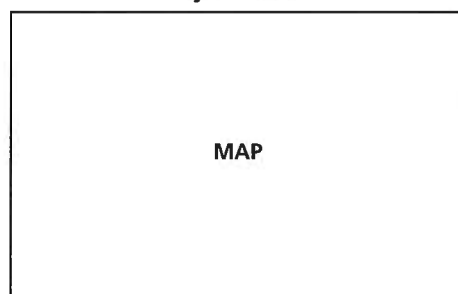
Zoning Bylaw 8500, Amendment Bylaw 9740
(Application RZ 16-703334)

Applicant: Joe Public Development

Purpose: To permit development of seven (7) townhouses with driveway access from the adjacent property at 9451 Williams Road; and
To rezone the subject properties from "Single Detached (RS1/E)" to "Medium Density Townhouse (RTM2)".

City Contact: Steven De Sousa 604-204-8529

Bylaw 9740



MAP

4. 9876/9875 Williams Road

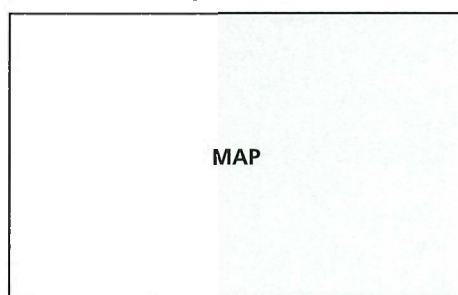
Zoning Bylaw 8500, Amendment Bylaw 9749
(Application RZ 15-716773)

Applicant: Joe Public Development

Purpose: To permit development of twelve (12) townhouses with vehicle access from 9211 No. 2 Road; and
To rezone the subject property from "Single Detached (RS1/E)" and "Two Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)".

City Contact: Edwin Lee 604-276-4121

Bylaw 9749



MAP

Public Input Opportunity

The Public Hearing is open to the public.

If you believe that you are affected by a proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may also send written comments to the City Clerk's Office by 4:00 pm on the date of the Public Hearing in one of the following ways:

✉ **Email:** using the online form at www.richmond.ca/cityhall/council/hearings/about.htm

✉ **Standard Mail or In Person:** 6911 No. 3 Road, Richmond, BC V6Y 2C1

✉ **Fax:** 604-278-5139

All submissions will become part of the public record for this Public Hearing.

Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

How can you get more information?

☎ **By Phone:** Please call the City Contact for each item.

🌐 **Online:** Public Hearing agenda, including staff reports and proposed bylaws, are available at www.richmond.ca/cityhall/council/aagendas/hearings/20XX.htm

📍 **At City Hall:** Copies of bylaws, supporting staff reports and material may be inspected between October 6, 20XX and October 16, 20XX between 8:15 and 5:00 pm, Monday through Friday, except statutory holidays.

SAMPLE

Notice of Public Hearing



City of
Richmond

SAMPLE - Front of Post Card

12345/12346 No. 1 Road

Richmond City Council will hold a Public Hearing on:
Monday, November 20, 20XX at 7:00pm
Richmond City Hall, 6911 No. 3 Road
Council Chambers, First Floor

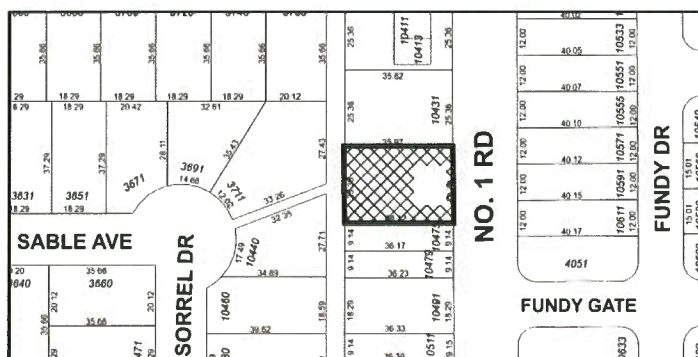
Richmond Zoning Bylaw 8500, Amendment Bylaw 9753
(RZ 18-123456)

Purpose: To permit the property to be subdivided into
**two single family residences, each with a coach
house, with vehicle access from the rear lane; and**

To rezone the subject property from "Single Detached
(RS1/E)" to "Coach Houses (RCH1)",

Applicant: Joe Public Development

City Contact: Steven De Sousa 604-204-8529



www.richmond.ca



SAMPLE - Back of Post Card

Notice of Public Hearing

For More Information...

The proposed bylaw, supporting staff reports and material may be inspected commencing November 10, 20XX and ending November 20, 20XX between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays; on line at www.richmond.ca/Cityhall/council/agendas/hearings/2017.htm or by phoning the City contact.

Public Input Opportunity

Any person who believes that they are affected by the proposed bylaw may make a presentation at the Public Hearing and/or by written submission to the **City Clerk's Office** by 4:00 p.m. on the date of the Public Hearing via: **Email:** Using the online form at www.richmond.ca/cityhall/council/hearings/about.htm; **Regular Mail or In Person:** 6911 No. 3 Road, Richmond, BC V6Y 2C1; or **Fax:** 604-278-5139, Attention: City Clerk.

All submissions will become part of the public record for this Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

Important Information – Please have this translated.
Information Importante: Traduisez s'il vous plait.

這是重要的通告, 希請人譯讀。

ਦੇਵ ਸਿੰਘ ਸੂਰਜੀ ਮੁਕਤਾ ਹੈ। ਰਿਚਮਨ ਸ਼ਹਿਰ ਦੇ ਸਿਟੀ ਕਲਰਕ ਅਧਿਕਾਰ ਸਾਰੇ।

CNCL - 506

RICHMOND Lulu
RICHMOND Lulu
1234 Ash Street
Richmond, BC V7A 4W5



**Development Permit, Development Variance Permit and Temporary
Commercial and Industrial Use Permit Procedure Bylaw No. 7273,
Amendment Bylaw No. 10031**

The Council of the City of Richmond enacts as follows:

1. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended at section 12.1 by deleting the definitions of "**City Clerk**", "**Development Permit**", "**Development Variance Permit**", "**General Manager, Urban Development**", "**Manager of Development Applications**", "**Standing Committee**", and "**Temporary Use Permit**", and inserting the following in alphabetical order:

Chief Administrative Officer means the person appointed by **Council** to the position of Chief Administrative Officer and who has been assigned the duties of the position specified by bylaw and in accordance with section 147 of the **Community Charter**.

City Clerk means the Corporate Officer assigned responsibility under section 148 of the *Community Charter*.

Development Permit means a development permit authorized under section 490 of the *Local Government Act*.

Development Variance Permit means a development permit authorized under section 498 of the *Local Government Act*.

Director, Development means the Director, Development in the Planning and Development Department of the **City**, or an alternate.

General Manager, Planning and Development means the General Manager, Planning and Development, of the **City** and his or her respective designates and authorized agents.

Standing Committee means the standing committee of **Council** appointed by the Mayor in accordance with section 141 of the *Community Charter* whose mandate includes community planning and development matters and the consideration of **temporary use permits**.

Temporary Use Permit means a temporary use permit authorized under section 493 of the *Local Government Act*.

2. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting the term "**Manager of Development Applications**" and replacing it with "**Director, Development**" wherever the term appears in the Bylaw.
3. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting the term "**General Manager, Urban Development**" and replacing it with "**General Manager, Planning and Development**" wherever the term appears in the Bylaw.
4. Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, as amended, is further amended by deleting section 4.2 and replacing it with the following:

4.2 Quorum and Membership and Chair

4.2.1 The Development Permit Panel:

- (a) comprises any three of the **Chief Administrative Officer** and **General Managers** or their alternates;
 - (b) has a quorum of three; and
 - (c) must, if such member is present, be chaired by the **Chief Administrative Officer**, or be chaired by the member so designated by the **Chief Administrative Officer**.
5. This Bylaw is cited as "**Development Permit, Development Variance Permit And Temporary Commercial And Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10031**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



5/8/2019

To: City Clerk's Office, Rmd. City Hall

From: Nancy Trant, #201-10100 #3 Rd., Rmd. B. C

Telephone: (604) 277-0450

I would like 5 min. at the next city council meeting to speak on making Rmd. a true, friendly, safe bike city and also the extreme urgency re: Climate Change.

Thank you for your consideration.

Yours sincerely,
Nancy Trant.
Rmd Resident.



**DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499,
AMENDMENT BYLAW NO. 10003**

The Council of the City of Richmond enacts as follows:

1. Schedule B of the **Development Cost Charges Imposition Bylaw No. 9499** be deleted and be replaced with Schedule A attached to and forming part of this amendment bylaw.
2. This Bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10003**” and is effective May 14, 2019.

FIRST READING

APR 08 2019

SECOND READING

APR 23 2019

THIRD READING

APR 23 2019

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE B City-Wide Development Cost Charge

Description	Richmond Zoning Bylaw 8500			Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
	Standard Zones	Site Specific Zones	Site Specific Mixed Use Zones (1)								
Agricultural	AG, CR, GC	ZA		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Marina (2)	MA										
Single Family	RS, RC, RCH, RD, RI, RE, RCC	ZS, ZD		\$16,470.05	\$ 7,431.60	\$ 1,123.18	\$ 2,642.61	\$ 7,973.93	\$ 5,892.13	\$ 41,533.50	per lot
Townhouse	RTL, RTM, RTH, RTP	ZT		\$ 7.89	\$ 3.20	\$ 0.73	\$ 1.73	\$ 5.20	\$ 3.84	\$ 22.59	per sq. ft. of DU
Apartment	RAL, RAM, RAH	ZLR, ZHR	ZR, RCL, ZMU, CS, ZC	\$ 9.69	\$ 2.28	\$ 0.76	\$ 1.77	\$ 5.34	\$ 3.94	\$ 23.78	per sq. ft. of DU
Commercial (3)	CL, CC, CA, CDT, CEA, CG, CN, CP, CV IB, IL, IR, IS	ZC ZI	ZR, RCL, ZMU, CS, ZC	\$ 11.76	\$ 2.21	\$ 0.29	\$ 0.67	\$ 0.20	\$ 0.14	\$ 15.27	per sq. ft. of BA
Light Industrial (4)	IB, IL, IR, IS	ZI		\$ 8.41	\$ 2.21	\$ 0.29	\$ 0.67	\$ 0.20	\$ 0.14	\$ 11.92	per sq. ft. of BA
Major Industrial	I			\$43,911.04	\$ 43,983.31	\$ 4,028.76	\$ 9,478.85	\$ 782.27	\$ 578.04	\$102,762.27	per acre of gross site area
Institutional	AIR, SI, ASY, HC	ZIS		\$ 11.76	\$ 2.21	\$ 0.29	\$ 0.67	\$ 0.20	\$ 0.14	\$ 15.27	per sq. ft. of BA

(1) For site specific mixed-use residential and commercial zones, the development cost charge (DCC) payable shall be calculated separately for each portion of the development. DCC for residential uses are charged at the appropriate multi-family residential rate, and any commercial space is charged at the appropriate commercial rate.

(2) Waterborne residential development permitted under MA zone is exempt from DCC. Any upland buildings in this zone are required to pay the Commercial DCC Rate.

(3) Commercial rate is applicable to all uses permitted in these zones, except for the following, which will be charged the industrial rate: (i) general industrial, (ii) custom indoor manufacturing, (iii) minor utility, (iv) transportation depot, and (v) truck or railroad terminal.

(4) For industrial developments with a mix of commercial and industrial permitted uses (including site-specific industrial zones), the DCC payable shall be calculated separately for each portion of development contained in the building permit or subdivision application in accordance with actual uses. The total payable will be the sum of the DCC for each portion of the development at the applicable DCC rates.



**Building Regulation Bylaw No. 7230,
Amendment Bylaw No. 10013**

The Council of the City of Richmond enacts as follows:

1. *Building Regulation Bylaw No. 7230*, as amended, is further amended by:

- a) adding a new section 5.4.3 as follows:

- 5.4.3 If a **building permit** for the salvage of building materials has been issued for a property pursuant to subsection 12.1.2, then the time periods set out in section 5.4.1(b) and 5.4.2(b) for a **building permit** application for plan review related to such property may be extended by the **building inspector** for such amount of time as the **building inspector** determines is required to accommodate the salvage activities.

- b) adding a new section 12.1.2 as follows:

- 12.1.2 Salvage for **reuse** of building materials from an existing **building** or **structure** that is to be demolished requires a **building permit**. In addition to any other conditions prescribed by this bylaw, the issuance of such a **building permit** will require the applicant to satisfy the same conditions as those required for a **building permit** for demolition, and to submit a certificate, in the form prescribed by the **building inspector**, confirming that all hazardous materials have been removed from the **building** or **structure**. The amount of salvaged material will be considered as contributing to the required recycled content as required by the *Demolition Waste and Recyclable Materials Bylaw 9516*.

- c) adding the following definition, in alphabetical order, in section 16.1:

REUSE	means the use of previously used building materials for the types of use referenced in the building code .
--------------	---

2. This Bylaw is cited as “*Building Regulation Bylaw No. 7230, Amendment Bylaw 10013*”.

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

APR 08 2019

APR 23 2019

APR 23 2019

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor
BRB

MAYOR

CORPORATE OFFICER



Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10015

The Council of the City of Richmond enacts as follows:

1. Council Procedure Bylaw No. 7560, as amended, is further amended at subsection 3.2.1 and 3.2.2 by deleting subsection 3.2.1 and 3.2.2 and replacing it with the following:

“3.2.1 All reports, including those submitted by a **member**, for the agenda of:

- (a) a **Regular Council Meeting**;
- (b) a **Regular Council Meeting for Public Hearings**;
- (c) a **Regular (Closed) Council Meeting**; or
- (d) a **Standing Committee** or **Select Committee** meeting,

must be provided to the **City Clerk** by 5:00 p.m. on the Wednesday prior to the issuance of the relevant agenda, except when a holiday falls on the Friday immediately before the issuance of the relevant agenda, in which case such reports must be provided by 5:00 p.m. on the Tuesday prior to the issuance of the relevant agenda.

- 3.2.2 Notwithstanding the requirements of subsection 3.2.1, the **City Clerk** has the discretion, where practical, to include on an agenda or supplemental agenda for a meeting noted in subsection 3.2.1, a matter or report which is not provided by the time and date specified.”

2. Council Procedure Bylaw No. 7560, as amended, is further amended at Section 3.3 by deleting Section 3.3 and replacing it with the following:

“3.3 Availability of Council and Committee Meeting Agendas

- 3.3.1 The agendas of meetings must be made available to Council members and to the public as follows:

- (a) **Regular Council Meetings** – at least five business days preceding each such meeting;
- (b) **Regular Council Meeting for Public Hearings** – at least five business days preceding each such meeting;
- (c) **Standing Committee Meetings** or **Select Committee Meetings** – at least five business days preceding each such meeting; and

- (d) **Special Council Meetings** – at least five business days preceding each such meeting, if possible, or in accordance with the *Community Charter*.

3.3.2 Supplemental agendas to the agendas noted in subsection 3.3.1 must be made available to **Council members** and to the public as soon as practical."

2. Council Procedure Bylaw No. 7560, as amended, is further amended at subsection 14.2.1 by deleting subsection 14.2.1 and replacing it with the following:

"14.2.1 A person or organization wishing to address a **standing committee** or a **select committee** as a delegation on an item which is not on an agenda of that committee meeting must advise the committee chair or the **City Clerk** of their request in accordance with the requirements for reports specified in section 3.2.1.

3. This Bylaw is cited as "**Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10015**".

FIRST READING

APR 08 2019

SECOND READING

APR 08 2019

THIRD READING

APR 08 2019

PUBLIC NOTICE GIVEN

APR 18 2019 APR 25 2019

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>DW</i>
APPROVED for legality by Solicitor <i>AC</i>

MAYOR

CORPORATE OFFICER



Annual Property Tax Rates (2019) Bylaw No. 10016

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 for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing, Fire & Rescue and Storm Drainage

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

PART TWO: REGIONAL DISTRICT RATES

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

PART THREE: TRUNK SEWERAGE RATES

- 3.1** The tax rates shown in Schedule C are imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefitting areas, as defined by the Greater Vancouver Sewerage & Drainage District:
- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island 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, 2019.

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 means the Richmond Zoning

BYLAW Bylaw 8500, as amended from time to time.

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates (2018) Bylaw No. 9835 is repealed.

PART SEVEN: BYLAW CITATION

7.1 This Bylaw is cited as “Annual Property Tax Rates (2019) Bylaw No. 10016”.

FIRST READING

APR 23 2019

SECOND READING

APR 23 2019

THIRD READING

APR 23 2019

ADOPTED

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

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 10016

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	0.88147	0.37016	0.26323	0.03448	1.54934
2. Utilities	16.77824	7.04581	5.01036	0.65634	29.49075
3. Supportive Housing	0.88147	0.37016	0.26323	0.03448	1.54934
4. Major Industry	5.62377	2.36163	1.67938	0.22000	9.88478
5. Light Industry	2.42948	1.02023	0.72550	0.09503	4.27024
6. Business/ other	2.42948	1.02023	0.72550	0.09503	4.27024
8. Recreation/ non profit	0.81203	0.34100	0.24249	0.03177	1.42729
9. Farm	7.90929	3.32140	2.36189	0.30940	13.90198

SCHEDULE B to BYLAW NO. 10016

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.04130
2. Utilities	0.14455
3. Supportive Housing	0.04130
4. Major Industry	0.14042
5. Light Industry	0.14042
6. Business/other	0.10118
8. Rec/non profit	0.04130
9. Farm	0.04130

SCHEDULE C to BYLAW NO. 10016

AREA		RATES
A, B & C	Sewer Debt Levy (land only)	0.01155



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9977 (ZT 18-841250)
6260 Graybar Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 12.3 [Industrial Business Park (IB1, IB2)] by:

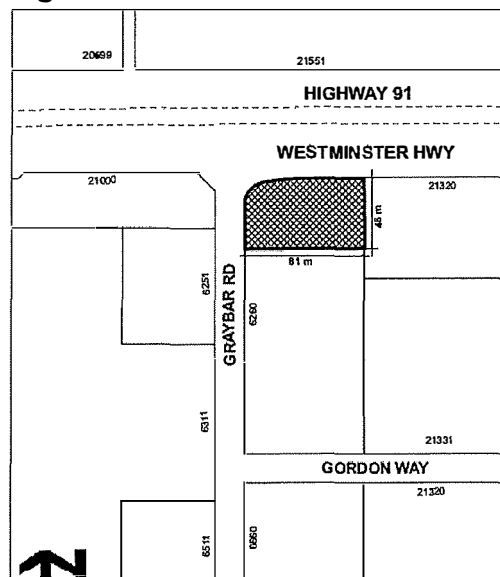
- a) adding “**vehicle sale/rental**” to the end of Section 12.3.3B (Additional Uses);
- b) adding the following as new Sections 12.3.11.7 and 12.3.11.8, and renumbering the remaining sections:

“7. **Vehicle sale/rental** shall only be permitted on the following listed **sites**:

- a) 6260 Graybar Road
P.I.D. 008-338-906
Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4
West New Westminster District Plan 75510.

8. In the case of the **site** listed in Section 12.3.11.7(a), 6260 Graybar Road, **vehicle sale/rental** shall be limited to a maximum **gross floor area** of 926.5 m² and located on the **site** in the area shown on Figure 1 below.

Figure 1



2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9977**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

DEC 19 2018

JAN 21 2019

JAN 21 2019

JAN 21 2019

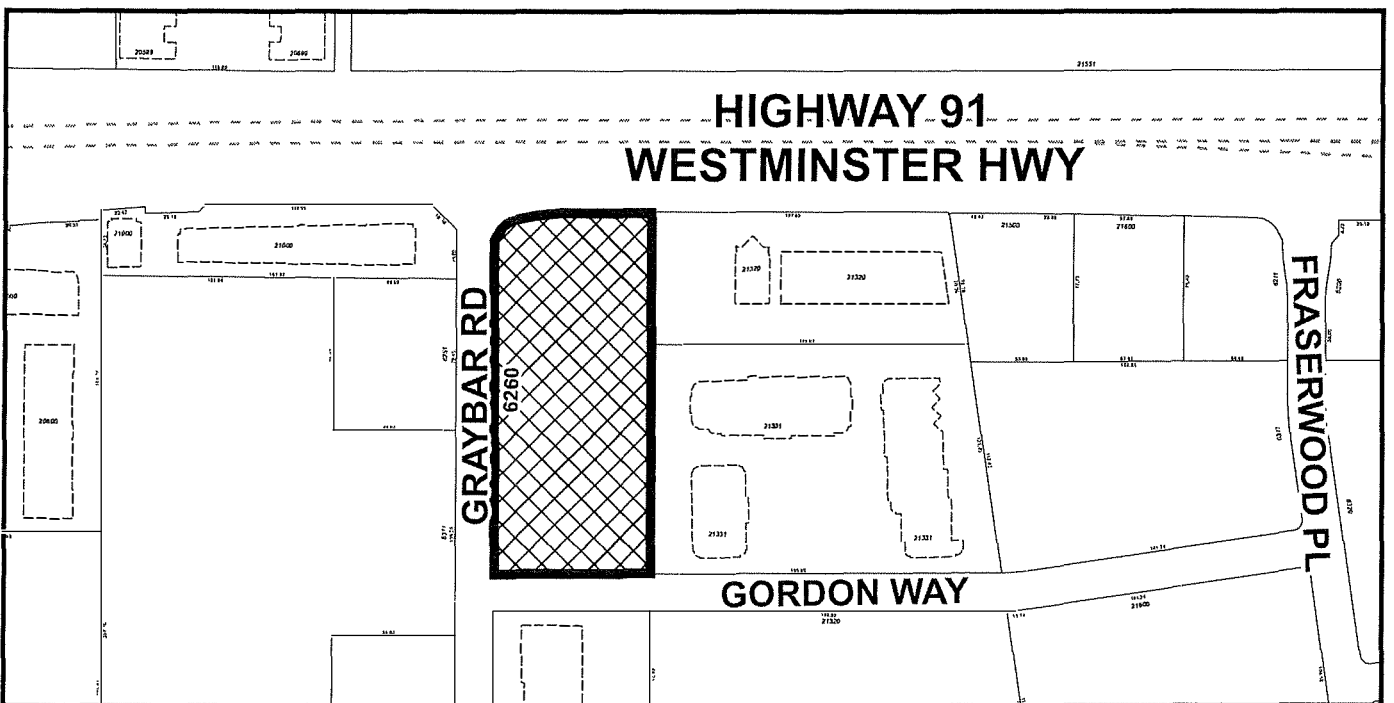
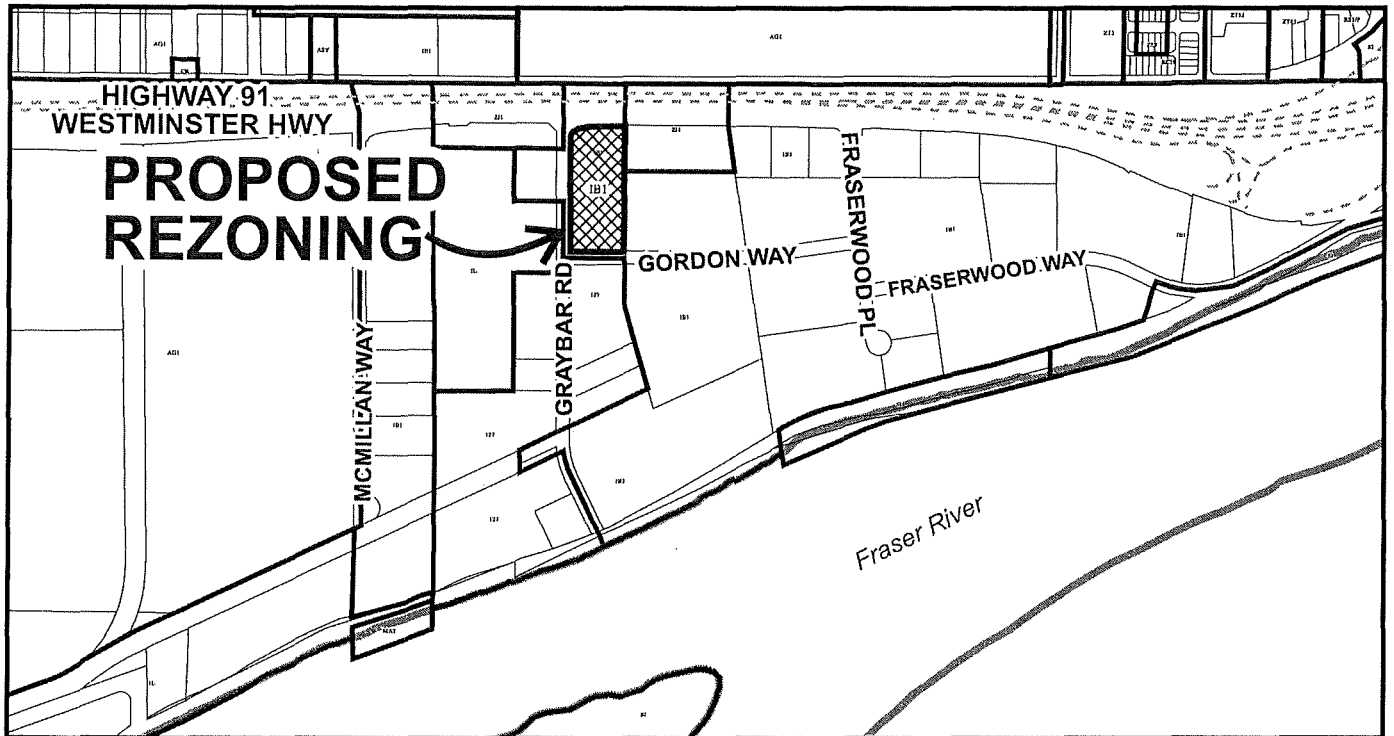


MAYOR

CORPORATE OFFICER



City of Richmond



ZT 18-841250

CNCL - 523

Original Date: 11/21/18

Revision Date: 11/29/18

Note: Dimensions are in METRES