



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, May 14, 2012
7:00 p.m.

CNCL
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ITEM

MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Monday, April 23, 2012 (distributed previously); and*

CNCL-7 (2) *the minutes of the Special Council Meeting held on Tuesday, May 8, 2012; and*

CNCL-9 *to receive for information the Metro Vancouver 'Board in Brief' dated Friday, April 27, 2012.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

CNCL-13 Mark Gosse, Chair, Richmond Family and Youth Court Committee, to present the Committee's 2011 Annual Report.

COMMITTEE OF THE WHOLE

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



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ITEM

3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 10.)

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- 2011 Consolidated Financial Statements
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, June 18, 2012):
 - 6471 Blundell – Rezone from (RS1/E) to (RCH) (Chen Design Studio – applicant)
 - 11340 Williams Road – Rezone from (RS1/E) to (RC2) (Khalid Hasan – applicant)

5. *Motion to adopt Items 6 through 9 by general consent.*



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Consent
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Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-31 (1) *the Finance Committee meeting held on Monday, May 7, 2012; and*
CNCL-33 (2) *the Planning Committee meeting held on Tuesday, May 8, 2012;*
be received for information.



Consent
Agenda
Item

7. 2011 CONSOLIDATED FINANCIAL STATEMENTS
(File Ref. No.:) (REDMS No.3514791)

CNCL-35

See Page CNCL-35 for full report

FINANCE COMMITTEE RECOMMENDATION

That the City's audited consolidated financial statements for the year ended December 31, 2011 be approved.



Consent
Agenda
Item

8. APPLICATION BY XI CHEN (CHEN DESIGN STUDIO) FOR
REZONING AT 6471 BLUNDELL ROAD FROM SINGLE
DETACHED (RS1/E) TO COACH HOUSES (RCH)
(File Ref. No. 12-8060-20-8893, RZ 12-600991) (REDMS No. 3504576)

CNCL-99

See Page CNCL-99 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8893, for the rezoning of 6471 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.



Consent
Agenda
Item

9. APPLICATION BY KHALID HASAN FOR REZONING AT 11340
WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO
COMPACT SINGLE DETACHED (RC2)
(File Ref. No. 12-8060-20-8895, RZ 10-522194) (REDMS No. 3508396)

CNCL-113

See Page CNCL-113 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8895, for the rezoning of 11340 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.



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CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-127 Child Care Operating Reserve Fund Establishment **Bylaw No. 8877**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-129 Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206,
Amendment **Bylaw No. 8883**
Opposed at 1st/2nd/3rd Readings – None.

☐

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CNCL-131 Annual Property Tax Rates **Bylaw No. 8885**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-135 Alexandra District Energy Utility Bylaw No. 8641, Amendment **Bylaw No. 8892**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-137 Additional Hotel Room Tax Imposition, **Bylaw No. 8894**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-139 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8615**
(7411 & 7431 Moffatt Road, RZ 08-449233)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

CNCL-141 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8796**
(9640/9660 Seacote Road, RZ 11-572975)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

CNCL-143 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8843**
(7600 Garden City Road, RZ 11-565948)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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ITEM

DEVELOPMENT PERMIT PANEL

10. RECOMMENDATION

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

CNCL-145
CNCL-167

- (1) *That the minutes of the Development Permit Panel meetings held on Wednesday, April 11, 2012, and Wednesday, April 25, 2012, and the Chair's report for the Development Permit Panel meetings held on October 13, 2010 and October 27, 2010, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 07-363924) for the property at 7411 and 7431 Moffatt Road, be endorsed, and the Permits so issued.*

☐

ADJOURNMENT

☐



Special Council Meeting

Tuesday, May 8, 2012

Time: 4:00 p.m.

Place: Anderson Room
Richmond City Hall

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

Corporate Officer – David Weber

Absent: Councillor Linda Barnes

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.
Mayor Brodie recessed the meeting at 4:01 p.m.
Mayor Brodie reconvened the meeting at 4:52 p.m.

RES NO. ITEM

1. **ADDITIONAL HOTEL ROOM TAX BYLAWS**
(File Ref. No.:) (REDMS No.)

SP12/3-1

It was moved and seconded

- (1) *That third reading of Additional Hotel Room Tax Imposition Bylaw No. 8894 be rescinded;*
- (2) *That Additional Hotel Room Tax Imposition Bylaw No. 8894 be amended by deleting section 3 and substituting therefore the following:*



Special Council Meeting
Tuesday, May 8, 2012

RES NO. ITEM

"3. The purposes for which the amount paid to the City of Richmond out of the revenue collected from the tax to be imposed under the provisions of the regulation referred to in section 1 of this Bylaw may be expended are:

- (a) tourism marketing, programs and projects; and*
- (b) sport hosting marketing, programs and projects."*

(3) That Additional Hotel Room Tax Imposition Bylaw No. 8894 be given third reading as amended on this day;

(4) That each of the following bylaws (currently sitting at third reading), be abandoned:

- (a) Additional Hotel Room Tax Levy Bylaw No. 6817, Amendment Bylaw No. 8897;*
- (b) Additional Hotel Room Tax Imposition Bylaw No. 8471, Amendment Bylaw No. 8899; and*
- (c) Additional Hotel Room Tax Imposition Bylaw No. 7810, Amendment Bylaw No. 8898.*

CARRIED

ADJOURNMENT

SP12/3-2 It was moved and seconded
That the meeting adjourn (4:56 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, May 8, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Board in Brief

For Metro Vancouver meetings on Friday, April 27, 2012

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

For more information, please contact either:

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

Greater Vancouver Regional District

**Concerns with the Health Canada November 2011 Draft Guideline titled
"Turbidity in Drinking Water"**

Approved

Metro Vancouver is now constructing a \$110 million upgrade of water treatment at its Coquitlam source by adding ultraviolet light treatment. If a turbidity guideline proposed by Health Canada is implemented by provincial health authorities, Metro Vancouver may be required to add filtration treatment at Coquitlam, at an estimated cost of \$300 million.

According to a staff report, the proposed Health Canada guidelines have not been scientifically justified; are more stringent than regulations in other parts of the world, including regulations in the United States; and are not justified by any assessment of cost versus benefit.

The Board approved a resolution that the Board Chair:

- Together with the Utilities Committee Chair, write to Health Canada expressing Metro Vancouver's concerns regarding proposed changes to turbidity guideline;
- The 2003 Turbidity Guideline remain unchanged; or alternatively,
- The November 2011 draft turbidity guideline be revised to be consistent with regulations in other countries, and that it include a cost benefit analysis of any proposed changes from the 2003 Turbidity Guideline, and that a new round of public consultation be undertaken; and

Direct staff to forward a copy of the correspondence to the British Columbia Medical Health Authorities serving the Metro Vancouver region for distribution to local Medical Health Officers.

Draft Audited 2011 Financial Statements

Approved

The Board of Directors approved a 2011 budget with a \$607.6 million operating budget and \$304 million capital budget.



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vancouver**

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An independent audit of 2011 financial statements confirms that regional district expenditures are \$47 million less (or about five per cent less) than the Board-authorized budget. The main factors contributing to this surplus position are unexpected and often unavoidable deferrals of some construction projects and lower-than-budgeted debt costs in water and liquid waste. Unfilled staff positions and higher-than-projected revenues are some of the minor factors.

The Board approved the Audited 2011 Financial Statements for the Greater Vancouver Water District for the year ended on Dec. 31, 2011.

Status of Reserves

Received

The Board received the report titled "2011 Financial Results Year-End" dated April 2, 2012 for information.

Status of Utilities Capital Expenditures to Dec. 31, 2011

Approved

The Board approved the application of reserves, as set out in schedules 1 and 2 of a March 22, 2012 report.

2011 Financial Results Year-End

Received

The Water District's projected surplus of \$16.6 million is the result of lower debt charges as capital spending was less than budget. Savings from unanticipated delays in some maintenance projects and lower than expected distribution and water treatment costs were also contributing factors.

Greater Vancouver Sewerage and Drainage District

Implementation of an EPR Program for Mattresses and Other Large Furniture Items

Approved

Since 2009, local companies have been recycling mattresses, sofas, hide-a-beds and other bulky furniture items. In October 2010, the Board approved an amendment to the regional Tipping Fee bylaw to ban the disposal of mattresses and charge a \$20 per mattress fee for recycling. In 2011, about 100,000 mattresses and box springs were recycled and diverted from disposal. However, municipalities have experienced an increase in the number of abandoned or illegally dumped mattresses and springs.

If mattresses and springs were covered under an Extended Producer Responsibility program, costs for material management at the product's end of life would be funded by a fee paid at the time of purchase. A Board resolutions requests that the Chair send a letter to the Provincial Government highlighting the importance of implementing an Extended Producer Responsibility program for mattresses and other large furniture items.

Draft Audited 2011 Financial Statements**Approved**

The GVS&DD Board approved the Audited 2011 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

2011 Financial Results Year-End**Received**

Overall, the Districts and Housing Corporation are projecting a surplus of \$47.3 million for the 2011 fiscal year.

The Liquid Waste surplus of \$15.7 million for 2011 is due to savings in debt service costs, delays in some projects and the savings of the operating contingency.

The Solid Waste variance of \$9.2 million is primarily due to higher than expected demolition and construction waste as well as the savings of some operating costs and the deferral of some projects to the future.

Status of Utilities Capital Expenditures to December 31, 2011**Approved**

The Board approved the application of reserves, as set out in schedules 1 and 2 of a March 22, 2012 report.

Amendment - Fraser Sewerage Area Boundary - Boundary Bay Airport, Corporation of Delta**Approved**

That the GVS&DD Board approve the expansion of the Fraser Sewerage Area to include the mixed employment zoned lands at the Boundary Bay Airport in the Corporation of Delta as shown on Plan SA-2376 – Sheet 67 and described in the report titled "Amendment - Fraser Sewerage Area Boundary - Boundary Bay Airport, Corporation of Delta" dated February 20, 2012.

Greater Vancouver Regional District**Draft Audited 2011 Financial Statements****Approved**

The Board approved the audited financial statements for the Greater Vancouver Regional District and Metro Vancouver Housing Corporation. The statements were prepared by management in accordance with the generally accepted accounting principles for local governments, as recommended by the Public Sector Accounting Board.

During 2011, the PSAB expanded the scope of public sector accounting standards to include government not-for-profit organizations. As a result, MVHC, which is classified as a government not-for-profit organization, is required to adopt Canadian PSAB Standards.

Status of Reserves**Approved**

The Board approved the application of reserves, as set out in schedules 1 and 2 of a March 22, 2012 report.

2011 Financial Results Year-End**Received**

Overall, the Districts and Housing Corporation are projecting a surplus of \$47.3 million for the 2011 fiscal year.

The Metro Vancouver Housing Corporation had a net income of \$1.1 million because of higher than anticipated revenues and some favourable terms on mortgage agreements. Corporate programs achieved a surplus position of about \$2.9 million primarily due to savings in head office operating and project costs, some staff positions that were vacant for portions of the year and deferral of anticipated community outreach and education expenditures.

Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011: Third and Final Readings**Approved**

The Board amended a zoning bylaw for Electoral Area A by:

- Changing the heading of section 213 from "Setbacks from Non-Tidal Waters" to "Setbacks from Non-Tidal Waters (including Pitt Lake)"
- Replacing, in section 215, the reference to Section 302 (a) with Section 302
- Replacing Map 10 – Montizambert Wynd with a corrected version included as attachment 2.

Board Pre-Budget Workshop**Received**

Delia Laglagaron, Interim Chief Administrative Officer, and Jim Rusnak, Chief Financial Officer, made an oral presentation and responded to Directors' questions and comments about the development of the 2013 budget.



Richmond Family and Youth Court Committee (RFYCC)

Annual Report

2011

RICHMOND FAMILY and YOUTH COURT COMMITTEE (RFYCC)

2011 ANNUAL REPORT

Table of Contents

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Background Information

The Family and Youth Court Committee is provided for in law under the *Provincial Court Act* and the *Youth Criminal Justice Act*.

The Committee is community based and is accountable to the Mayor and City Council, as well as to the Attorney-General of British Columbia. The Richmond Family and Youth Court Committee is the longest established Committee with continuous service in the Province since its establishment in 1964.

The Committee gathers information with respect to issues raised by the Court, its officers, clients and by the community. The Committee draws upon the support of the community and advocates for improvements in the justice system. Examples of presentations with relevant programs include: *Youth Criminal Justice Act*, Restorative Justice Program, Legal Services Society, the B.C. Law Society, Victim Assistance Program, Family Maintenance Enforcement Programs, etc.

The Richmond Family and Youth Court Committee makes submissions to the Attorney-General and other Ministers on proposed changes in legislation and administrative practices, which may have an effect on the delivery of youth and family court services. The Richmond Family and Youth Court Committee works as a liaison with other Family Court Committees on issues of mutual concern. We encourage Committee members to attend conferences to further their knowledge about best practices on issues facing their community and the justice system.

To achieve the mandate of "understanding and monitoring the legislation and administrative practises relating to the justice system", volunteer members of the Committee regularly attend both family and youth court. As impartial observers, they view cases involving applications made under: the *Family Relations Act*, *Interjurisdictional Support Orders Act*, *Family Maintenance Enforcement Act*, *Child Family and Community Services Act*, and the *Youth Criminal Justice Act*.

Issues and concerns arising from court watch activities are reported to the Family and Youth Court Committee at monthly meetings for follow-up action to effect improvements. These may include identified gaps in service, lack of adequate resources, or concerns regarding courtroom process.

Court watch volunteers make objective observations on courtroom procedures, while respecting and maintaining the privacy of individuals involved in the proceedings.

2011 Membership

Richmond Family and Youth Court Committee (RFYCC)

**Hadyn Acheson
Ruby Ba
Gerry Browne
Mark Gosse
Raj Johal
Eray Karabilgin
Sharon Nasadyk
Gale Rocky
Maryanne Schulz
William (Bill) Shayler
Harvey Slobod
Karen Stephen
Mabel Tsang
Teresa Vozza
Sylvana Yeomans**

Council Liaison: Councillor Evelina Halsey-Brandt

CHAIRPERSON'S REPORT

Membership Overview

The Richmond Family and Youth Court Committee (RFYCC) ended 2010 with eight members. As a result of recruitment conducted in the Fall with the assistance of the City Clerk's Office, a further seven qualified members were appointed to the Committee for 2011. All members were actively involved in the Committee and most made time to attend and observe court proceedings.

Council Liaison

Councillor Evelina Halsey-Brandt was again appointed to our Committee as the Council Liaison for 2011. She continued to be an incredible source of information and guidance. She enthusiastically participated in our meetings and always quickly followed through with any requests for assistance. We thank her very much and are delighted that she will be returning as our Council Liaison for 2012.

Activities in 2011

- As part of our mandate, the Richmond Family and Youth Court Committee membership attends and observes Family and Youth Court cases. The number of cases our committee members can observe is determined by the availability of committee members to attend court on any specific day of the week. This Committee's mandate is to observe and report on court proceedings. Committee members who do attend court, observe the proceedings as well as the courthouse environment. They then attend monthly meetings to impart their knowledge and understanding of some of the important issues which need to be addressed. They may also make some recommendations for improvements or changes they feel may improve the overall court experience.
- The following table provides a comparison of the Committee activities (membership, court cases observed and committed volunteer hours for the past five years):

Activity	2006	2007	2008	2009	2010	2011
# Committee Members	8	11	14	13	8	15
# of court cases observed	505	717	652	458	435	518
# Volunteer hours	N/A	N/A	800	1200*	1975**	800

* Approximately 600 hours were devoted to the planning and organizing of a Family and Youth Court conference in Richmond that year.

** The data provided for 2010 was not accurately reported and a more appropriate estimate of the total volunteer hours of service for that year would be 700.

5.

- In 2011 the Committee concluded a review of its activities related to statistics with the assistance of a consultant. After considerable discussion, it was determined the Committee should limit the gathering of any statistics to the Court Watch Sub-Committee and the involved court observation practices (i.e. number of volunteers, volunteer hours, and court cases observed).

This decision was made given volunteers could not be present for all court sessions (therefore the statistics were incomplete), the collection of the data involved interpretation on the part of a number of volunteer observers (detracting from the validity of the data) and the inability of the Committee to collect and analyze a greater amount of statistical material with respect to trends and resources.

- As a result of this decision, the Committee determined a previous grant received from the Committee to improve the gathering and analysis of statistics would be returned. The support of the City in this regard was appreciated but the Committee, therefore, returned \$10,224.38 to the City in 2011.
- The Committee receives and is grateful to the City for an annual grant of \$2,500.00. As indicated in the table below, in 2011 the Committee had expenses of about \$1,500.00. In September 2011 the Committee took action to reduce the cost of refreshments at each meeting by more than 50%.

ITEM	AMOUNT	BALANCE
Annual Grant		\$2500.00
1. Meeting Expenses		
- Refreshments	\$529.70	
- Annual Holiday Dinner	(Est.) \$600.00	
2. RCSAC Annual Dues	\$50.00	
3. Court Watch ID Tags	\$249.29	
4. Miscellaneous	\$89.96	
Total Expenses		\$1,518.95
Balance		\$981.05

- With respect to the organization and functioning of the Committee, all requirements of the *Provincial Court Act*, s. 5 and the Committee's Terms of Reference were met including: the appointment of the committee; the necessary number of members; appointment of a chair and vice-chair; more than the prescribed number of meetings; and the submission of an annual report. In addition, the Committee reviewed and approved amendments to the orientation document for new members ("An Introduction to the Role and Function of the Richmond Family and Youth Court Committee") and submitted a written request to the Attorney General to be designated a Youth Justice Committee pursuant to s. 18 of the *Youth Criminal Justice Act*. Finally, the Committee prepared and approved an Annual Business plan that references the legal mandate and Terms of

Reference of the Committee and relates that to the Committee's planned activities, performance measures and related expenses. A copy of the 2012 RFYCC Business Plan is attached to this report and will be used to guide future Annual Reports of the Committee.

- Ms. Schulz and Mr. Karabilgin participated as members of the City of Richmond's Advisory Committee Consultation process in June 2011.
- Following the Committee's enquiries and concerns with respect to the lack of an infant change table in the Provincial Courthouse, the Committee was pleased to see an infant change table was installed at the Courthouse in 2011.
- In 2011, the Committee received the following presentations:
 - January 5 – Sunny Haer, City of Richmond Community Services Youth Outreach Worker
 - March 2 – Andrea Brownstone, Lawyer and full-time staff member, The Law Society of BC
 - December 7 – Ivory Xi, Information Worker, Legal Services Society

In Conclusion

At year's end, I wish to thank all members of this committee for their hard work and commitment during the year. I am pleased that 7 out of 15 members are returning in 2011. This year we thank Raj Johal, Gale Rocky, Karen Stephen and Sylvana Yeomans for serving on the committee. We also say goodbye to a number of people who filled key positions over the years: Hadyn Acheson (Treasurer), Sharon Nasadyk (Court-Watch Co-Chair) and Mable Tsang (Statistics). A special recognition and thank you must go out to Gerry Browne who served on this committee for many years, most recently as Vice-Chairperson. He will be greatly missed but we wish him a very happy retirement!

We are fortunate that we will be joined by an additional five new members! The new members bring a wealth of knowledge, experience and information from their varied backgrounds in youth criminal justice, law, health, education and other community involvement. This includes two students from McMath Secondary School.

The Committee wishes to thank Mayor Malcolm Brodie and Richmond City Council for supporting us with a place to meet, an annual budget and a Committee Clerk to record our monthly meetings and prepare our Annual Report.

We extend a special thank you to the City Clerk's office for the continued guidance and support to this committee. We especially thank Jodie Allesia and Sheila Johnston for helping to keep this committee organized and for their willingness to assist with any detail at a moment's notice.

7.

The Committee enjoyed a large and active membership in 2011. A number of organizational changes were accomplished that support the established priorities of the Committee. I envision that the ideas, suggestions and enthusiasm of the members will spill over into 2012 in a positive and meaningful way, leading to another successful year.

Respectfully submitted,
Teresa Vozza
Chairperson 2011

SUB-COMMITTEE REPORTS

Court Watch Sub-Committee

Chaired by Bill Shayler

Court watch duties in 2011 were shared by Haydn Acheson, Ruby Ba, Gerry Browne, Mark Gosse, Raj Johal, Eray Karabilgin, Sharon Nasadyk, Gale Rocky, Maryanne Schulz, Bill Shayler, Harvey Slobod, Mabel Tsang and Teresa Vozza.

These dedicated volunteers were very generous with their time, and our court coverage was well below our usual level. Fortunately, we were able to recruit five new members for the 2012 committee. We look forward to the assistance of these eager and knowledgeable individuals in 2012.

We are very pleased to report that two programs RFYCC advocated for, Parenting After Separation and free Duty Counsel, continue to make attending court an easier experience for people in Richmond. Members observing court sessions noted that members of the public coming before the Court had access to, and utilized the services of, Duty Counsel, Family Justice Workers and Family Case Conferences and Trial Preparation Conferences.

In 2011, there was a reduction of the number of permanent judges assigned to the Richmond Provincial Court. Notwithstanding the presence of visiting judges, the number of operating court rooms also declined in this year. The Court Observers made the following comments with respect to these changes:

- There appear to be longer delays in scheduling matters before a case manager and for hearing/trial. These delays cause concerns and issues for all involved but, in particular, for young persons in conflict with the law and for family members experiencing the trauma of a family break-up.
- It was apparent the decrease in judicial and court resources had an impact on scheduling. For example, there were scheduling conflicts when matters that had been set for hearing/trial at a time when more judges and courtrooms were available were faced with the reduced capacity. In short, more than one trial would be scheduled before a judge at the same time which contributed to "plea bargains", expedited proceedings or caused matters scheduled for hearing/trial to be further delayed.
- The reduction in judicial and court resources also contributed to the scheduling of different types of cases in the same court, on the same days. For example, in a courtroom full of family members waiting to have their family matters dealt with, the court would be compelled to also call criminal and civil cases.

9.

A compounding issue, particularly with family relations matters was the number of cases with unrepresented parties that contributed to longer proceedings and case resolutions.

Finally, while there has been some interest and progress in other parts of the Province for establishing specialized judicial and other resources in relation to domestic violence, in Richmond these matters are dealt with as a part of the Provincial Court adult criminal process. As this involves the scheduling of domestic violence cases throughout the week, it has been difficult to accomplish any significant court observation activities in this regard in 2011.

In conclusion, we wish to express our appreciation to Manjit Sandhu, Court Manager (and previous Court Watch Committee member) and her competent and courteous staff at the Richmond Courthouse.

Respectfully submitted,
Bill Shayler, Court Watch Sub-Committee

Richmond Community Services Advisory Committee (RCSAC)

Attended by Maryanne Schulz

The Richmond Community Service Advisory Committee (RCSAC) has two objectives – to educate and to share information regarding social, health and community matters.

Funded by the City of Richmond, the RCSAC has served the City since 1979 by incorporating a diverse set of goals, both short and long term, in order to improve the well-being of the community.

The Richmond Family and Youth Court Committee delegates a member to attend the RCSAC meetings. Thirty-one agencies, two citizen appointees, one individual member, a City of Richmond council liaison, and a City staff liaison attend the meetings. The group shares information and collectively works to improve social matters.

Some of the highlights from 2011 include:

- sending regular “Things That Matt-er” bulletins;
- developing a task force to review and make recommendations on grants;
- hosting two all candidates meetings, one for Mayor and Council and one for School Board; and
- maintaining a useful website

Relevant information on topics such as addiction, domestic violence, poverty, and youth is obtained from these meetings and shared at the Richmond Family and Youth Court Committee meetings. In addition, the representative has the opportunity to work on sub-committees and be a voting member of the committee.

Respectfully submitted,
Maryanne Schulz

MANDATE OF THE FAMILY COURT COMMITTEE

Municipal authority to appoint Family Court Committees and the mandate and duties of persons appointed are set down as mandatory requirements in section (5) of the *Provincial Court Act, Chapter RSBC 1996*.

- (1) *A municipality must have a family court committee appointed by the municipal council in January of each year.*
- (2) *The members of a family court committee must include persons with experience in education, health, probation or welfare.*
- (3) *The members of a family court committee serve without remuneration.*
- (4) *If a court facility in which family matters are dealt with serves more than one municipality or area not in a municipality, the family court committee must be composed of representatives from each area served.*
- (5) *The municipalities involved must appoint one member of the family court committee as chair, and another as vice chair.*
- (6) *The family court committee must do the following:*
 - (a) *meet at least 4 times a year to consider and examine the resources of the community for family and children's matters, to assist the court when requested and generally, to make the recommendations to the court, the Attorney General or others it considers advisable;*
 - (b) *assist the officers and judges of the court, if requested, to provide a community resource or assistance in individual cases referred to the committee;*
 - (c) *report annually to the municipalities involved and to the Attorney General respecting their activities during the past year.*

MANDATE OF THE YOUTH CRIMINAL JUSTICE ACT

The desirability of maintaining community involvement in the provincially-administered youth justice system is addressed in section 18 of the *Youth Criminal Justice Act* which allows for the discretionary establishment of a Youth Justice Committee. Section 18 of the Youth Criminal Justice Act states that:

Youth justice committees

18. (1) The Attorney General of Canada or a province or any other minister that the lieutenant governor in council of the province may designate may establish one or more committees of citizens, to be known as youth justice committees, to assist in any aspect of the administration of this Act or in any programs or services for young persons.

Role of committee

(2) The functions of a youth justice committee may include the following:

(a) in the case of a young person alleged to have committed an offence,

(i) giving advice on the appropriate extrajudicial measure to be used in respect of the young person,

(ii) supporting any victim of the alleged offence by soliciting his or her concerns and facilitating the reconciliation of the victim and the young person,

(iii) ensuring that community support is available to the young person by arranging for the use of services from within the community, and enlisting members of the community to provide short-term mentoring and supervision, and

(iv) when the young person is also being dealt with by a child protection agency or a community group, helping to coordinate the interaction of the agency or group with the youth criminal justice system;

(b) advising the federal and provincial governments on whether the provisions of this Act that grant rights to young persons, or provide for the protection of young persons, are being complied with;

(c) advising the federal and provincial governments on policies and procedures related to the youth criminal justice system;

(d) providing information to the public in respect of this Act and the youth criminal justice system;

(e) acting as a conference; and

(f) any other functions assigned by the person who establishes the committee.

**RICHMOND FAMILY AND YOUTH COURT COMMITTEE
2012 BUSINESS PLAN**

OBJECTIVE	MANDATE	ACTIVITIES	INDICATORS	Status	Projected Costs
1 Effectiveness of RFYCC	PCA s. 5;	Maintain Committee	RFYCC appointed pursuant to Act		0
	PCA 5 (2), T.O.R.	Maintain Required # of members	8-15 Appropriate members appointed		0
	PCA s.5 (5)	Appoint Chair/Vice-Chair	Chair and Vice- Chair Appointed		0
	YCJA s. 18	Determine Status -Youth Justice Committee	Status confirmed, action taken as necessary		0
	PCA s. 5 (6)(a)	Hold at least 4 meetings per year	10 Meetings per year held		Refreshment costs of about \$35 for 9 meetings and an annual dinner of \$600.00 Total \$900.00
	PCA s. 5 (6)(c)	Submit Annual Report to Council and AG	Annual Report produced and submitted		0
2. Effectiveness of Provincial FYCCs	PCA s. 5	Support annual meetings of FYCCs	Support provided		Contribution towards cost of provincial meeting \$400.00

OBJECTIVE	MANDATE	ACTIVITIES	INDICATORS	Status	Projected Costs
3. Monitor Family/Youth Activities & Resources	PCA s.5 (6)(a)	Maintain Court Watch Program	Program maintained		Purchase of Name Tags; court watch forms \$200.00
		Maintain liaison with the RCSAC	Liaison Maintained		Annual Dues \$50.00
4. Enhance Awareness/ Education of Community	YCJA s. 18(d); T.O.R.	Experts/speakers present at committee meetings	8 Presentations made		Honorarium/gift for speakers (about \$20 each) Total Cost \$150.00
		Members attend relevant workshops/conferences	Support attendance of 4 members		\$100 each Total Cost \$400.00
		Improve information, signage at court facility	Signage, brochures improved		0
		Promote Community based awareness and education initiatives	Initiatives supported; Youth/students appointed to committee		\$400
		Examine means to improve community awareness (e.g. media clipping service, newsletter, regular media articles)	Awareness initiatives undertaken		0

OBJECTIVE	MANDATE	ACTIVITIES	INDICATORS	Status	Projected Costs
5. Assist in individual cases, if requested	PCA s. 5 (6)(b); YCJA s. 18(2)(a)	Provide assistance if requested	Assistance provided as requested		0
6. Submit advice to government courts and others regarding policy, procedures and youth rights	PCA s. 5 (6)(a); YCJA s. 18(2)(b) and (c)	Submit Advice as required	Advice submitted as necessary		0
		Provide advice and recommendations in Annual Report	Advice and recommendations provided in Annual Report		0

Summary - Grants and Projected Costs 2012

Grant, City of Richmond	\$2,500
Projected Expenditures	\$2,500
Projected Balance	\$0

Support in kind from the City of Richmond is gratefully acknowledged and appreciated. This includes meeting space for the Committee, clerical and other support from the City of Richmond Counsellor and staff, parking permits for members of the Court Watch sub-committee and advertisements for the recruitment of committee members.

Note:

PCA – Provincial Court Act;

YCJA – Youth Criminal Justice Act;

TOR – Terms of Reference;

RCSAC – Richmond Community Services Advisory Committee.



Finance Committee

Date: Monday, May 7, 2012

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Linda Barnes

Call to Order: The Chair called the meeting to order at 4:59 p.m.

MINUTES

It was moved and seconded
*That the minutes of the meeting of the Finance Committee held on Monday,
April 2, 2012, be adopted as circulated.*

CARRIED

DELEGATION

1. Nancy Adie-MacKay, Partner, and Becky Hui, Senior Manager, KPMG reviewed the 2011 Auditor's report on the City's financial statements.

Finance Committee
Monday, May 7, 2012

BUSINESS AND FINANCIAL SERVICES DEPARTMENT

2. **2011 CONSOLIDATED FINANCIAL STATEMENTS**
(File Ref. No.:) (REDMS No.3514791)

It was moved and seconded

That the City's audited consolidated financial statements for the year ended December 31, 2011 be approved.

CARRIED

Councillor Chak Au left the meeting (5:02 p.m.).

3. **FINANCIAL INFORMATION – 1ST QUARTER 2012**
(File Ref. No.:) (REDMS No. 3512161)

It was moved and seconded

That the staff report titled Financial Information for the 1st Quarter ended March 31, 2012 from the Director, Finance, be received for information.

CARRIED

Councillor Chak Au re-entered the meeting (5:03 p.m.).

ADJOURNMENT

It was moved and seconded

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

CARRIED

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 7, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



Planning Committee

Date: Tuesday, May 8, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt, Vice-Chair
Councillor Chak Au
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Linda Barnes

Also Present: Councillor Chak Au
Councillor Derek Dang
Councillor Ken Johnston
Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:03 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, April 17, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, May 23, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY XI CHEN (CHEN DESIGN STUDIO) FOR REZONING AT 6471 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH)**
(File Ref. No. 12-8060-20-8893, RZ 12-600991) (REDMS No. 3504576)

Planning Committee

Tuesday, May 8, 2012

It was moved and seconded

That Bylaw No. 8893, for the rezoning of 6471 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

CARRIED

2. **APPLICATION BY KHALID HASAN FOR REZONING AT 11340 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No. 12-8060-20-8895, RZ 10-522194) (REDMS No. 3508396)

It was moved and seconded

That Bylaw No. 8895, for the rezoning of 11340 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

3. **MANAGER'S REPORT**

No Manager's reports were given.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:05 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 8, 2012.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk



City of Richmond

Report to Committee

To: Finance Committee
From: Andrew Nazareth
General Manager, Business and Financial
Services
Re: 2011 Consolidated Financial Statements

Date: April 17, 2012
File: 03-0905-01/2012-Vol
01

Staff Recommendation

That the City's audited consolidated financial statements for the year ended December 31, 2011 be approved.

Andrew Nazareth
General Manager, Business and Financial Services
(604-276-4095)

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

Staff Report

Origin

The objective of the report is to present to Council the Consolidated Financial Statements of City of Richmond for the fiscal year 2011 (FY11) as required by sections 98 and 167 of the Community Charter, and to present the discussion and analysis within which to interpret the financial position, financial performance and cash flows. The Financial Statements are prepared in the accordance with Canadian public sector accounting standards.

Analysis

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

The Management Discussion and Analysis communicates the financial results and analyzes the trends experienced by the City. This analysis is intended to be read in conjunction with the 2011 Consolidated Financial Statements.

Financial Impact

There is no financial impact associated with this report.

Conclusion

The City has maintained its strong financial position in 2011, which enables the City to maintain the necessary flexibility and sustainability for the future.



Nashater Sanghera
Manager, Budgets & Accounting
(604-247-4628)

Management Discussion and Analysis

2011 Financial Results

Richmond City Hall

CNCL - 37

Executive Summary

The City of Richmond is required by sections 98 and 167 of the Community Charter to prepare annual financial statements in accordance with Canadian public sector accounting standards. The City's auditors have issued an unqualified audit opinion for the 2011 consolidated financial statements that they fairly present the consolidated financial position of the City of Richmond at December 31, 2011.

2011 Financial Statements

These statements, in conjunction with the Management Discussion and Analysis contained in this report illustrate the current state of the City's finances, the financial viability in the short and long term, the nature and extent of economic activities and the stewardship of Council.

Council set goals and objectives that direct the CAO and Senior Management to develop and implement the City's programs and services.

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

Richmond was able to maintain a moderate tax increase of 2.95% in 2011, fourth lowest in the lower mainland. Future rates over the next five years are projected to approximate 3% based on the current financial plan.

For fiscal year 2011, the City's financial position remained strong with:

- \$415.7 million of net financial assets
- Net debt in the amount of \$5.8 million and debt free by 2014
- \$110.8 million annual surplus
- \$275.4 million reserve balance
- Net book value of assets of \$1.8 billion

Future trends in the short term remain positive based on the current Five Year Financial Plan. The long term financial position will be influenced by growth, service levels, strategic decisions and capital investments. The Long Term Financial Management Strategy incorporates these factors and aids decision makers, and an update will be presented to Council on May 7th, 2012.

Our Vision:

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

Introduction

The objective of the report is to present to Council the consolidated financial statements of the City of Richmond for the fiscal year 2011 as required by sections 98 and 167 of the Community Charter. The following report provides discussion and analysis within which interpret the financial position, financial performance and cash flows. The financial statements are prepared in the accordance with Canadian public sector accounting standards, prescribed by the Public Sector Accounting Board, and are the responsibility of the Management of the City of Richmond (the City).

Objectives

The 2011 budget was prepared utilizing the Council approved 2008-2011 Term Goals. These goals direct the development and implementation of the City's work programs. The CAO and the Senior Management Team then used these goals to develop strategic, operational work plans and budgets.

The following are the 2008-2011 Council Term Goals:

1. Ensure Richmond remains a safe and desirable community to live, work and play in through an interdisciplinary approach to community safety and a term strategy.
2. Ensure the City has the capacity to meet the financial challenges of today and in the future, while maintaining appropriate levels of service.
3. Ensure effective growth management for the City.
4. Improve the effectiveness of the delivery of social services in the City through the development and implementation of a Social and Community Service Strategy.
5. Advance the City's destination status and ensure our continued development as a vibrant cultural city with well established festivals and the arts.
6. Improve City transportation and mobility elements.
7. Demonstrate leadership in and significant advancement of the City's agenda for sustainability through the development and implementation of a comprehensive strategy.
8. Effectively manage local economic development issues and opportunities through the creation of clearly articulated economic development objectives for this term of office.
9. The City will have a stable, effective, and knowledgeable workforce to serve Council and the community now and in the future.



Ensure the City has the capacity to meet the financial challenges of today and in the future, while maintaining appropriate levels of service

Analysis

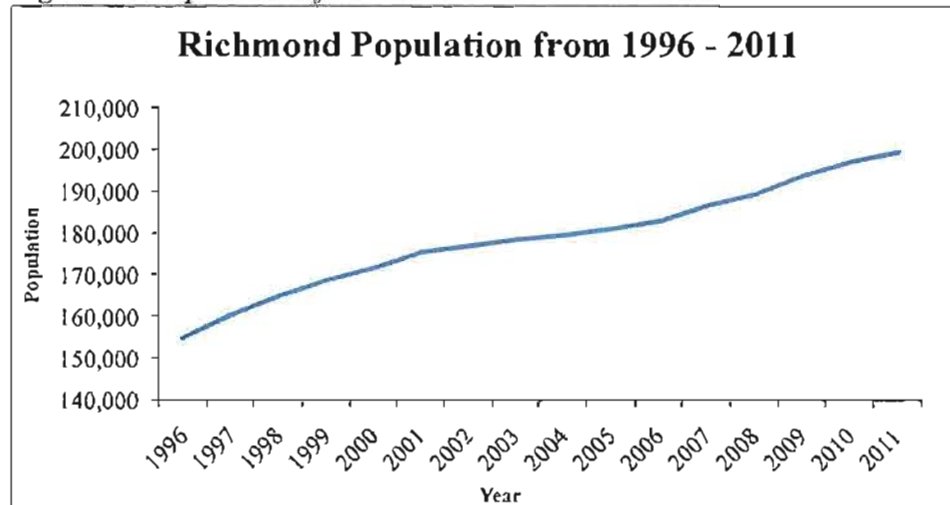
Economic Growth

The Canadian economic momentum over the second half of 2011 has been better than expected, led by a rebound in exports. However, the weaker global economy has inevitably put a damper on Canadian exports and consumer and business confidence. Although the slow economic recovery has implications to the City, historically the main factors that revolve around the real estate market such as housing starts, median selling prices, building permits and development applications play a more important role in determining the City's economic overview.

Population Growth

Despite the global economic challenges over the last two years, Richmond had an average population growth rate of about 1.7% per year from 1996 to 2011. It is projected that Richmond will grow to 280,000 by 2041. Richmond is expected to grow approximately the same rate as the rest of BC and will account for approximately 7% of Metro Vancouver's population. *Figure 1* below illustrates Richmond's population growth between 1996 and 2011:

Figure 1 – Population of Richmond



Source: BC Stats, September 2011

*Population for the
City of Richmond
in 2011 was
199,141*



Key Drivers of City Services

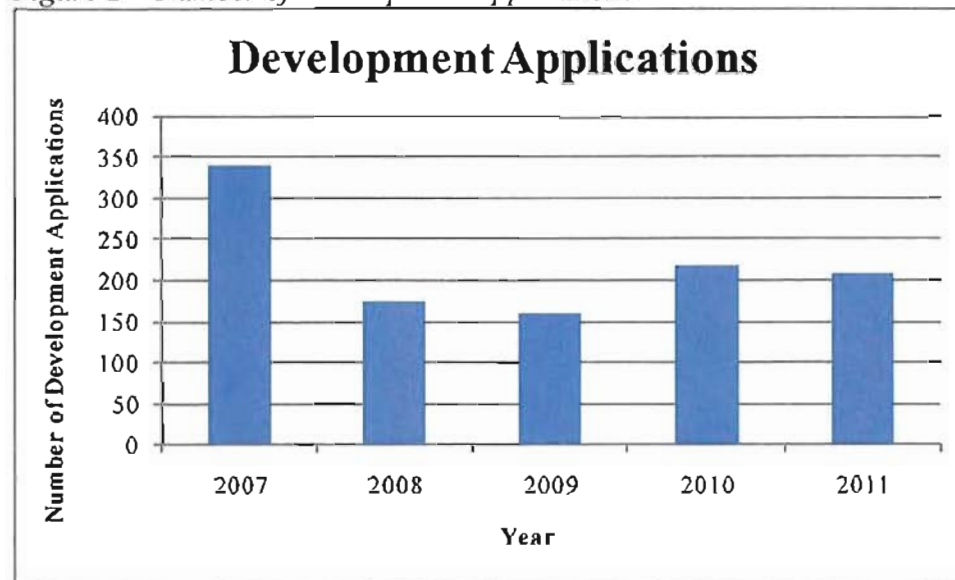
Key drivers of the City's services relate to growth and development of housing and construction as well as business. These can be measured through development applications, building permits and business licences.

Housing Activities and Business Licences

Richmond house prices outpaced the residential average for Greater Vancouver, with detached median house prices rising to \$994,000 (19%). The number of sales has increased by 14.4% in 2011.

In 2011, the total number of building permits issued was 1,480 permits which was approximately a similar level in 2010. Overall, the building permit revenue decreased by 16.49% due to smaller construction projects in 2011 as compared to the higher value mixed-use residential and commercial building construction in 2010. The actual permit revenue for 2011 was \$4.41 million.

Figure 2 – Number of Development Applications



The number of development applications received in 2011 was also consistent with the levels in 2010. Total revenues collected in 2011 increased by 15.8% compared to 2010.

208 Development applications were received in 2011 generating \$904,467 in revenues for the City



1,480 Building permits were issued in 2011 with a construction value of \$424,366,713

Figure 3 – Number of Building Permits



Business Licences

The number of new business licences issued in Richmond increased from 2010 by 13.5% or 1,823. The total number of business licences issued in 2011 was comparable to 2010, with 12,988 and 12,832 licences issued in 2011 and 2010 respectively. The revenue from licences was \$3.0 million.

Figure 4 – Number of Business Licences



*1,823 new
Business Licences
issued in 2011*

*\$3.0 million in
Business Licence
revenue*

*\$13.7 million in
Gaming revenue*

Service Demand

With the increase in population, the residents have greater expectation of the City services with respect to community safety, social and recreational services which in turn also impacts administrative services. The City budgeted over \$75 million in capital construction annually to ensure all the infrastructure and facilities are safe and accessible. Below are some examples of the demand for City Services:

Figure 5 – Demand for services

	2009	2010	2011
Population Growth (per annum) ¹	2.30%	1.70%	1.10%
Capital Construction Costs (\$mil)	\$63.90	\$152.95	\$75.16
City Grants	\$511,500	\$518,000	\$541,507
Registration in Recreation Programs ²	113,396	128,622	122,784
RCMP Calls for Services	82,767	84,658	72,423
Fire Rescue Responses	9,240	9,048	9,141
Public Works Calls for Services	12,554	13,664	13,332

¹Calculated Percentage Change, City of Richmond

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



*122,784 recreation
program
registrations*

*13,332 public works
calls for service*

*\$541,507 in City
grants*



2011 Financial Statements

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

During 2011, the City's financial position remained very strong, as supported by the following results:

- The annual surplus amounted to \$110.8 million, which was an increase of 13.0% in comparison with 2010, while the total accumulated surplus amounted to \$2,221.1 million as at December 31.
- Increased investment in capital in the amount of \$64.1 million and an additional \$60.8 million in the investment portfolio.
- The financial position of the City remained good with \$415.7 million of net financial assets (the excess of financial assets over financial liabilities) which indicates strong short term stability.
- Long-term financing is at minimal levels with the net debt amounting to \$5.8 million which is only 1.6% of related revenues indicating capacity and flexibility in financing future capital and operational undertakings. The City will be debt free by 2014. The outstanding net debt per capita is \$29.
- Prudent and effective financial management was achieved through the management of financial assets and liabilities and securities portfolio management

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

Key Finance Facts:



- *\$415.7 million net financial assets*
- *\$5.8 million net debt*
- *\$275.4 million reserve balance*
- *\$574.9 million 2011 value of cash and investments*

Consolidation

The consolidated financial statements consist of the City entity financials, which comprise the following combined funds: General Revenue, General Capital and Loan, Waterworks Fund, Sewerage Funds and Reserve Funds, and are consolidated with the two wholly-owned government entities: Richmond Public Library Board and Richmond Olympic Oval Corporation.

Richmond Public Library

The libraries provide access to informational, educational, cultural and recreational library materials and services in a variety of formats and technologies. The 2011 operating expenditures were \$8.6 million and the net book value of assets is \$4.5 million. Analysis of the Library figures is provided in Appendix 6.

Richmond Olympic Oval

The Richmond Olympic Oval is a premier facility that provides an inspiring community environment, high performance sport development and wellness. The 2011 operating expenditures were \$8.6 million. Analysis of the Oval figures is provided in Appendix 6.



Library Stats:

- 122,886 registered library card users
- 4,368,408 circulation
- 1,838,157 people who visited the library



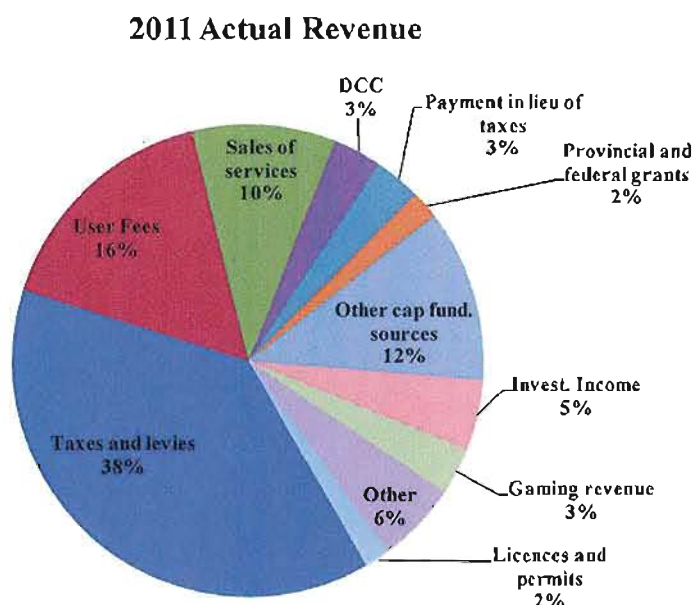
Oval Stats:

- 4,168 members
- 162 programs
- 512,000 sq. ft.

2011 Revenue Sources

Figure 6 shows the actual 2011 revenue distribution. 38% of the revenue is for property tax and levies. 16% of the revenue is the user fees which include the utility charges for water supply, sewer collection, and drainage and garbage collection.

Figure 6 - 2011 Revenue Distribution



The above figure represents the consolidated total of all revenues including revenues from: operations, capital sources, utilities and the Oval. Analysis shows that the taxes comprise 56% of the operating revenues.

The distribution of revenues is consistent with prior years.

The Long Term Financial Management Strategy (LTFMS) suggests identification of alternative revenues to decrease the reliance on taxes. This would mitigate the costs downloaded from other levels of government and insulate the taxpayers.

However, new revenues may not be feasible due to various constraints. Additionally, during the current economic times, it would be difficult to increase user fees beyond CPI.

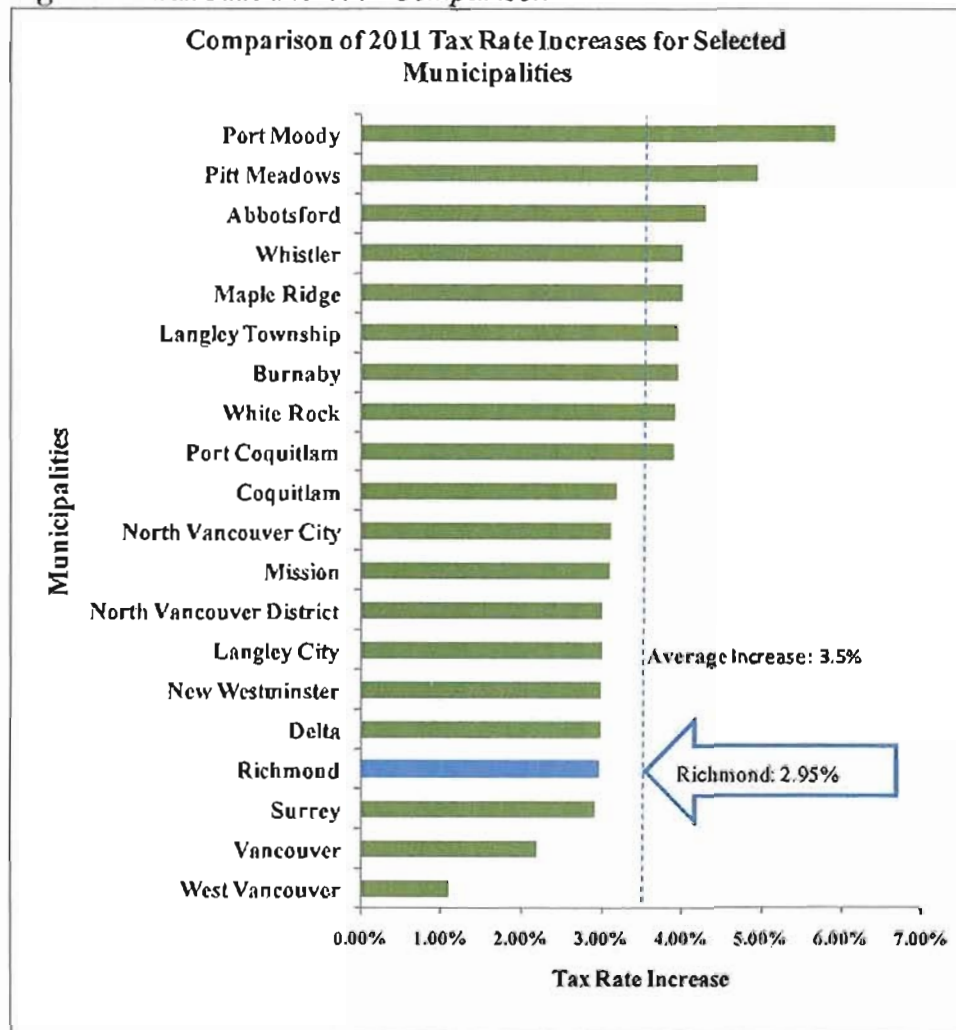
*\$161.3 million
taxes and levies
collected in 2011*

*Taxes comprise
38% of overall
revenues*



The City aims to maintain a value proposition by maintaining a relatively low tax rate while providing a high level of services and programs. *Figure 7* below shows that the City had the 4th lowest tax increase in Metro Vancouver. The City managed to keep the rate at 2.95% which is below Metro Vancouver average without reducing the level of service.

Figure 7 – Tax Rate Increase Comparison

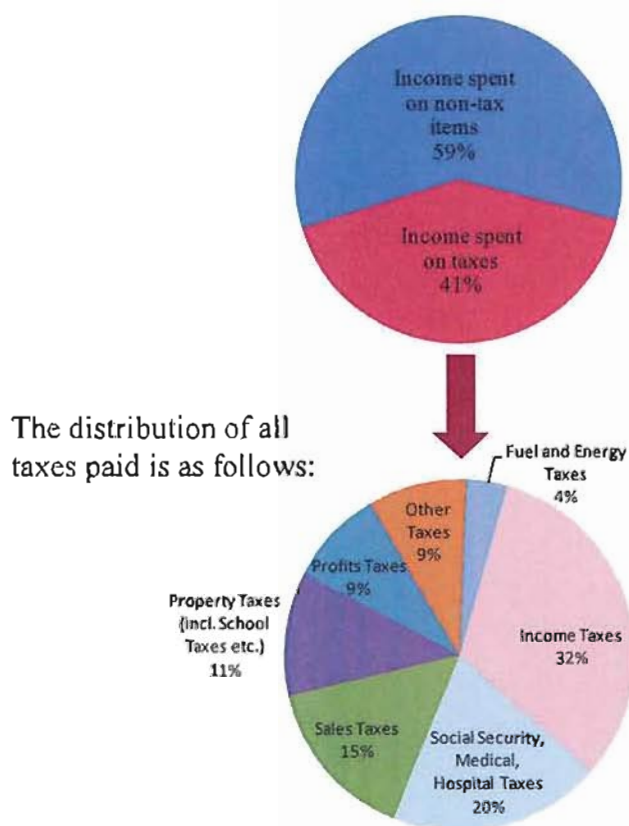


The City of Richmond had the 4th lowest tax increase in Metro Vancouver

The tax burden that is faced by the average Canadian household is significant. Based on the information obtained from Fraser Institute in their "2011 Canadian Consumer Tax Index" published on April 19, 2011, the average household incurs 41.3% of their average income on taxes. However, it should be noted that only 4.75% of income relates to property tax, of which approximately more than half is for taxes collected on behalf of the School Board and TransLink. *Figure 8* illustrates the average household's tax distribution and the taxes as a proportion of average income respectively:

Figure 8 – 2011 Average Household's Tax Distribution

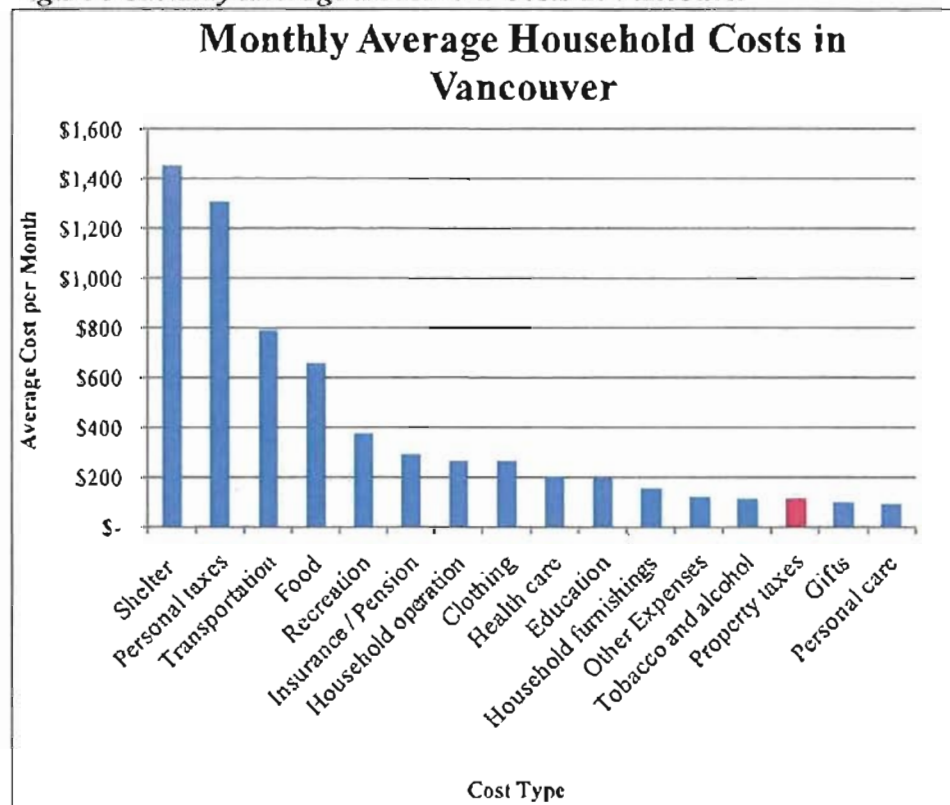
2011 Average Household Tax and Distribution



Only 4.75% of income relates to property tax, of which approximately half is collected on behalf of the School Board and TransLink

For under \$3.74 per day in property taxes, the average Richmond household supports a range of services such as police, firefighters, road and parks maintenance and recreation programming.

Figure 9 Monthly Average Household Costs in Vancouver



Source: BC Stats, Survey of Household Spending in 2009 (latest version)

The average Richmond property taxes are under \$3.74 per day



Municipal services provided:

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

Key Services

The City of Richmond provides a wide array of services to residents, businesses and visitors. The City is responsible for delivering the following services in Richmond:

- performing land use and transportation planning, building approvals, property use administration and zoning.
- providing and maintaining roads, dykes, water and sewerage systems, drainage and irrigation systems.
- providing sanitation and recycling services.
- providing for the safety and protection of its citizens by maintaining a police force, fire-rescue services, bylaw enforcement, emergency programs and environmental programs.
- providing for the recreational and cultural needs of its citizens by: funding library services; and building and maintaining recreational and cultural facilities, including pools, arenas, community centres, art centres, a theatre and numerous heritage sites.
- designing, constructing, and maintaining a recreational trail system and a system of parks with playing fields, playgrounds, and various amenities including tennis courts, basketball courts.
- providing business licensing and economic development initiatives.
- administering property taxes and utility bills.
- working to safeguard the financial well-being of the City, through the provision of effective and reliable financial advice, services and information to Council, staff and the public.
- working to safeguard and enhance the livability and social, financial, and environmental sustainability of our community and surrounding environment.
- representing the interests of our citizens on various regional bodies responsible for providing services such as transit, drinking water, waste disposal, and air quality monitoring and reporting.

These services are provided through the use of funds as approved in the 2011 operating, capital and utility budgets.



- 122,784 registrations in recreation programs
- 13,332 public works calls for service

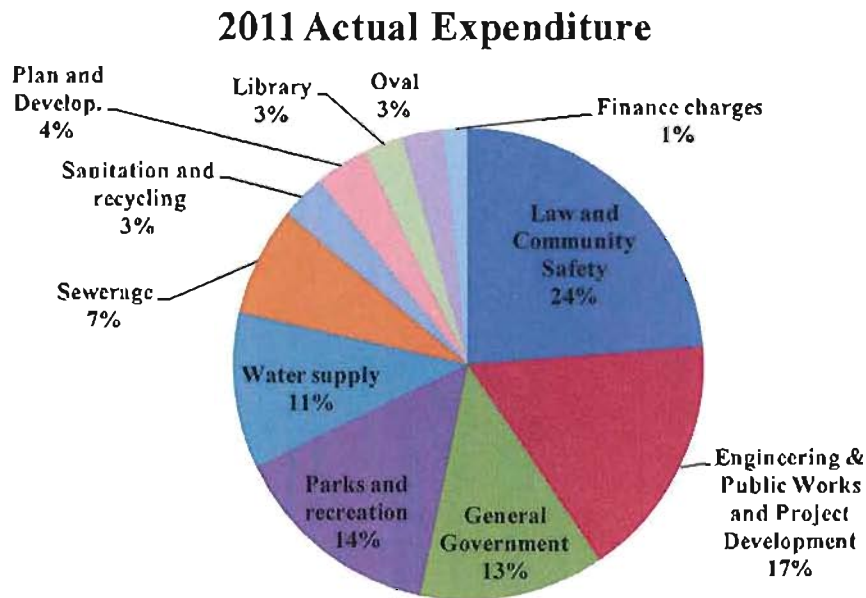


2011 Expenditure

Through the leadership of the CAO and the Administrators' Group (TAG), the strategic and operational work plans are aligned with Council's goals and objectives for the City. These form the basis for which expenditures are budgeted and planned.

The following chart shows the distribution of the 2011 actual expenditure. In terms of cost distribution, Law and Community Safety which includes Police and Fire Rescue continue to be the largest cost centre. The City Utilities (Water supply, Sewerage and Sanitation and recycling) is 21% of the City's total expenditure which is funded from the utility charges.

Figure 10 Consolidated Expenditure Breakdown by City Function



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

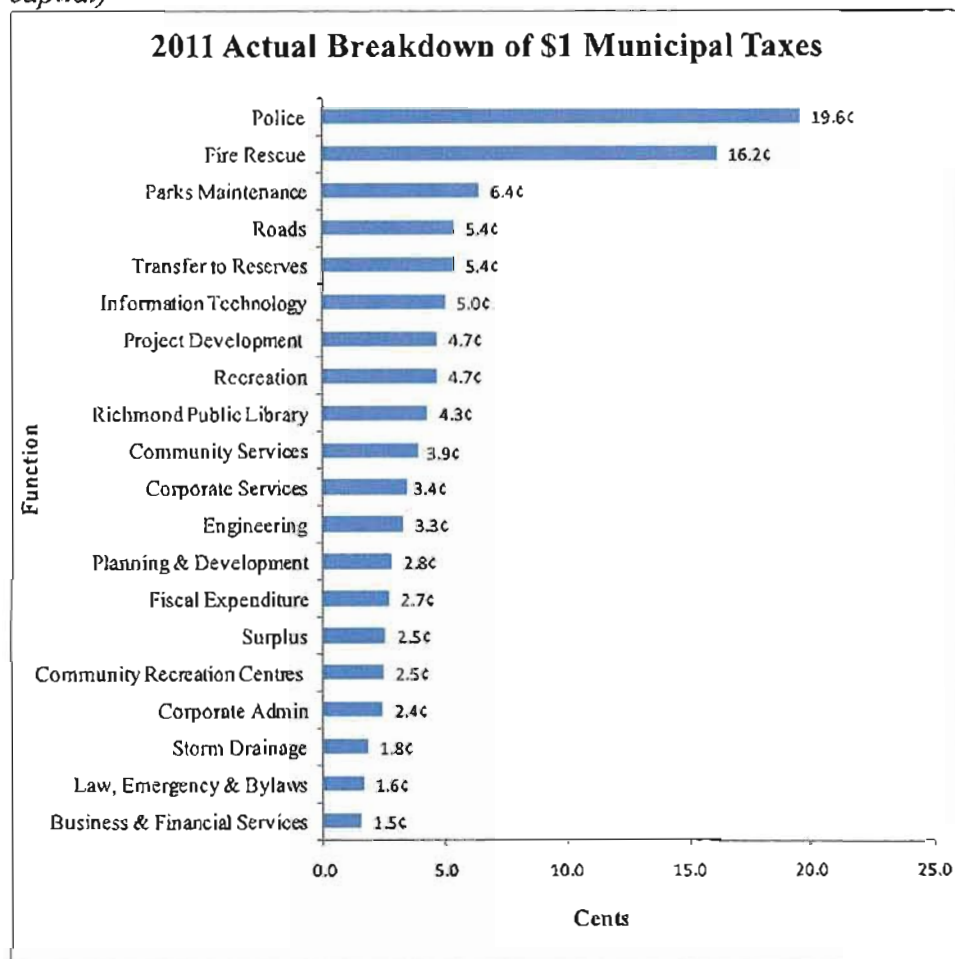


- 9,141 fire rescue responses
- 72,423 RCMP calls for service

Utilities comprise 21% of total expenditure and includes: water, sewer and sanitation services



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



The chart above is based on actual net operating requirements, which is a combination of user fees, corporate revenues and expenses.

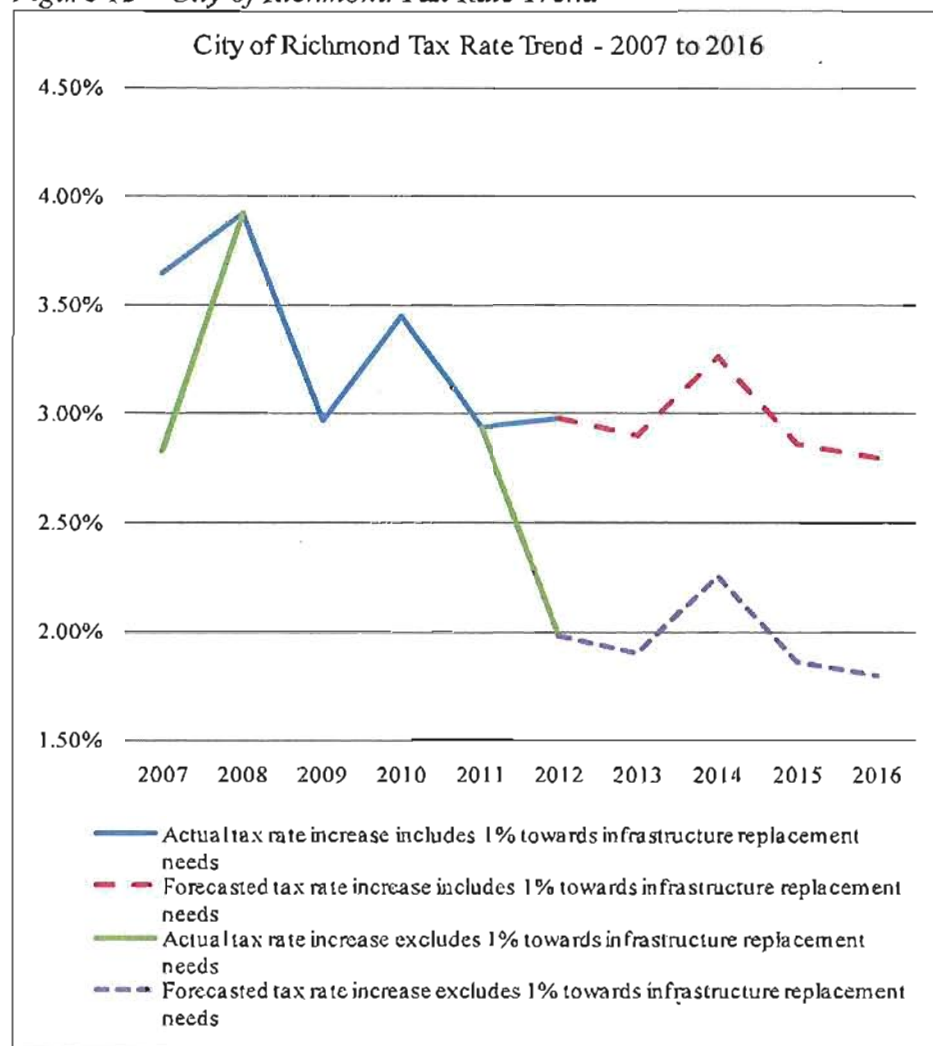
Future Direction

Similar to most communities, Richmond will experience an aging population which means increased demand for services to improve aging-in-place and healthy community. The City is facing cost increases that surpass the CPI. These include additional fund transfers to reserves for future infrastructure replacement, RCMP contract cost, water purchase from Metro Vancouver and operating cost of the facilities. Despite the slow economic recovery and challenges, Richmond is able to maintain a competitive tax rate. The following illustrates the actual tax rate from 2007 to 2011 and the projection of 2012 to 2016.

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



Figure 12 – City of Richmond Tax Rate Trend



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

Conclusion

The City has continued to maintain a strong financial position in 2011, enabling the City to maintain the necessary flexibility and sustainability in the future.

Our Mission:

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

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

Appendices

Appendix 1 – Statement of Financial Position Analysis

Appendix 2 – Tangible Capital Assets and Reserve Analysis

Appendix 3 – Annual Surplus Analysis

Appendix 4 – Cash Flow Statement Analysis

Appendix 5 – Indicators of Financial Condition

Appendix 6 – Richmond Olympic Oval Corporation and Richmond Public Library

Summary of Financial Statement Position

The statement of financial position represents the City's financial assets and liabilities, investment in non-financial assets and the accumulated surplus as at December 31, 2011.

In fiscal 2011, the following changes occurred:

- financial assets have increased by \$39.8 million, while financial liabilities have decreased by \$8.1 million, which led to a combined increase of financial assets by \$47.9 million
- investment in non-financial assets increased by \$62.9 million, driven by a net increase in tangible capital assets.

As a result, the overall positive effect led to an increase of accumulated surplus of \$110.8 million.

Net Financial Assets

Net financial assets represent the difference between the total financial assets over the financial liabilities and is an indication of the City's ability to pay for future services. The City is in good financial position since the City has been able to finance its operation without additional external financing.

Furthermore, the excess of financial assets by \$415.7 million suggests strong financial position and hence financial sustainability as well as flexibility in providing the City with the option to finance future capital investments and operating activities from its own resources.

Summary of Financial Assets

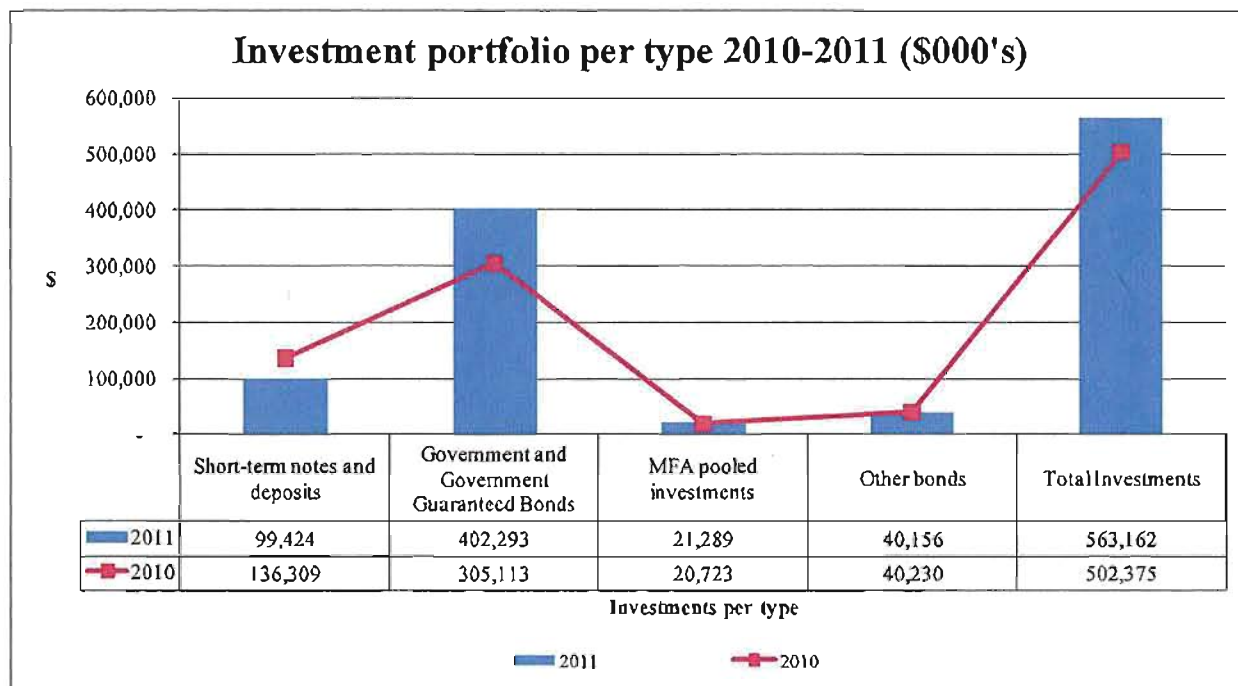
The following table represents the breakdown of the financial assets at December 31, 2011 and 2010:

Financial Assets (\$000's)	2011	2010	Change from 2010 to 2011	% Change 2010 to 2011
Cash and cash equivalents	\$11,766	\$19,058	(\$7,292)	-38.3%
Investments	563,162	502,375	60,787	12.1%
Accrued Interest receivables	2,710	3,418	(708)	-20.7%
Accounts receivables	22,095	29,651	(7,556)	-25.5%
Taxes receivable	6,716	7,708	(992)	-12.9%
Development fees receivables	16,826	21,189	(4,363)	-20.6%
Debt reserve fund	386	449	(63)	-14.0%
Total	\$623,661	\$583,848	\$39,813	6.8%

As presented in the table, the financial assets have increased by \$39.8 million.

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

- Decrease in cash and equivalents by \$7.3 million, (see the discussion on cash flow).
- Investments increased by \$60.8 million. The following chart provides a breakdown of investments for fiscal years 2011 and 2010:



- Decrease in accounts receivable of \$7.5 million, mostly driven by collection of trade receivables related to capital grants in the amount of \$10.0 million offset by an increase in other trade receivables of \$2.0 million.

Summary of Financial Liabilities

The following table represents the breakdown of the financial liabilities at December 31, 2011 and 2010, respectively:

Financial liabilities (\$000's)	2011	2010	Change from 2010 to 2011	% Change 2010 to 2011
Accounts payable	\$77,698	\$73,963	\$3,735	5.0%
Deposits and holdbacks	36,753	45,447	(8,695)	-19.1%
Deferred revenue	34,802	43,946	(9,144)	-20.8%
Development Cost Charges	52,379	42,211	10,168	24.1%
Capital leases commitments	499	1,168	(669)	-57.3%
Debt, net of MFA sinking fund	5,808	9,274	(3,466)	-37.4%
Total	\$207,938	\$216,009	(\$8,071)	-3.7%

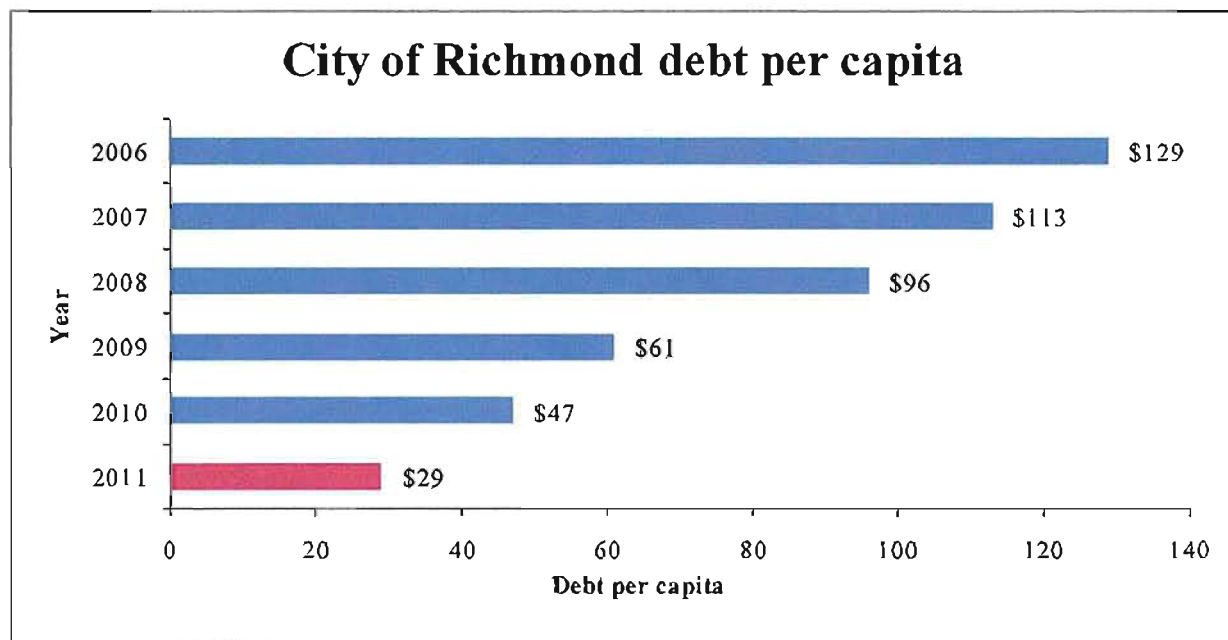
The following items describe the major changes during the period:

- accounts payable increased by \$3.7 million consisting of the increase in the trade payables of \$1.9 million and \$1.8 million that relates to post-employment benefits for employees.
- deposits and holdbacks decreased by \$8.7 million mostly due to refunded security deposits in the amount of \$8.0 million and contract holdbacks of \$0.9 million, while other positions increased by \$0.2 million.
- deferred revenues decreased by \$9.1 million due to the transaction entered into that decreased the parking easement and leased land revenues of \$11.7 million and was partially offset by other deferred revenues in the amount of \$2.6 million.
- development cost charges (DCC) increased by \$10.2 million, which was a consequence of new contributions in the amount of \$23.5 million (2010 \$26.1 million), while revenue recognized on DCC, i.e. related projects undertaken, amounted to \$14.3 million (2010 \$17.8 million).
- long term debt decreased by \$3.5 million, of which \$3.4 million was from the General Fund and \$0.1 million Sewer works Fund.

The City is in good financial position and has enough capacity and flexibility to undertake any additional external long-term financing for necessary projects, given the achieved coverage and minimal Debt-to-Revenue ratio (which represents the ratio of long-term debt to total revenues) of 1.6%. Furthermore, during 2011 the liability limit as set by the BC Regulation 254/2004, defined as the liability servicing cost (cost of principal and interest charges) over total revenue was substantially below the threshold of 25%.

Net Debt (\$000's)	Net Debt	Revenues per fund	Ratio Debt to Revenue
General Fund	\$5,659	\$330,975	1.7%
Sewerworks Fund	149	30,526	0.5%
Total	\$5,808	\$361,501	1.6%

Current debt will be extinguished by 2014 and the 2011 outstanding net debt per capita is \$29.



Summary of Non-Financial Assets

The changes in the non-financial assets are due primarily from investments in capital assets that have increased by a net \$62.6 million in 2011 (cost \$105.3 million and related depreciation of \$42.7 million). The remaining effect of the changes was related to prepaid expenses and inventories amounting to a combined \$0.3 million.

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

Tangible Capital Assets (\$000's)	2010	Additions	Disposals	2011
Land	\$570,939	\$37,582	(\$10)	\$608,511
Buildings	313,067	27,705	(600)	340,172
Infrastructure	1,455,639	47,349	(3,394)	1,499,594
Equipment	81,498	4,864	(1,099)	85,263
Library collections and eqt.	8,203	2,788	(1,329)	9,662
Assets under construction	34,379	(8,522)	-	25,857
Total at Cost	\$2,463,725	\$111,766	(\$6,432)	\$2,569,059
Buildings	80,489	10,950	(508)	90,931
Infrastructure	591,261	29,868	(2,069)	619,060
Equipment	47,819	5,514	(1,067)	52,266
Library collections and eqt.	5,137	1,364	(1,329)	5,172
Total Acc. Depreciation	\$724,706	\$47,696	(\$4,973)	\$767,429
	2010	2011		
Land	570,939	608,511		
Buildings	232,578	249,241		
Infrastructure	864,378	880,534		
Equipment	33,679	32,997		
Library collections and eqt.	3,066	4,490		
Assets under construction	34,379	25,857		
Total Net Book Value	\$1,739,019	\$1,801,630		

Accumulated Surplus

The accumulated surplus represents the accumulated results of operations and can be compared with the equity (net assets) of a commercial enterprise. Accumulated surplus represents the equity investment in tangible capital assets and the net financial assets, which were discussed above. Also, from an allocation point of view accumulated surplus is divided into following categories:

- investments in tangible capital assets (tangible capital asset net of any debt)
- reserves (restricted funds for the particular predetermined use)
- appropriated surplus (internally reserved funds)
- surplus (unrestricted funds)
- obligation to be funded and other equity

The following table represents the changes in the major categories in the period 2010 – 2011:

Accumulated Surplus (\$000's)	2011	2010	Change from 2010 to 2011	% Change 2010 to 2011
Investment in TCA	\$1,795,322	\$1,728,577	\$66,745	3.9%
Reserves	275,353	247,123	28,230	11.4%
Appropriated surplus	123,943	111,895	12,048	10.8%
Obligations to be funded	(50)	(101)	51	-50.5%
Surplus	24,631	21,098	3,533	16.7%
Other equity	1,934	1,745	189	10.8%
Total	\$2,221,134	\$2,110,337	\$110,797	5.3%

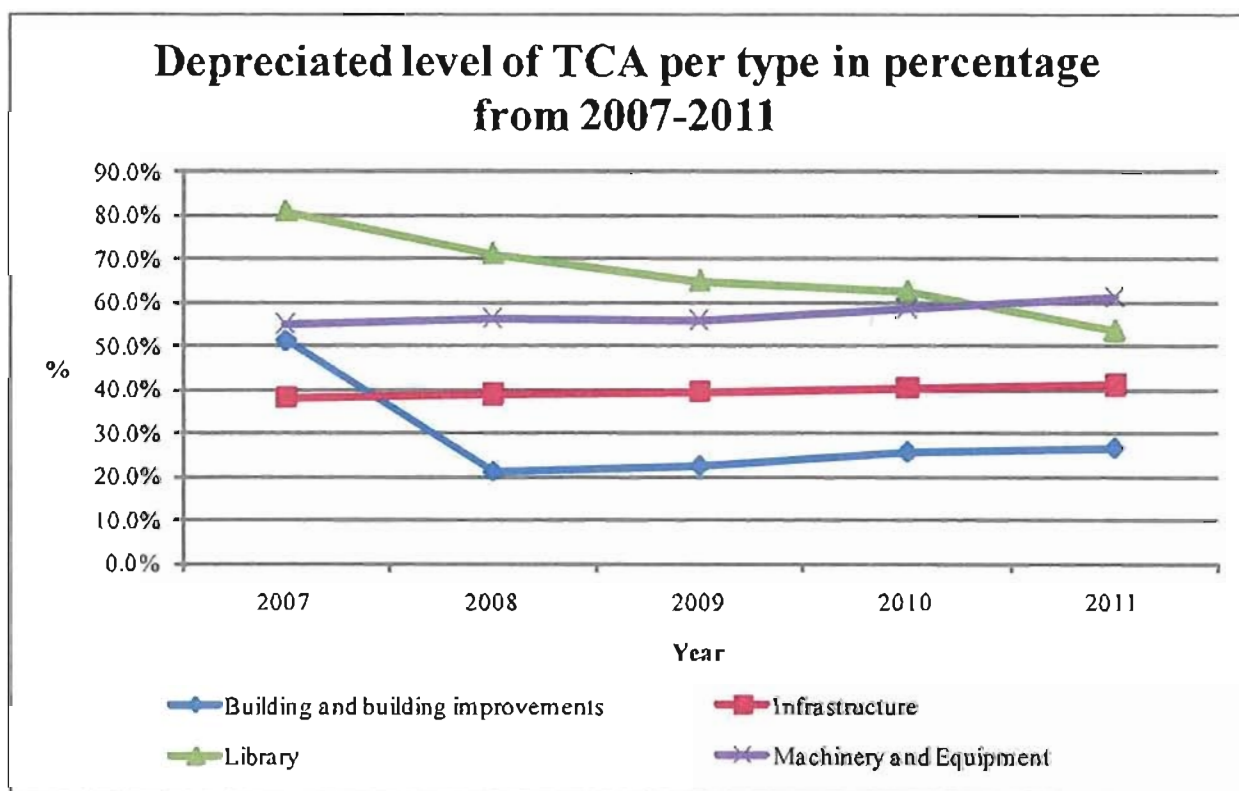
Tangible Capital Assets

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

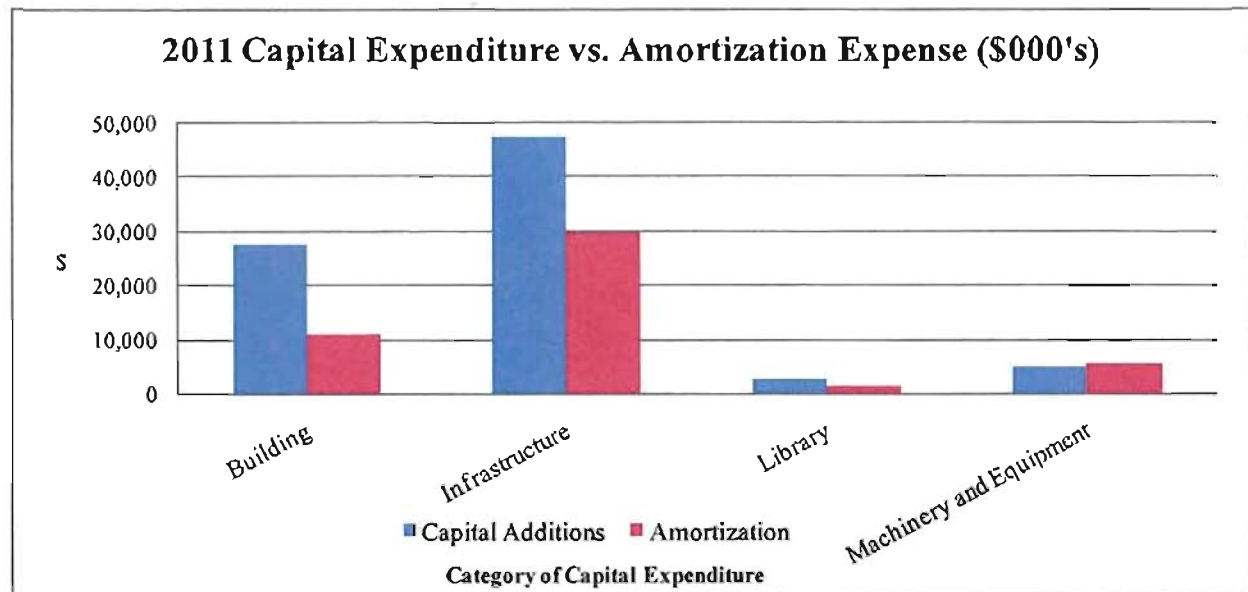
Each asset is assigned a useful life that approximates the expected longevity of the asset. Every period, the asset is depreciated to reflect the decrease in the asset's remaining life. A high depreciation percentage represents assets that are closer to the end of the useful life and that will require replacement in the near term. All analysis is based on financial reporting and does not encompass condition assessment or other non-financial reporting aspects that may alter the actual live of individual assets.

All asset categories other than land are depreciated over an estimated useful life. As represented below, the buildings, infrastructure and machinery and equipment categories show a slight increase in the depreciation percentage. This signifies that the capital replacement is occurring at a lower rate than the depreciation.

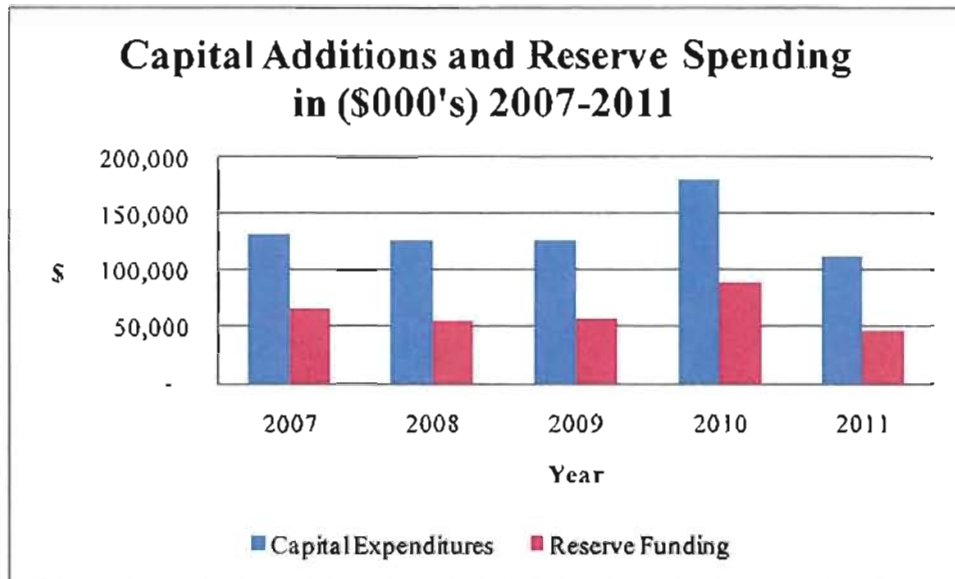
- The buildings category decreased significantly over the period of 2007-2008 as a result of the Oval being added to the asset inventory.
- Library shows the opposite trend of decreasing the depreciation percentage as a result of renewal of the library collections.
- Total 2011 depreciation expense was \$47.7 million.



The level of capital expenditure relative to the amortization expense can be used as a gauge to evaluate capital reinvestment. Generally, in order to maintain the same level of depreciation percentage as previously discussed, the capital expenditure should at minimum equal the amortization expense. Overall the City is replacing assets at a faster rate as depicted by the annual increase in capital equity.



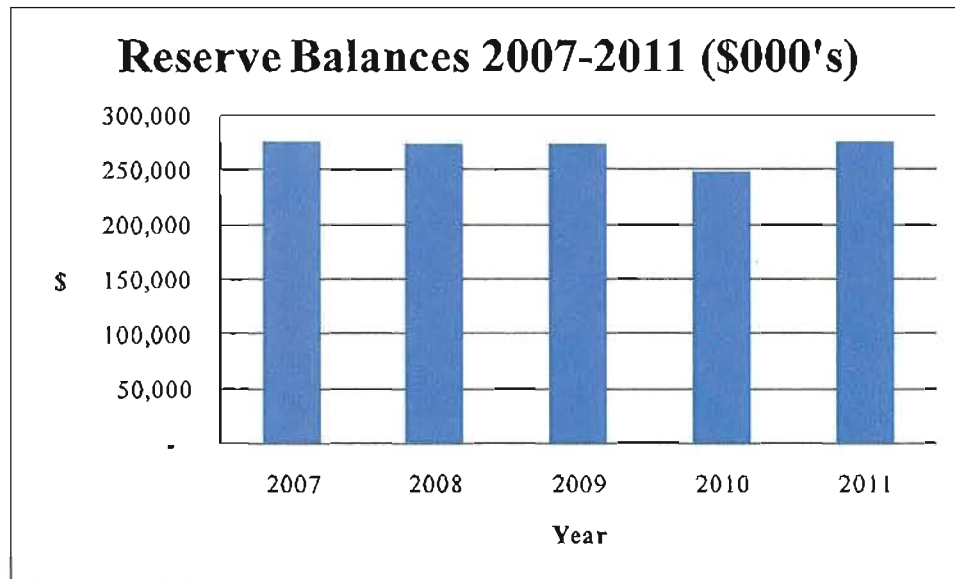
Annual Capital additions are comprised of many assets and are funded from various sources. These sources include: City reserves, DCC's, grants, developer contributed assets and other sources. The portion related to the City reserves represents planned replacement of existing infrastructure. As shown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



- 2010 expenditure includes \$59 million for the Garden City land acquisition.
- 2009 (\$7 million) and 2010 (\$20 million) expenditure was adjusted for land received through development.

Reserves

The balance of the reserves has remained fairly consistent with a 2011 balance of \$275.4 million. This balance includes both the uncommitted balance of \$183.9 million and amounts that have been approved for expenditure but remain unspent as at December 31, 2011 of \$91.5 million.



Annual Surplus Analysis

The annual surplus is comprised of all activity that impacts the accumulated surplus. The Public Sector Accounting Standards (PSAB) direct that the accumulated surplus consist of general surplus, reserves, appropriated surplus, investment in capital assets, obligations to be funded and other equity.

The 2011 general operating surplus (\$4.6 million) represents the net excess of revenues over expenditures relating to budgeted transactions and is a component of the 2011 annual surplus of \$110.8 million. The remaining portion of the annual surplus relates to transactions that impact the capital equity and other accumulated surplus items as per PSAB.

The increase is a result of the simultaneous higher revenues in the amount of \$75.2 million, 21.6% higher than the budget and lower expenditures of \$18.3 million in comparison to the budget.

Major items resulting in the increase of revenues by \$75.2 million are as follows:

- higher Other Capital Funding Sources (donated assets from developers) which were budgeted at \$6.1 million and reached \$50.1 million, a positive impact of \$44.0 million.
- higher Other Revenues in the amount of \$16.0 million than the budget primarily related to the gain on the sale of land in the amount of \$11.7 million.
- higher Sale of Services in the amount of \$4.5 million, primarily related to the higher sales of Oval in the amount of \$2.6 million.
- while all other type of revenues, higher by \$10.7 million, were a result of higher gaming revenues of \$2.6 million, investment income revenues of \$3.5 million and all other revenues of \$4.6 million.

Major items causing the decrease in expenditures of \$18.3 million are as follows:

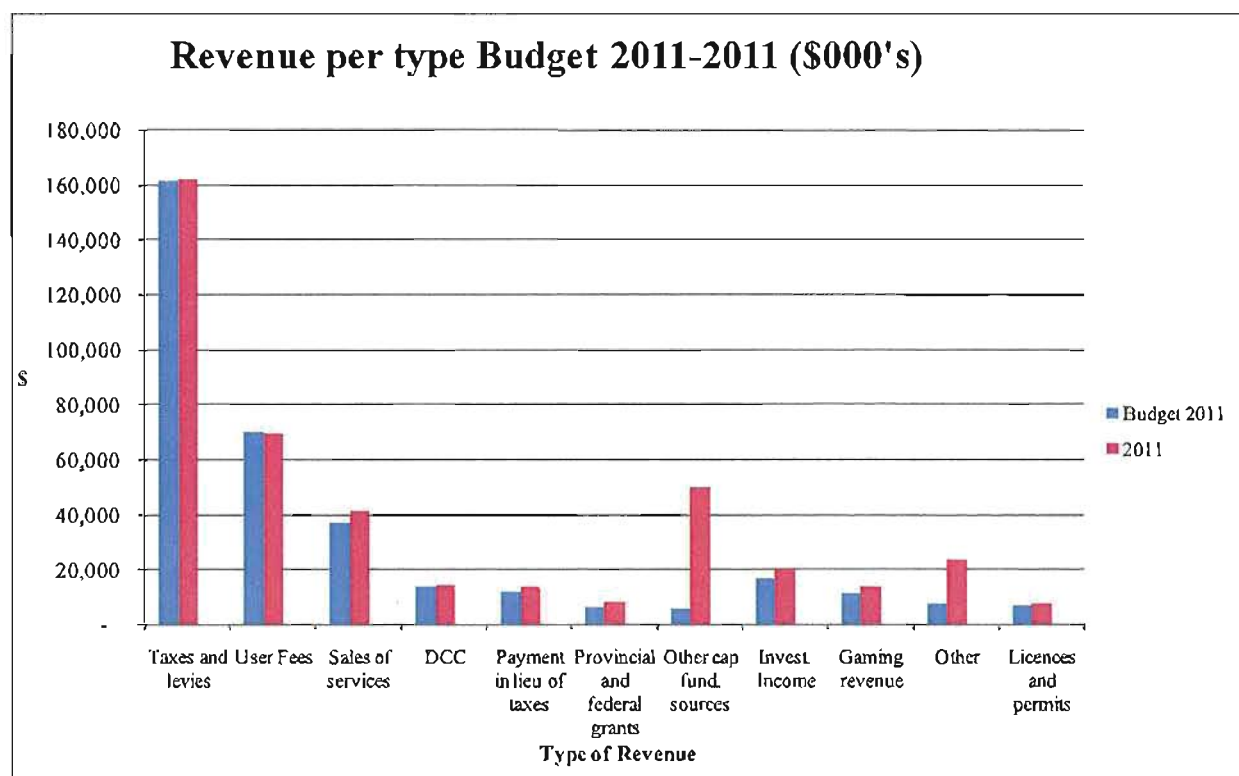
- lower Law and Community Safety expenditures of \$4.5 million in comparison with the budget due to unfilled positions and lower than expected contract costs.
- lower Engineering, Public Works and Project Development expenditures of \$5.3 million due to higher than expected cost recoveries as well as lower salary expenses due to vacant positions.
- lower General Government expenditures by \$3.2 million due to unfilled vacant.
- while all other types of expenditures were lower by \$5.3 million.

Results of Operations

In 2011, the annual surplus has increased by \$12.8 million (increase of 13.0% in comparison with 2010), mostly by the increase in revenues of \$24.5 million (increase of 21.6% in comparison with 2010), while in the same period the expenditures rose by \$11.8 million (increase of 3.9% in comparison with 2010). The major contribution to the annual surplus relates to the other revenues which rose by \$13.3 million, out of which \$11.7 million was related the discharge of the parking easement and land disposition.

Revenues by Type

The following chart represents the comparison of the 2011 revenues to the budget.

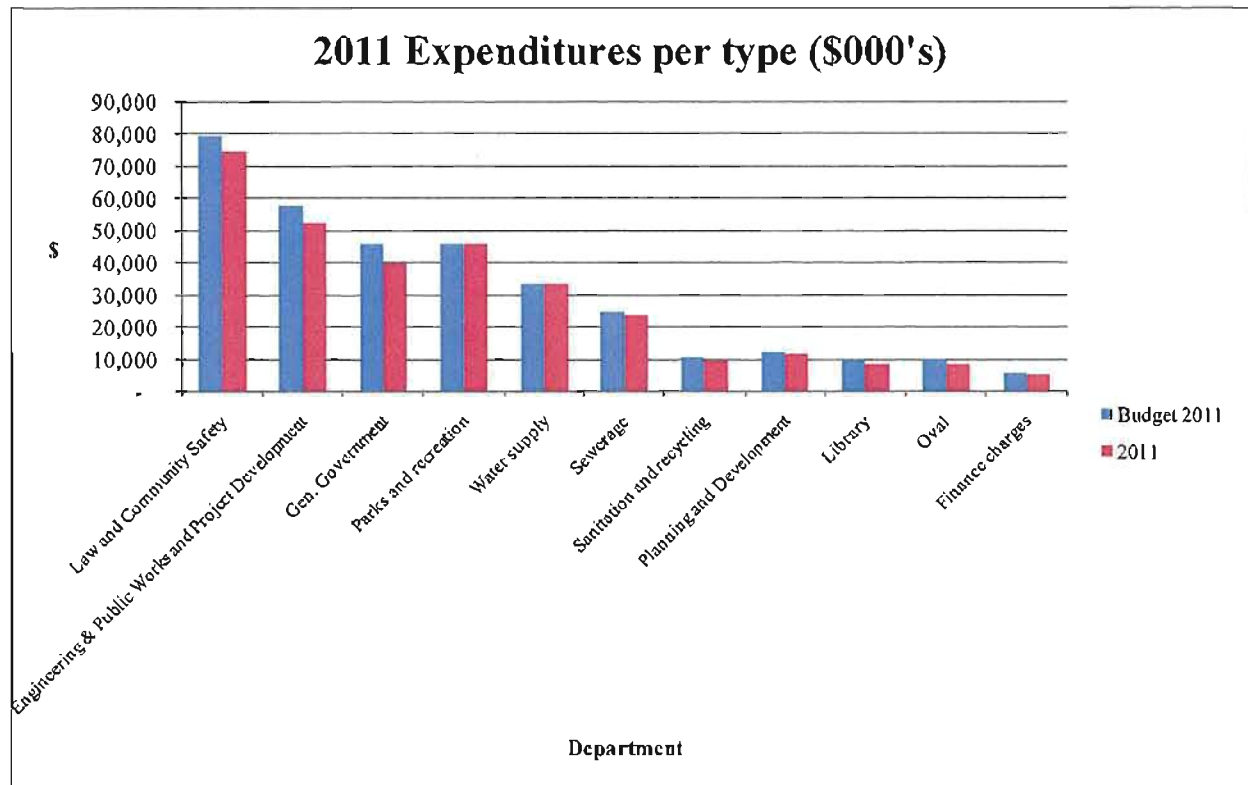


The major source of revenues is the property taxes. Revenues from this source increased by 3.7% in comparison with 2010. This includes the budgeted increase of 2.95% and increases relating to newly constructed properties added to the assessment roll. The sale of services increased most notably from the Olympic Oval which rose by \$2.6 million. The increase in the investment income was driven by the increase in the investment portfolio.

The decrease in Development Cost Charges was the result of capital expenditures and the timing of projects. The increase in the other revenue mostly relates to the \$11.7 million in gain in sale of a piece of leased land as noted in the Financial Statements in note 21.

Expenditure Analysis

The following chart represents the operating expenditure structure per type of service. As depicted below, all services were provided within the allotted 2011 budgets. As previously noted, the service areas contributing to the annual surplus include: Law and Community Safety, Public Works and Project Development and General Government.



Cash Flow Statement

The following chart represents the condensed cash flow statement for the year ended December 31, 2011 and 2010. This presents the major sources of cash and cash equivalents during the period as well as the use of cash. As can be seen, the major source of cash comes from the annual surplus, i.e. the results of operation achieved during the period of \$110.8 million. As well, in 2011 a significant portion of cash came from the cash management of the financial assets and liabilities, which provided an additional combined cash amount of \$21.2 million. The total funds used for the acquisition of tangible capital assets amounted to \$75.9 million, repayment of debt in the amount of \$4.2 million and \$60.8 investment in the net investment activities.

Cash Flow Statement (\$000's)	2011	2010
Annual surplus	\$110,797	\$98,050
Items not involving cash:	1,609	12,375
Change in non-cash assets and liabilities:		
Decrease (Increase) in financial assets	13,683	(18,200)
Decrease (Increase) in other assets	(302)	368
Increase (Decrease) in financial liabilities	7,794	41,139
Total change in non-cash assets	21,175	23,307
Net change in cash from operating activities	133,580	133,732
Changes in capital activities (investment in TCA)	(75,878)	(142,990)
Changes in financing activities (repayment of debt)	(4,207)	(3,355)
Investment activities (investment in securities)	(60,787)	23,928
Net change in cash	(7,292)	11,315
Cash and Cash Equivalents , beginning of year	19,058	7,744
Cash and Cash Equivalents , end of year	\$11,766	\$19,058

Ratio Analysis

The following ratio analysis was conducted as recommended by the Statement of Recommended Practice SOPR-4 “Indicators of financial condition” issued by the Canadian Institute of Chartered Accountants. The analysis serves as a recommended practice of financial reporting and enables the readers of financial reports not only to interpret the financial reports but also to also assess the quality of financial management.

As a best practice, the conducted analysis should address the following three key areas:

- **Assessment of sustainability** measures and demonstrates the ability of a government entity to carry out its service commitments, settles financial commitments to creditors, employees and others without increasing the debt or tax burden in the economy that it operates.
 - Assets to liabilities, indicates the sustainability by the extent to which the government entity finances its operations by issuing debt.
 - Financial assets to liabilities, indicates sustainability by the degree that future revenues are required to pay for past transactions and events.
 - 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.
 - Net debt to total assessment, indicates the relationship between the level of debt and the state of the local economy.
 - Expenses to total assessment, indicates the trend of the government spending in connection to the state of the local economy.
- **Assessment of flexibility** measures and demonstrates the degree to which a government entity can change the level of debt and tax burden in order to meet its services commitments or settle financial commitments.
 - Debt charges to revenues, indicates the extent to which past borrowing decisions present a constraint on a government’s ability to meet its financial commitments.
 - Net book value of capital assets to cost, indicates the estimated useful life of the capital assets to provide services.
 - Own source revenue to assessment, indicates the degree to which represents the percentage of taxes taken from its own tax base.

- **Assessment of vulnerability** measures and demonstrates the degree by which a government entity is dependent on sources of funding outside its control or influence or is exposed to risk that could impair its ability to meet its service and financial commitments.
 - Government transfers to total revenue, indicates the degree to which the local government is dependent on provincial or federal grants.

The following table presents the conducted ratio analysis per major aforementioned categories for the period 2010-2011:

Ratio analysis Indicators of financial condition	2011	2010
Sustainability ratios		
Assets to liabilities (times)	11.2	11.5
Financial assets to liabilities (times)	2.8	3.0
Net debt to total revenues	1.8%	2.6%
Net debt to the total assessment	0.0%	0.0%
Expenses to the total assessment	0.6%	0.7%
Flexibility ratios		
Public debt charges to revenues	1.2%	1.5%
Net book value of capital assets to its cost	70.4%	70.4%
Own source revenue to the assessment	0.8%	0.8%
Vulnerability ratios		
Government transfers to total revenues	1.9%	1.6%

Note:

Based on average Balance Sheet amounts

As the conducted analysis reaffirms, the City maintained a stable financial position which is a consequence of solid financial management practices. Furthermore, it demonstrates the sound self-sufficiency and financial capacity of the City's operations and capital project activity.

Analysis of the Richmond Olympic Oval Corporation and Richmond Public Library

During 2011 the two wholly owned City entities: Richmond Olympic Oval Corporation and Richmond Public Library were marked with increase in sales of service to third parties and receipt of donations, while both operations are economically dependent on the City funding for their operations.

Richmond Olympic Oval Corporation

- In 2011, the Richmond Olympic Oval Corporation had an annual surplus of \$2.2 million, which is an annual increase of \$3.4 million. The sale of services increased year over year in the amount of \$2.6 million, which was partly offset by the increase in payroll expenses of \$1.6 million.
- Net financial assets increased by \$2.3 million, which is a result of the increase in cash and investments by \$3.3 million with excess funds being deposited into short term deposits.
- The Oval transferred \$1.7 million into its capital reserve as per the requirements of the Operating agreement.

Richmond Public Library

- In 2011, the Library annual surplus increased by \$1.2 million mostly driven by the collection donations in the same amount. Other revenues and expenditures had a neutral effect on the annual surplus. Included in the total revenue of \$10.1 million on the Library's entity financial statements is \$7.9 million of City funding.
- Net financial assets remained steady at \$0.4 million with the previous year and there were no major changes between categories.
- The non-financial assets increased by a net \$1.5 million relating to acquisition of library collections amounting to \$1.2 million and furniture and equipment for the remaining \$0.3 million.

Consolidated Financial Statements of

CITY OF RICHMOND

Year ended December 31, 2011

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council

We have audited the accompanying consolidated financial statements of the City of Richmond, which comprise the consolidated statement of financial position as at December 31, 2011 and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of Richmond as at December 31, 2011, and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants

DATE

Burnaby, Canada

CITY OF RICHMOND

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

December 31, 2011, with comparative figures for 2010

	2011	2010 (recast - note 3)
Financial Assets		
Cash and cash equivalents	\$ 11,766	\$ 19,058
Investments (note 4)	563,162	502,375
Accrued interest receivable	2,710	3,418
Accounts receivable (note 5)	22,095	29,651
Taxes receivable	6,716	7,708
Development fees receivable	16,826	21,189
Debt reserve fund - deposits (note 6)	386	449
	623,661	583,848
Financial Liabilities		
Accounts payable and accrued liabilities (note 7)	77,698	73,963
Deposits and holdbacks (note 8)	36,753	45,447
Deferred revenue (note 9)	34,801	43,946
Development cost charges (note 10)	52,379	42,211
Obligations under capital leases (note 11)	499	1,168
Debt, net of MFA sinking fund deposits (note 12)	5,808	9,274
	207,938	216,009
Net financial assets	415,723	367,839
Non-Financial Assets		
Tangible capital assets (note 13)	1,801,630	1,739,019
Inventory of materials and supplies	1,934	1,745
Prepaid expenses	1,847	1,734
	1,805,411	1,742,498
Accumulated surplus (note 14)	\$ 2,221,134	\$ 2,110,337

Commitments and contingencies (note 18)

See accompanying notes to consolidated financial statements.

General Manager, Business and Financial Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

Year ended December 31, 2011, with comparative figures for 2010

	Budget 2011 (unaudited - notes 2(m) and 23)	Actual 2011	Actual 2010 (recast - note 3)
Revenue:			
Taxation and levies	\$ 161,335	\$ 161,821	\$ 156,071
User fees	70,035	69,359	68,365
Sales of services	37,053	41,518	37,403
Development cost charges	13,813	14,321	17,804
Payments-in-lieu of taxes	11,770	13,726	13,203
Provincial and federal grants	6,215	8,066	6,353
Other capital funding sources	6,054	50,063	53,217
Other revenues:			
Investment income	16,830	20,328	16,864
Gaming revenue	11,113	13,728	12,563
Licenses and permits	7,060	7,524	7,328
Other (note 21)	7,581	23,588	10,335
	348,859	424,042	399,506
Expenses:			
Law and Community safety	79,109	74,548	70,838
Engineering, public works and project development	57,585	52,338	56,365
General government	42,950	39,728	35,130
Parks, recreation and community services	45,959	45,957	43,647
Utilities:			
Water supply and distribution	33,434	33,437	30,277
Sewerage collection and disposal	24,724	23,422	23,772
Sanitation and recycling services	10,627	9,829	9,163
Planning and development	12,150	11,560	11,427
Library services	9,393	8,615	8,221
Richmond Olympic Oval	9,911	8,647	6,614
Interest and finance charges	5,745	5,164	6,002
	331,587	313,245	301,456
Annual surplus	17,272	110,797	98,050
Accumulated surplus, beginning of year	2,110,337	2,110,337	2,012,287
Accumulated surplus, end of year	\$ 2,127,609	\$ 2,221,134	\$ 2,110,337

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, 2011, with comparative figures for 2010

	2011 budget (unaudited - notes 2(m) and 23)	2011	2010 (recast - note 3)
Surplus for the year	\$ 17,272	\$ 110,797	\$ 98,050
Acquisition of tangible capital assets in cash and financed by capital leases	(17,272)	(76,026)	(149,088)
Acquired tangible capital assets from developers	-	(35,740)	(31,454)
Amortization of tangible capital assets	-	47,696	47,725
Gain on disposal of tangible capital assets	-	(10,347)	(3,897)
Proceeds on sale of tangible capital assets	-	11,806	5,424
	-	48,186	(33,240)
Acquisition of inventories of supplies	-	(1,934)	(1,745)
Acquisition of prepaid expenses	-	(1,847)	(1,734)
Consumption of inventories of supplies	-	1,745	2,253
Use of prepaid expenses	-	1,734	1,594
Change in net financial assets	-	47,884	(32,872)
Net financial assets, beginning of year	367,839	367,839	400,711
Net financial assets, end of year	\$ 367,839	\$ 415,723	\$ 367,839

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2011, with comparative figures for 2010

	2011	2010
		(recast - note 3)
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 110,797	\$ 98,050
Items not involving cash:		
Amortization	47,696	47,725
Gain on disposal of tangible capital assets	(10,347)	(3,897)
Developer contributions of tangible capital assets	(35,740)	(31,454)
Change in non-cash operating working capital:		
Decrease in accrued interest receivable	708	963
Decrease (increase) in accounts receivable	7,556	(2,362)
Decrease (increase) in taxes receivable	992	(552)
Decrease (increase) in development fees receivable	4,363	(16,249)
Decrease in debt reserve fund	63	-
Increase in prepaid expenses	(113)	(140)
(Increase) decrease in inventories of supplies	(189)	508
Increase in accounts payable and accrued liabilities	3,735	6,287
(Decrease) increase in deposits and holdbacks	(8,694)	22,015
Increase in deferred revenue	2,585	3,834
Increase in development cost charges	10,168	9,003
Net change in cash from operating activities	133,580	133,731
Capital activities:		
Cash used to acquire tangible capital assets	(75,954)	(148,414)
Proceeds on disposal of tangible capital assets	76	5,424
Net change in cash from capital activities	(75,878)	(142,990)
Financing activities:		
Principal payments on debt	(3,466)	(2,534)
Principal payments on obligations under capital leases	(741)	(821)
Net change in cash from financing activities	(4,207)	(3,355)
Investing activities:		
Change in investments	(60,787)	23,928
Net change in cash and cash equivalents	(7,292)	11,314
Cash and cash equivalents, beginning of year	19,058	7,744
Cash and cash equivalents, end of year	\$ 11,766	\$ 19,058
Supplementary Information:		
Non-cash transactions:		
Tangible capital assets financed by capital leases	\$ 72	\$ 674
Sale of property in exchange for leasehold interest in another property	11,730	-

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2011

1. Operations:

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

2. Significant accounting policies:

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

(a) Basis of consolidation:

The consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval. The Library is consolidated as the Library Board is appointed by the City. The Richmond Olympic Oval is consolidated as it is a wholly owned municipal corporation of the City and operates as another government organization. Interfund transactions, fund balances and activities have been eliminated on consolidation.

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

(iv) Reserve Funds:

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

(b) Basis of accounting:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(c) Government transfers:

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

(d) Cash and cash equivalents:

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

(e) Investments:

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

(f) Accounts receivable:

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

(g) Development cost charges:

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

(h) Post-employment benefits:

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

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

(i) Non-financial assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

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

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

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

(v) Interest capitalization:

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

(vi) Leased tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(vii) Inventory of materials and supplies:

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

(j) Deferred revenue:

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

(k) Deposits:

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

(l) Debt:

Debt is recorded net of related sinking fund balances.

(m) Budget information:

Unaudited budget information, presented on a basis consistent with that used for actual results, was included in the City of Richmond's Five Year Financial Plan and was adopted through Bylaw #8707 on March 14, 2011.

(n) Use of accounting estimates:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(o) 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 of Richmond has provided definitions of segments used by the City as well as presented financial information in segment format (note 22).

3. Recast of comparative figures:

During the year, the City determined that certain developer contributed land was omitted and should be added to the 2010 and 2009 tangible capital asset register.

The 2010 comparative figures have been recast for this item. The effects of the recast on the 2010 comparative figures have been applied retroactively and are summarized below:

Accumulated surplus at January 1, 2010

Accumulated surplus, as previously reported	\$ 2,005,249
Add: Net book value of tangible capital asset	7,038
Accumulated surplus, as recast	<u>\$ 2,012,287</u>

Annual surplus for 2010

Annual surplus, as previously reported	\$ 77,247
Add: Developer contribution of tangible capital assets	20,803
Annual surplus, as recast	<u>\$ 98,050</u>

Tangible capital assets, December 31, 2010

Tangible capital assets, as previously reported	\$ 1,711,178
Add: Net book value of tangible capital asset	27,841
Tangible capital assets, as recast	<u>\$ 1,739,019</u>

CITY OF RICHMOND

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

Year ended December 31, 2011

4. Investments:

	2011		2010	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 99,424	\$ 99,457	\$ 136,309	\$ 136,309
Government and government guaranteed bonds	402,293	410,633	305,113	315,332
Municipal Finance Authority Pooled Investment	21,289	21,289	20,723	20,723
Other Bonds	40,156	42,162	40,230	42,283
	\$ 563,162	\$ 573,541	\$ 502,375	\$ 514,647

5. Accounts receivable:

	2011	2010
Water and sewer utilities	\$ 6,880	\$ 6,467
Casino revenues	3,186	3,146
Capital grant	2,934	12,980
Other trade receivables	9,095	7,058
	\$ 22,095	\$ 29,651

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 as 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 accounts. The details of the cash deposits and contingent demand notes at December 31, 2011 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 376	\$ 1,706
Sewerworks Revenue Fund	10	48
Total	\$ 386	\$ 1,754

CITY OF RICHMOND

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

Year ended December 31, 2011

7. Accounts payable and accrued liabilities:

	2011	2010
Trade and other liabilities	\$ 50,808	\$ 48,892
Post-employment benefits (note 16)	26,890	25,071
	\$ 77,698	\$ 73,963

8. Deposits and Holdbacks:

	Balance December 31, 2010	Deposit contributions	Refund expenditures	Balance December 31, 2011
Security deposits	\$ 33,059	\$ 6,175	\$ 14,094	\$ 25,140
Contract holdbacks	2,075	3,640	4,509	1,206
Developer contribution	5,197	340	-	5,537
Transit Oriented Development Fund	1,523	-	-	1,523
Other	3,593	3,124	3,370	3,347
	\$ 45,447	\$ 13,279	\$ 21,973	\$ 36,753

9. Deferred revenue:

Deferred revenue represents revenues that 1) are collected but not earned as of December 31, 2011. These revenues will be recognized in future periods as they are earned. 2) Funds received from external parties for specified purposes. These revenues are recognized in the period in which the related expenses are incurred.

	2011	2010
Prepaid taxes	\$ 12,652	\$ 11,737
Capital grants	4,919	6,151
Business license revenues	2,433	1,882
Firm price billing revenues	2,723	3,375
Other	9,671	6,078
Parking easement and leased land revenues	2,403	14,723
Balance, end of year	\$ 34,801	\$ 43,946

CITY OF RICHMOND

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

Year ended December 31, 2011

10. Development cost charges:

	2011	2010
Balance, beginning of year	\$ 42,211	\$ 33,208
Contributions	23,518	26,101
Interest	971	706
Revenue recognized	(14,321)	(17,804)
Balance, end of year	\$ 52,379	\$ 42,211

11. Obligations under capital leases:

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

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

Year ending December 31:		
2012	\$	337
2013		80
2014		59
2015		26
2016 and thereafter		6
Total future minimum lease payments		508
Less amount representing interest		(9)
Present value of capital lease payments	\$	499

CITY OF RICHMOND

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

Year ended December 31, 2011

12. Debt, net of MFA sinking fund deposits:

The rates of interest on the principal amount of the MFA debentures vary between 3.15% and 8.50% per annum. The average rate of interest for the year ended December 31, 2011 approximates 5.85%.

The City issues debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures. Sinking fund balances managed by the MFA are netted against related debt.

Gross amount for the debt and the amount for the sinking funds assets available to retire the debt are as follows:

	Gross debt	Sinking fund asset	Net debt 2011	Net debt 2010
General Fund	\$ 39,546	\$ 33,887	\$ 5,659	\$ 9,055
Sewerworks Fund	1,109	960	149	219
	\$ 40,655	\$ 34,847	\$ 5,808	\$ 9,274

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

	General	Sewerworks	Total
2012	\$ 2,248	\$ 73	\$ 2,321
2013	2,355	76	2,431
2014	1,056	-	1,056
	\$ 5,659	\$ 149	\$ 5,808

CITY OF RICHMOND

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

Year ended December 31, 2011

13. Tangible capital assets:

Cost	Balance at December 31, 2010 (recast - note 3)	Additions and transfers	Disposals	Balance at December 31, 2011
Land	\$ 570,939	\$ 37,582	\$ 10	\$ 608,511
Buildings and building improvements	313,067	27,705	600	340,172
Infrastructure	1,455,639	47,349	3,394	1,499,594
Vehicles, machinery and equipment	81,498	4,864	1,099	85,263
Library's collections, furniture and equipment	8,203	2,788	1,329	9,662
Assets under construction	34,379	(8,522)	-	25,857
	\$ 2,463,725	\$ 111,766	\$ 6,432	\$ 2,569,059

Accumulated amortization	Balance at December 31, 2010 (recast - note 3)	Disposals	Amortization expense	Balance at December 31, 2011
Buildings and building improvements	\$ 80,489	\$ 508	\$ 10,950	\$ 90,931
Infrastructure	591,261	2,069	29,868	619,060
Vehicles, machinery and equipment	47,819	1,067	5,514	52,266
Library's collections, furniture and equipment	5,137	1,329	1,364	5,172
	\$ 724,706	\$ 4,973	\$ 47,696	\$ 767,429

CITY OF RICHMOND

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

Year ended December 31, 2011

13. Tangible capital assets (continued):

	Net book value December 31, 2010 (recast - note 3)	Net book value December 31, 2011
Land	\$ 570,939	\$ 608,511
Buildings and building improvements	232,578	249,241
Infrastructure	864,378	880,534
Vehicles, machinery and equipment	33,679	32,997
Library's collection, furniture and equipment	3,066	4,490
Assets under construction	34,379	25,857
Balance, end of year	\$ 1,739,019	\$ 1,801,630

(a) Assets under construction:

Assets under construction having a value of approximately \$25,857,000 (2010 - \$34,379,000) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is approximately \$35,740,000 (2010 - \$31,454,000) comprised of infrastructure in the amount of approximately \$11,978,000 (2010 - \$10,061,000), land in the amount of approximately \$22,483,000 (2010 - \$21,393,000) and library collections in the amount of approximately \$1,279,000 (2010 - nil)

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of Art and Historical Treasures:

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

(e) Write-down of tangible capital assets:

There were no writedowns of tangible capital assets during the year (2010-\$nil).

CITY OF RICHMOND

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

Year ended December 31, 2011

14. Accumulated surplus:

	General Fund	Water Utility Fund	Sewer Utility Fund	Sanitary Fund	Capital and Loan Fund	Reserves Fund	Library Services	Richmond Oval	2011 Total	2010 Total (recast - note 3)
Investment in tangible capital assets	\$ -	\$ -	\$ -	-	\$ 1,790,377	\$ -	4,490	\$ 456	\$ 1,795,323	\$ 1,728,577
Reserves (note 15)	-	-	-	-	-	273,653	-	1,700	275,353	247,123
Appropriated Surplus	105,134	11,561	5,442	5,442	1,790	-	16	-	123,943	111,895
Obligations to be funded	-	-	-	-	-	-	(50)	-	(50)	(101)
Surplus	1,516	15,218	9,219	9,219	(1,927)	-	483	122	24,631	21,098
Other equity	1,934	-	-	-	-	-	-	-	1,934	1,745
Balance, end of year	\$ 108,584	\$ 26,779	\$ 14,661	\$ 14,661	\$ 1,790,240	\$ 273,653	\$ 4,939	\$ 2,278	\$ 2,221,134	\$ 2,110,337

CITY OF RICHMOND

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

Year ended December 31, 2011

15. Reserves:

	2010	Change during year	2011
Reserve funds:			
Affordable housing	\$ 10,728	\$ 616	\$ 11,344
Capital building and infrastructure	26,238	1,408	27,646
Capital reserve	76,229	5,591	81,820
Child care development	1,789	357	2,146
Community legacy and land replacement	5,718	11,379	17,097
Drainage improvement	18,213	5,182	23,395
Equipment replacement	14,912	1,832	16,744
Leisure facilities	2,522	99	2,621
Local improvements	6,117	213	6,330
Neighborhood improvement	5,649	408	6,057
Public art program	1,278	307	1,585
Sanitary sewer	27,661	2,593	30,254
Steveston off-street parking	266	11	277
Steveston road ends	2,930	(207)	2,723
Waterfront improvement	496	(317)	179
Watermain replacement	46,377	(2,942)	43,435
Oval	-	1,700	1,700
	\$ 247,123	\$ 28,230	\$ 275,353

16. Post employment future benefits:

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

	2011	2010
Balance, beginning of year	\$ 25,071	\$ 23,263
Current service cost	1,843	1,696
Interest cost	1,207	1,320
Amortization of actuarial loss	424	545
Benefits paid	(1,655)	(1,753)
Balance, end of year	\$ 26,890	\$ 25,071

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2009 and the results are extrapolated to December 31, 2011. The difference between the actuarially determined accrued benefit obligation of approximately \$28,471,000 and the liability of approximately \$26,890,000 as at December 31, 2011 is an unamortized actuarial loss of \$1,581,000. This actuarial loss is being amortized over a period equal to the employees' average remaining service life of 10 years.

CITY OF RICHMOND

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

Year ended December 31, 2011

16. Post employment future benefits (continued):

	2011	2010
Actuarial benefit obligation:		
Liability, end of year	\$ 26,890	\$ 25,071
Unamortized actuarial loss	1,581	1,642
Balance, end of year	\$ 28,471	\$ 26,713

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

	2011	2010
Discount rate	3.50%	4.50%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	3.50%	3.50%

17. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Plan's Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including the investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The Plan has about 173,000 active members and approximately 63,000 retired members. Active members include approximately 35,000 contributors from local governments.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of plan funding. The most recent valuation as at December 31, 2009 indicated an unfunded liability of \$1,024 million for basic pension benefits. The next actuarial valuation will be performed as at December 31, 2012 with results available in 2013. The actuary does not attribute portions of the unfunded liability to individual employers. The City paid \$9,291,000 (2010 - \$8,832,000) for employer contributions to the Plan in fiscal 2011. Employees paid \$7,624,000 (2010 - \$7,170,000) for employee contributions to the Plan in fiscal 2011.

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.

CITY OF RICHMOND

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

Year ended December 31, 2011

18. Commitments and contingencies (continued):

(b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2011, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2012	\$ 4,338
2013	4,172
2014	4,123
2015	4,091
2016 and thereafter	28,449

(c) Litigation:

As at December 31, 2011, there were a number of legal claims in various stages of litigation. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia:

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

(e) Contractual obligation:

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

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

The City is a shareholder of the Emergency Communications for Southwest British Columbia Incorporated (E-Comm) whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 26 Class A and 23 Class B shares issued and outstanding as at December 31, 2011). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

CITY OF RICHMOND

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

Year ended December 31, 2011

18. Commitments and contingencies (continued):

(g) Community Associations:

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

(h) Contingent liabilities:

The City has a contract with the federal government whereby the federal government provides Royal Canadian Mounted Police (RCMP) policing services. RCMP members and the federal government are currently in legal proceedings regarding pay raises for 2009 and 2010 that were retracted for RCMP members. As the final outcome of the legal action and the potential financial impact to the City is not determinable, the City has not recorded any provision for this matter in the financial statements as at December 31, 2011.

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 financial statements.

	2011	2010
Richmond Community Associations	\$ 1,015	\$ 994

20. Collections for other governments:

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

	2011	2010
Province of British Columbia - Schools	\$ 122,465	\$ 118,391
Greater Vancouver Regional District and others	37,655	35,715
	\$ 160,120	\$ 154,106

CITY OF RICHMOND

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

Year ended December 31, 2011

21. Non-monetary transaction:

During the year, the City sold a portion of land to a third party developer valued at an agreed amount of \$6 million. In a separate but related transaction, the City acquired and discharged the developer from its use of a leasehold interest for the equivalent amount. The transactions occurred at fair value and no cash was exchanged.

The sale of land resulted in a gain on disposition in the amount of \$6 million. The discharge of the leasehold interest and discharge of an easement for parking resulted in an accounting gain on settlement of \$6 million. The total resulting gain of \$12 million has been included in Other Revenues – Other on the statement of operations.

22. Segmented reporting:

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

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

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

22. Segmented reporting (continued):

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

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

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

Richmond Olympic Oval is formed as a wholly owned subsidiary of the City. It uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.

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

22. Segmented reporting (continued):

DRAFT- May 4, 2012

CITY OF RICHMOND

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

Year ended December 31, 2011

23. Budget data

The unaudited budget data presented in these consolidated financial statements is based on the 2011 operating and capital budgets approved by Council on March 14, 2011 and the approved budget for Richmond Olympic Oval. Below is the reconciliation of the approved budget to the budget amount reported in these financial statements.

	Budget Amount
Revenues:	
Approved operating budget	\$ 369,267
Approved capital budget	216,081
Approved Oval budget	10,520
Less:	
Transfer from other funds	64,386
Intercity recoveries	36,211
Intercompany recoveries	3,030
Carried forward capital expenditures	143,382
Total revenue	348,859
Expenses:	
Approved operating budget	369,267
Approved capital budget	216,081
Approved Oval budget	9,911
Less:	
Transfer to other funds	7,019
Intercity payments	36,211
Intercompany payments	3,030
Capital expenditures	72,699
Debt principal payments	1,331
Carried forward capital expenditures	143,382
Total expenses	331,587
Annual surplus per statement of operations	\$ 17,272



City of Richmond

Report to Committee Fast Track Application

to PLN - May 8 2012

To: Planning Committee
From: Brian J. Jackson, MCIP
Acting General Manager, Planning and Development
Date: April 11, 2012
File: RZ 12-600991
Re: Application by Xi Chen (Chen Design Studio) for Rezoning at 6471 Blundell Road from Single Detached (RS1/E) to Coach Houses (RCH)

Staff Recommendation

That Bylaw No. 8893, for the rezoning of 6471 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

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

BJ:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>ACTING</i>

Staff Report

Item	Details	
Applicant	Xi Chen (Chen Design Studio)	
Location	6471 Blundell Road See Attachment 1	
Development Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Coach Houses (RCH) See Attachment 3	
OCP Designation	Generalized Land Use Map – Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	N/A	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Policy 5408 – permits Compact Single Detached or Coach House lots See Attachment 4	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	Lane Establishment and Arterial Road Redevelopment Policy – permits Compact Single Detached or Coach House lots with lane access	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Two (2) coach house units	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Surrounding Development	North: Single Detached (RS1/E)	
	South: Across Blundell Road, Blundell Elementary School	
	East: Non-conforming Single Detached (RS1/E) – 13.5m wide	
	West: Six (6) recently created Coach House (RCH) Lots	
Rezoning Considerations	See Attachment 5	

Staff CommentsTree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; six (6) on-site trees and seven (7) off-site trees were identified and assessed. The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the Arborist's recommendations to remove six (6) bylaw-sized trees on site due to poor condition and conflict with lane construction (**Attachment 6**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required.

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) replacement trees can be planted on site. The applicant has agreed to provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in-lieu of planting the remaining four (4) replacement trees.

In order to ensure that the proposed replacement trees will be planted and that the front yards of the future lots will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw.

Seven (7) trees located on the neighbouring property to the north and east are identified to be retained and protected. Tree protection fencing is proposed on site (see Tree Retention Plan in **Attachment 7**). As a condition to rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones.

Site Servicing/Subdivision

No servicing concerns. As a condition of rezoning, the developer is required to dedicate a 6 m lane along the entire north property line of the site for proposed lane extension.

Prior to Approval of the Subdivision, the developer is required to enter into a standard Servicing Agreement for the design & construction of a lane along the entire north property line of the site (see **Attachment 5** for details).

The developer will also be required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, and Address assignment Fee at future Subdivision stage.

Vehicle Access

Direct vehicular access from the subject site to Blundell Road will not be permitted in accordance with Residential Lot (Vehicular) Access Regulation (Bylaw No. 7222). Vehicle access is to be from the proposed rear lane only. Removal of the existing driveway letdowns to the site along Blundell Road and reinstatement of the sidewalk will be addressed as part of the Servicing Agreement application.

Conclusion

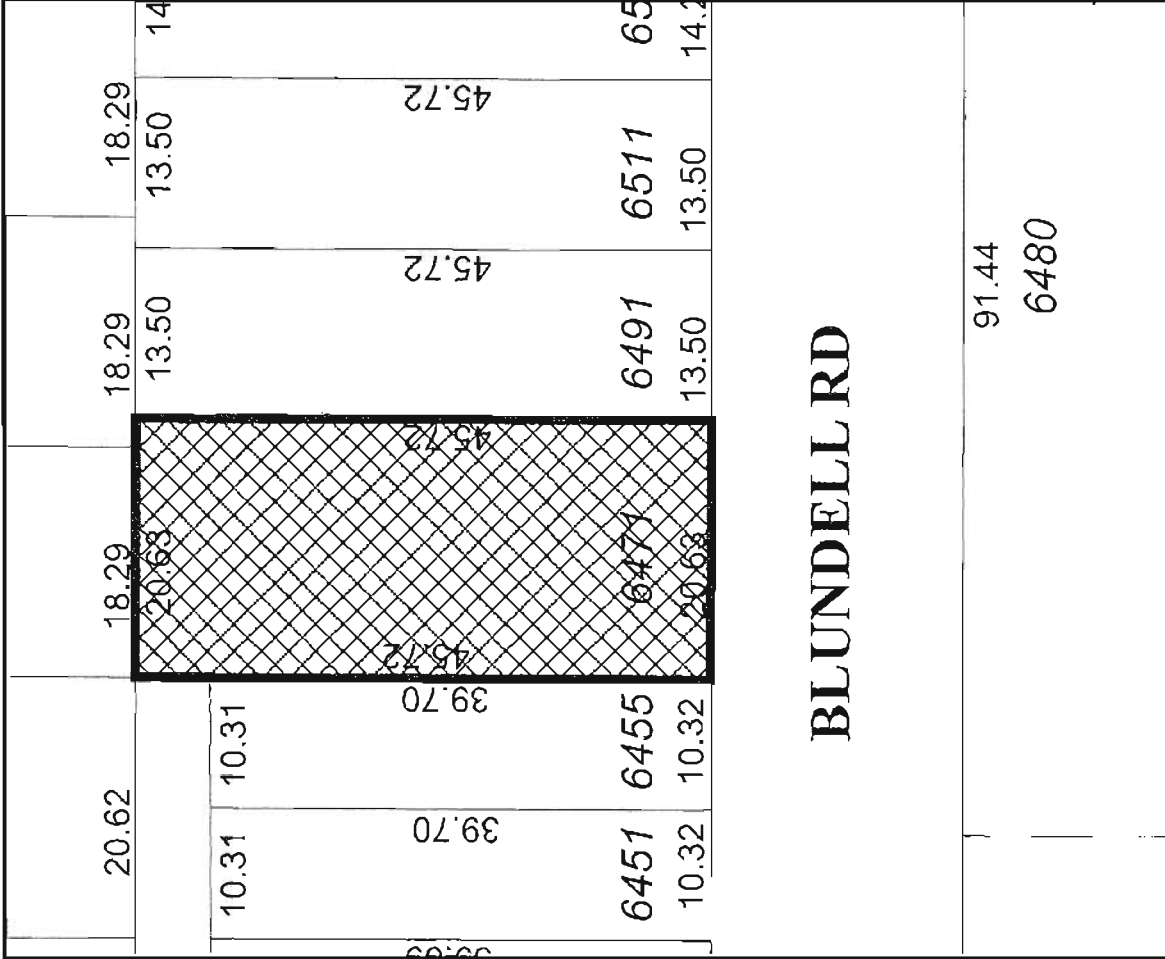
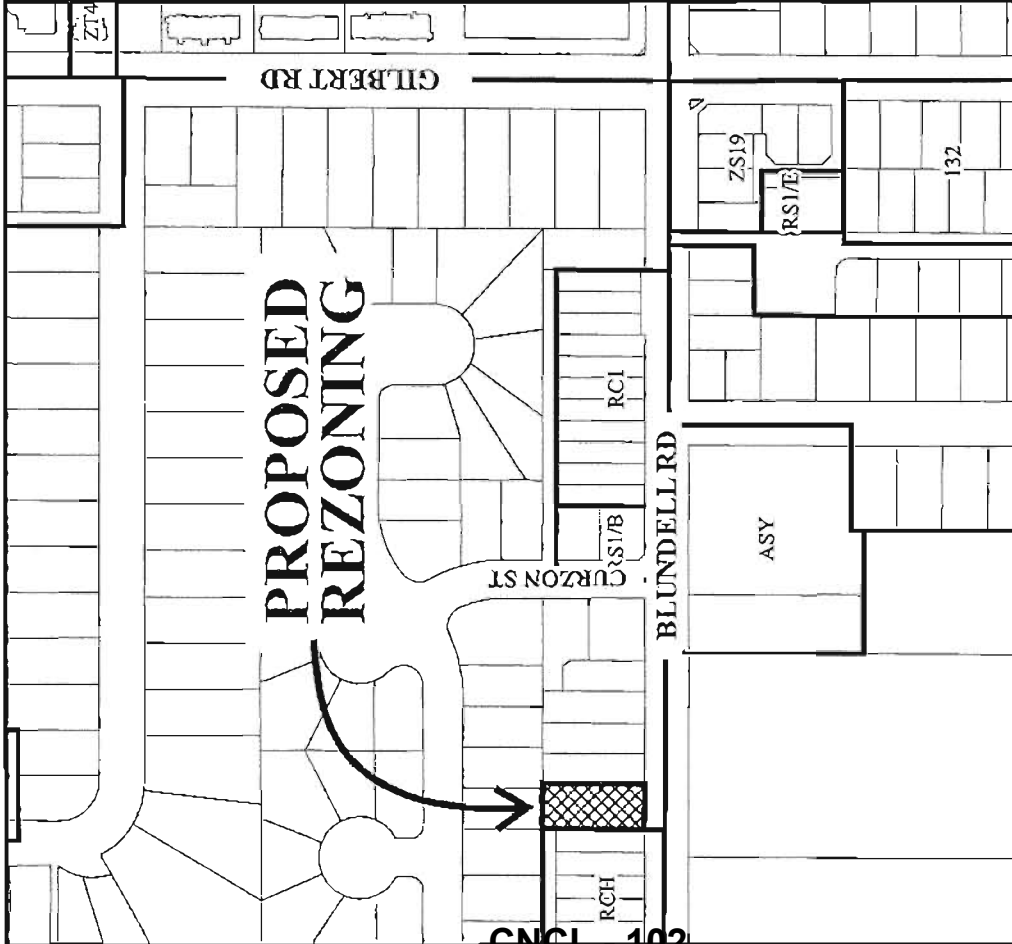
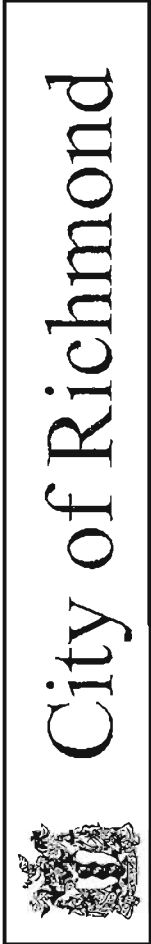
This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots. This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP). The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff recommends support of the application

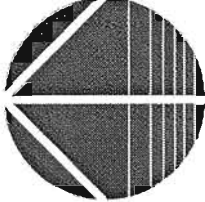


Edwin Lee
Planner I
(4121)

EL:rg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Subdivision Plan
- Attachment 4: Lot Size Policy No. 5408
- Attachment 5: Rezoning Considerations
- Attachment 6: Arborist Report Review
- Attachment 7: Tree Retention Plan





RZ 12-600991

Original Date: 02/24/12

Revision Date:

Note: Dimensions are in METRES



RZ 12-600991

CNCL - 103

Original Date: 02/24/12

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 12-600991
Attachment 2

Address: 6471 Blundell Road

Applicant: Xi Chen (Chen Design Studio)

Date Received: February 14, 2012 Fast Track Compliance: March 20, 2012

	Existing	Proposed
Owner	John-Wayne Yao, Wen Su, Pat Yun Erwing Yao	To be determined
Site Size (m ²)	941 m ² (10,129 ft ²)	409.5 m ² (4408 ft ²) each
Land Uses	One (1) single-family residential	two (2) single-family residential dwellings with one (1) coach house per lot
Zoning	Single Detached (RS1/E)	Coach Houses (RCH)
Number of Units	One (1)	Four (4)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	70% Max.	none
Lot Coverage – Landscaping	Min. 20%	20% Min.	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	270 m ²	409.5 m ²	none
Lot Width	Min. 9 m	10.31 m	none

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

BC LAND SURVEYORS
PROPOSED SUBDIVISION AND
TOPOGRAPHICAL SURVEY PLAN OF
THE EAST HALF LOT 2 EXCEPT:
PART SUBDIVIDED BY PLAN 43029,
SECTION 18 BLOCK 4
NORTH RANGE 6 WEST
NWD PLAN 13379

PID : 003-491-226

CIVIC ADDRESS :

6471 - BLUNDELL ROAD
RICHMOND, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM
THE CITY OF RICHMOND CONTROL MONUMENT
No. 77H4621 (HBM 202) ELEVATION = 4.452m
ON THE NAD83 (1983) 2005

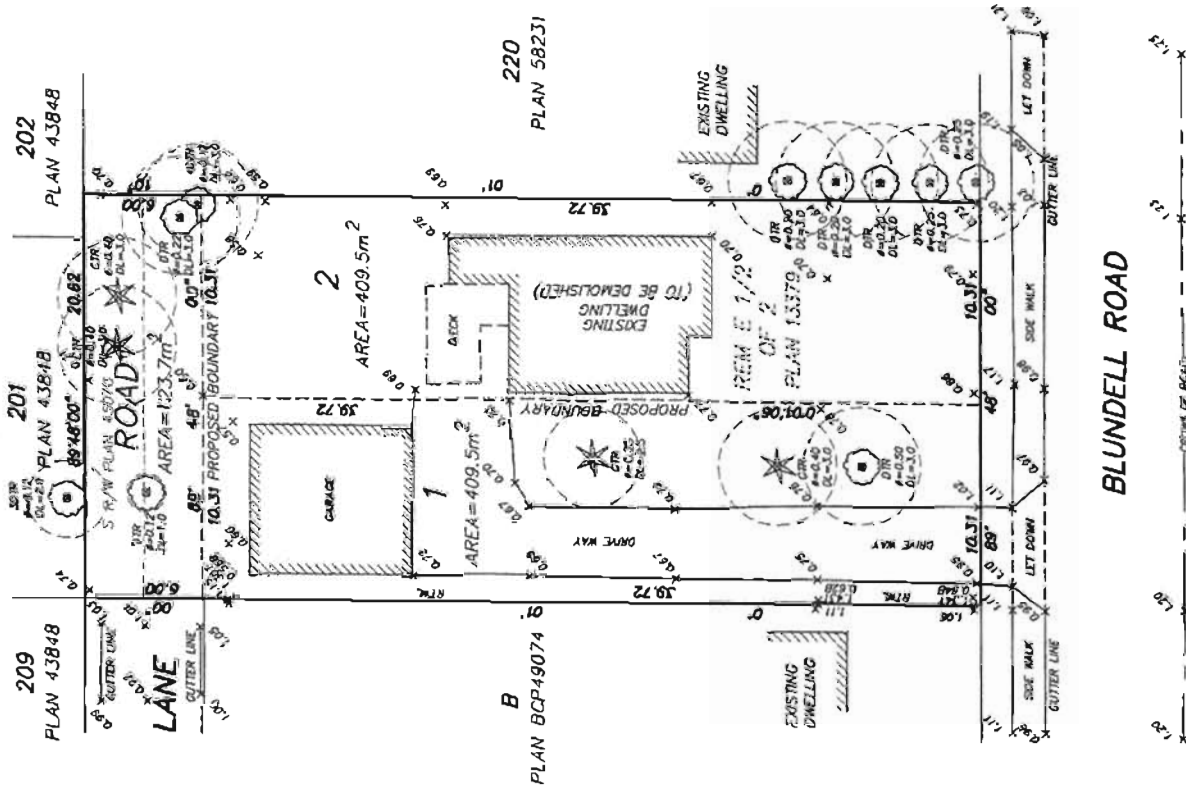
Lot dimensions and elevations according to
Field Survey.

This plan does not show non-plan
changes, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS FIFTH DAY OF JANUARY, 2012.

[Signature]
LAKHJOT S. GREWAL B.C.L.S.



0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE IN METRES

NOTE:

Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and they vary.



LEGEND :

- DL DENOTES CURB LINE'S RADII'S
- DM DENOTES INDIVIDUAL TREE
- CM DENOTES CONIFEROUS TREE

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
5823-128TH STREET S.
SUITE 108, C. V.I. 3K6
TEL: 604-597-8567
FAX: 604-597-8568
FILE : 1201-006
DWG : 1201-006.TI



Page 1 of 2

Adopted by Council: April 10, 1989
Amended by Council: January 15, 2001*
Amended by Council: May 15, 2006 *

Policy 5408

File Ref: 4045-00

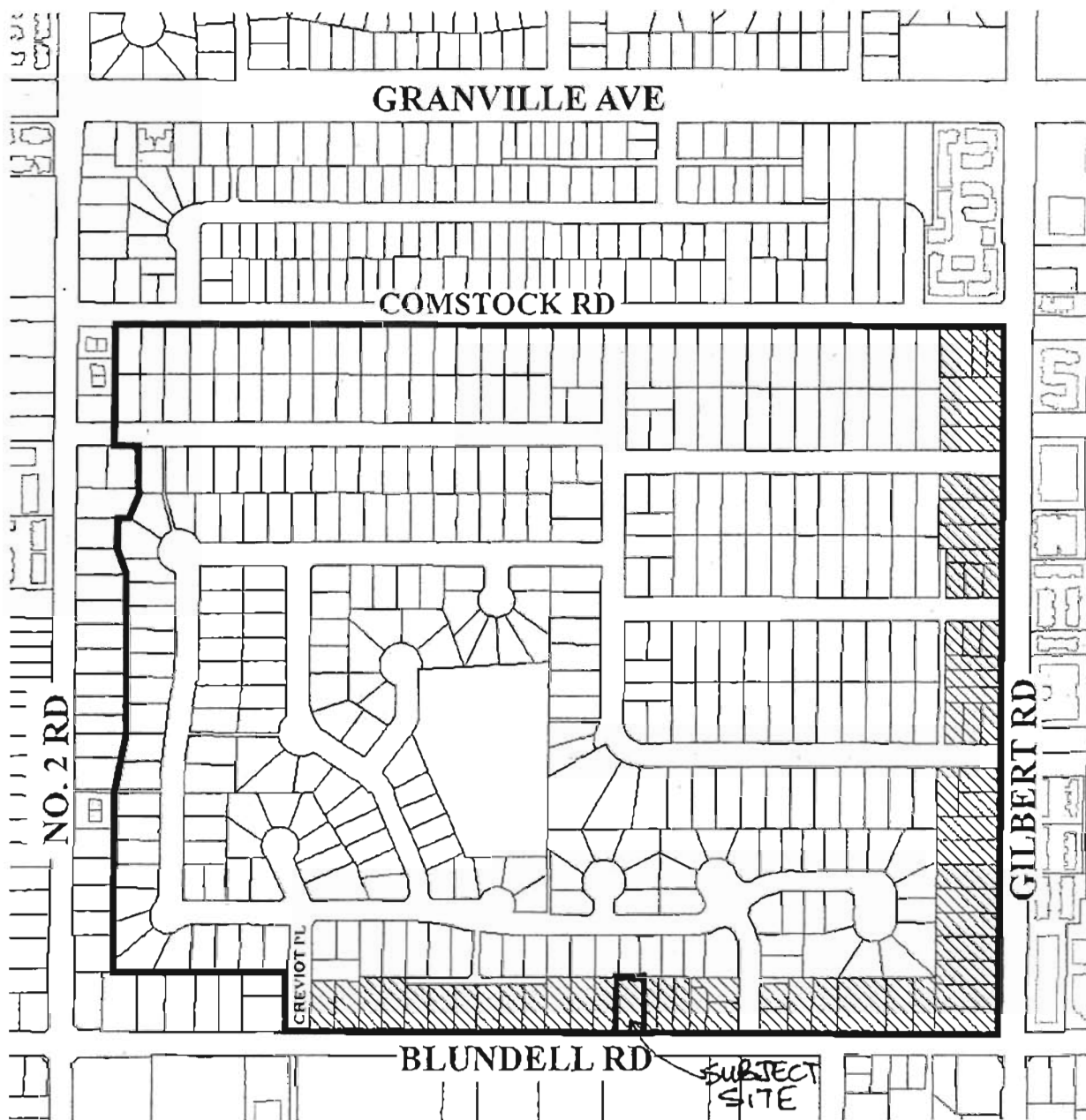
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6


Policy 5408:


The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to be a constructed lane and not to these arterial roads.
2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Multiple-family residential development shall not be permitted.

* Original Adoption Date in Effect



 Subdivision Permitted as Per R1-0.6 or R/9 provided that access is to a constructed lane and not to the arterial roads.

 Subdivision Permitted as Per R1/E



Policy 5408 Section 18-4-6

Adopted Date: 04/10/89

Amended Date: 05/15/06



**City of
Richmond**

Rezoning Considerations

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

Address: 6471 Blundell Road

File No.: RZ 12-600991

Prior to final adoption of Zoning Amendment Bylaw 8893, the developer is required to complete the following:

1. 6m lane dedication along the entire north property line.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the eight (8) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8	9 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of four (4) replacement trees within the City.
4. 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 on the neighbouring properties to the north and east. 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.
5. Registration of a flood indemnity covenant on title.

Prior to Approval of Subdivision, the developer is required to:

1. Enter into a Servicing Agreement* for the design and construction of a lane along the entire north property line. Works include, but may not be limited to, storm sewer, sand/gravel base, roll curb & gutter (both sides), asphalt pavement, and lane lighting. Design to include water, storm & sanitary connections for both lots, and the removal of the existing driveway crossing on Blundell Road.
2. Pay Dcc's (City & GVS&DD), School site acquisition charge, and Address assignment fee.

Note:

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

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

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

[Signed original on file]

Signed

Date

Arborist Report review – G. Jaggs**6471 Blundell Rd****RZ 12-600991****Mar 29, 2012**

Att: Edwin Lee**cc: Conor Sheridan**

I have reviewed the Arborist report dated February 22, 2012 and provide the following commentary:

Tree Inventory Summary

4 trees located on site

2 trees located in the lane ROW

7 trees located on neighbouring property

Staff commentary

4 trees (tag# 258, 259, 260 and 263) located on site are all in poor condition - either dead, dying (sparse canopy foliage) or have been previously topped or exhibit structural defects such as cavities at the main branch union. As a result, these trees are not good candidates for retention and should be replaced.

2 trees (tag# 261 and 262) located in the lane ROW have been previously topped, exhibit co-dominant stems with inclusions and sparse canopy foliage indicative of decline. These two trees will also be in conflict with new lane construction. As a result, these trees are not good candidates for retention and should be replaced.

7 trees located on neighbouring property are to be protected as per the Arborist report recommendations and as per City of Richmond Tree Protection Information Bulletin Tree-03.

Replacement trees should be specified at 2:1 ratio as per the O.C.P.

Summary

4 trees (tag# 258, 259, 260 and 263) located on site to be removed and replaced.

2 trees (tag# 261 and 262) located in the lane ROW to be removed and replaced.

7 trees located on neighbouring property are to be protected.

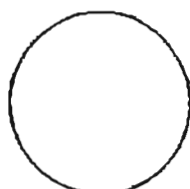
Replacement trees should be specified at 2:1 ratio as per the O.C.P.

Tree Location & Protection Plan

Scale

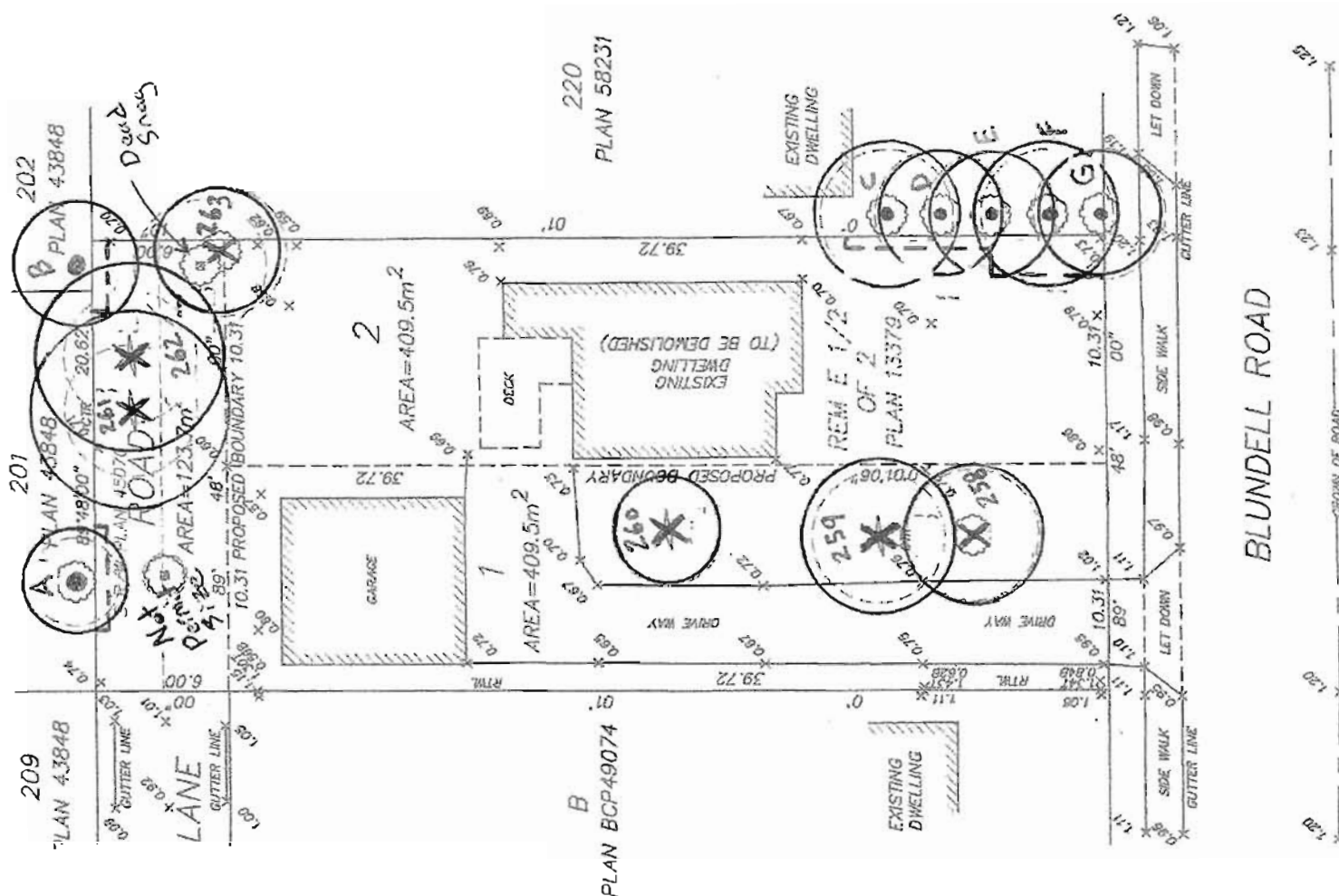
0 2 4 6 8 10
(m)

- 100 ☒ Recommend Retain Tree



CNCL - 111

Tree Protection
Barrier





**Richmond Zoning Bylaw 8500
Amendment Bylaw 8893 (RZ 12-600991)
6471 BLUNDELL ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSES (RCH)**.

P.I.D. 003-491-226

East half Lot 2 Except: Part subdivided by Plan 43029, Section 18 Block 4 North Range
6 West New Westminster District Plan 13379

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8893**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Department

TO PLN-May 8 2012

To: Planning Committee

Date: April 11, 2012

From: Brian J. Jackson, MCIP
Acting General Manager of Development

File: RZ 10-522194

Re: Application by Khalid Hasan for Rezoning at 11340 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Bylaw No. 8895, for the rezoning of 11340 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Acting General Manager of Development

BJJ:el

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone 11340 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Compact Single Detached (RC2) in order to permit the property to be subdivided into two (2) single family lots with vehicle access from an existing rear lane (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The subject property is located on the south side of Williams Road, between Shell Road and Seacote Road, in an established residential neighbourhood consisting of a mix of older single detached dwellings on larger lots and new single detached dwellings on compact lots.

Related Policies & Studies

Lot Size Policy 5434

The subject property is located within the Single-Family Lot Size Policy No. 5434 (adopted by Council February 19, 1990/amended October 16, 2006) (**Attachment 4**). This Policy permits development of compact lots (minimum 9 m or 29.5 ft. wide) along Williams Road, providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots; each approximately 10.06 m wide, with vehicle access from an existing rear lane, which is in conformance with the policy.

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy, which encourages compact single-family development with lane access along arterial roads.

Affordable Housing

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

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

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

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$4,353).

Floodplain Management Implementation Strategy

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

Public Input

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

Staff Comments

Tree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; six (6) trees were identified and assessed:

- two (2) bylaw-sized trees on the subject property;
- one (1) bylaw-sized tree on the adjacent property to the west (11320 Williams Road); and
- three (3) street trees on city's property along the site frontage.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the Arborist's recommendations to remove all bylaw-sized trees on the subject site:

- a 20 cm caliper Cherry tree on-site is recommended for removal due to its existing poor condition (as a result of previous topping); and
- a 28 cm caliper Cherry tree on-site is recommended for removal due to its existing poor condition (as a result of previous topping) and the conflict with new construction. Since this tree is located on the west property line, a written permission from the adjacent property owner to the west (at 11320 Williams Road) to remove the tree has been obtained.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, four (4) replacement trees each at 6 cm calliper or 3.5 m in height are required.

In order to ensure that the proposed replacement trees will be planted and that the front yards of the future lots will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan

should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy and include four (4) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicant is also proposing to remove a bylaw-sized Babylon Willow tree located on the neighbouring property to the west (at 11320 Williams Road) due to its conflict with new construction. The City's Tree Preservation Coordinator agrees with the Arborist that this tree is in very poor condition (old topping wounds have formed large decay pockets that are prone to branch failure) and recommends removal. A consent letter from the property owners of 11320 Williams Road is on file. A separate Tree Cutting Permit is required prior to Building Permit issuance.

Three (3) street trees located on City property are all in good condition and should be retained. Since all three (3) trees are located in a concrete sidewalk, tree protection barriers are not required.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw No. 7222.

Subdivision

At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, Servicing costs and cash-in-lieu for future lane improvements.

Analysis

The rezoning application complies with Lot Size Policy 5434 and the Lane Establishment and Arterial Road Redevelopment Policies. This is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) compact lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.



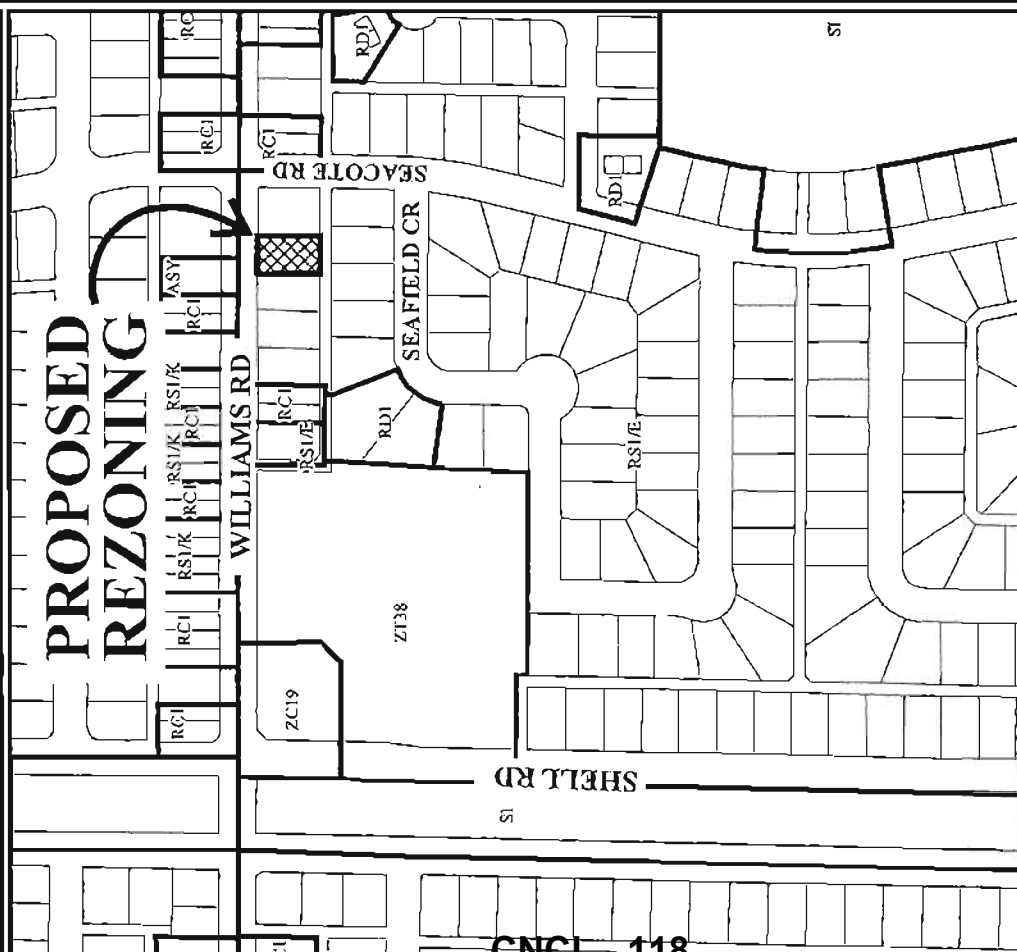
Edwin Lee
Planner I

EL:rg

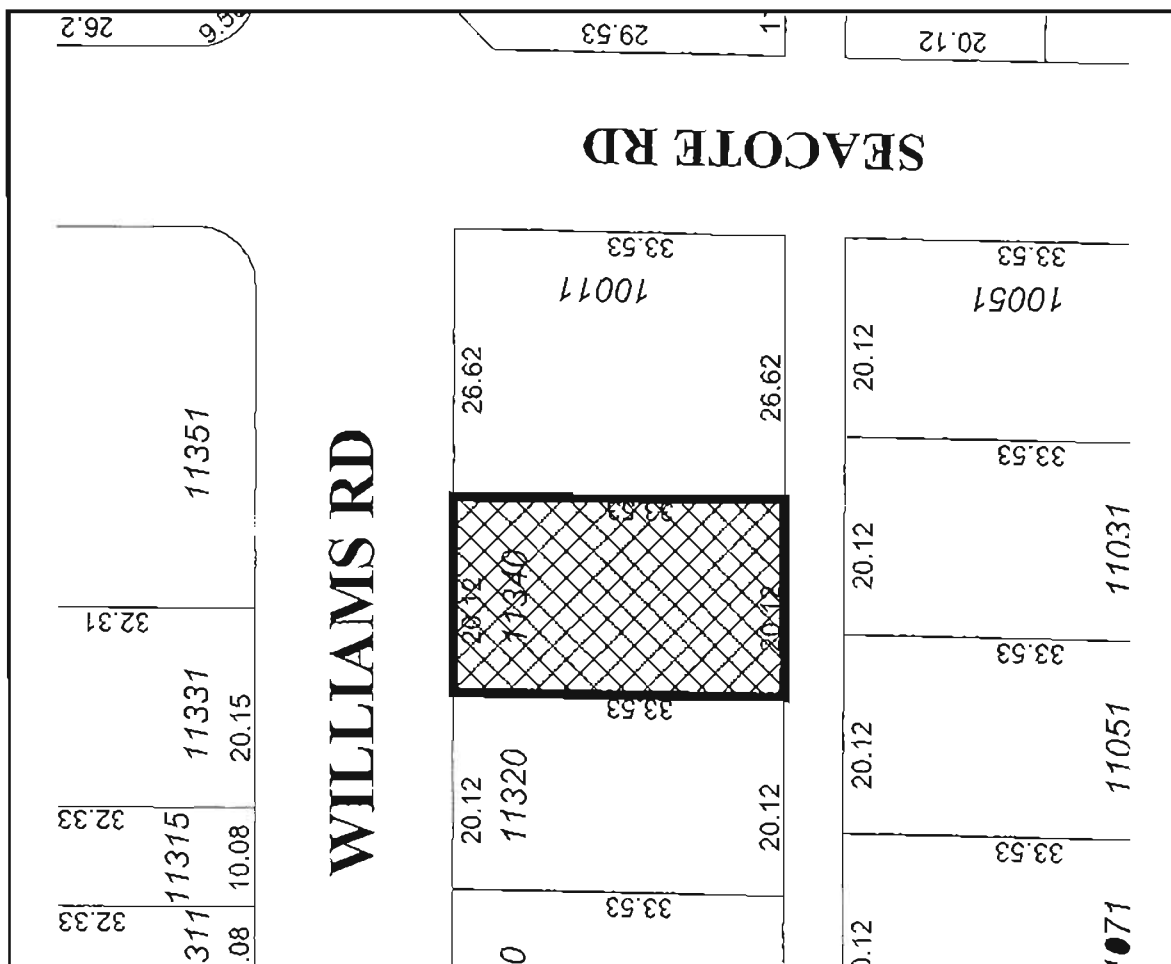
- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Rezoning Considerations Concurrence



PROPOSED REZONING



CNCL-118



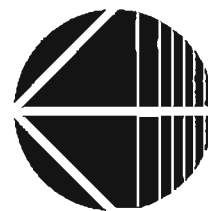
ATTACHMENT 1

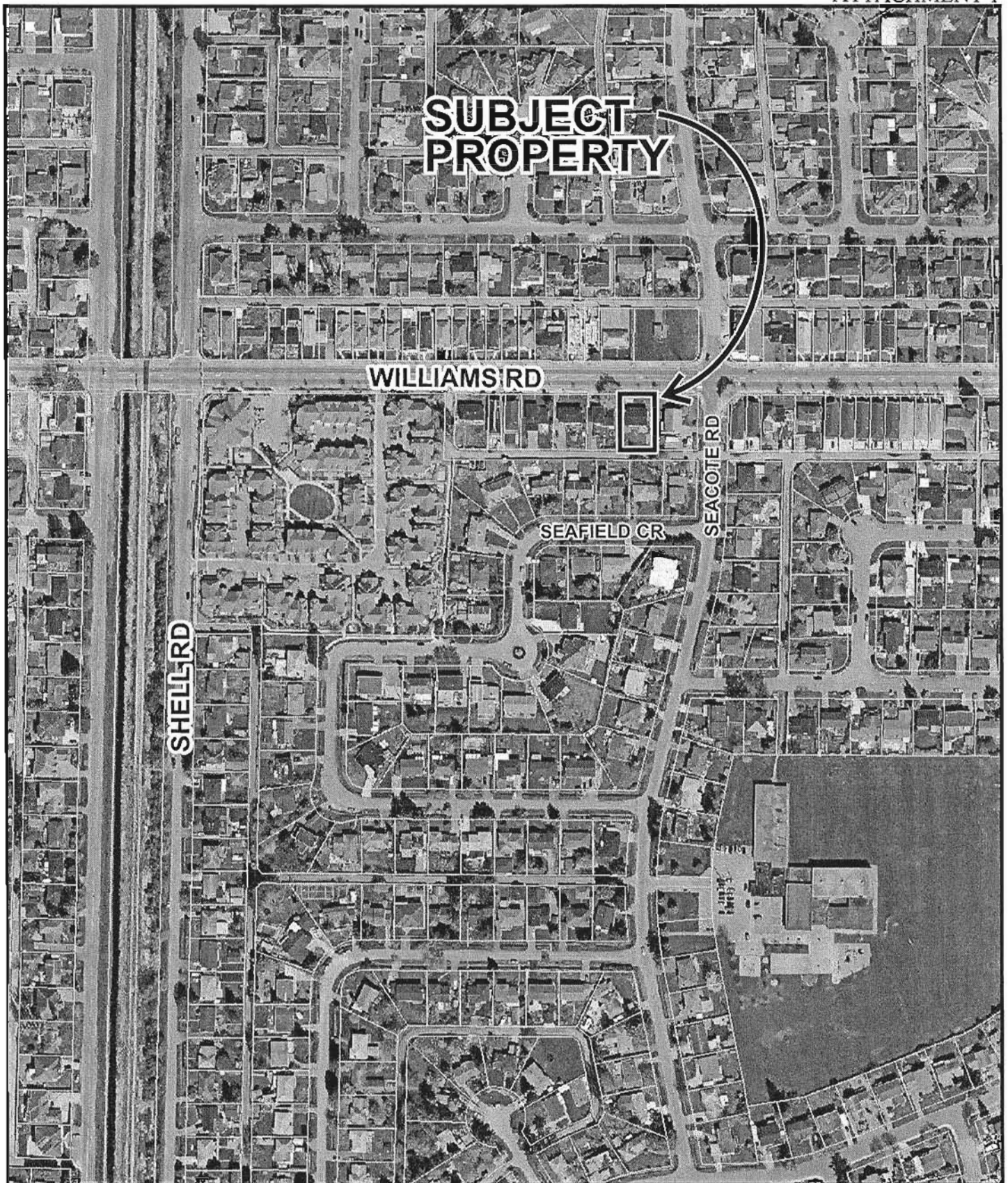
Original Date: 03/31/10

Revision Date:

Note: Dimensions are in METRES

RZ 10-522194





RZ 10-522194

CNCL - 119

Original Date: 03/31/10

Amended Date:

Note: Dimensions are in METRES



RZ 10-522194

Attachment 3

Address: 11340 Williams Road

Applicant: Khalid Hasan

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Urban Era Builders & Developers Limited.	No Change
Site Size (m²):	674 m ² (7,255 ft ²)	Two (2) lots – each approximately 337 m ² (3,627.5 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5434 permits rezoning and subdivision to Compact Single Detached (RC2) or Coach Houses (RCH).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 50%	50% Max.	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	70% Max.	none
Lot Coverage – Landscaping	Min. 20%	20% Min.	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Rear Yard (m):	Min. 1.2 m	1.2 m Min.	
Setback – Side Yards (m):	Min. 1.2 m	1.2 m Min.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	270 m ²	337 m ²	none
Lot Width	Min. 9 m	10.06 m	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by Steveston Highway, Shell Road, No. 5 Road, and Williams Road:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



**City of
Richmond**

Rezoning Considerations

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

Address: 11340 Williams Road

File No.: RZ 10-522194

Prior to final adoption of Zoning Amendment Bylaw 8895, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,353) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

Prior to Approval of Subdivision, the developer is required to:

1. Pay Development Cost Charges (City & GVS&DD), School site acquisition charge, Address assignment fee, Servicing costs, and cash-in-lieu for future lane improvements.

Note:

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

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

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

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8895 (RZ 10-522194)
11340 WILLIAMS ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 004-255-275

Lot 39 Section 36 Block 4 North Range 6 West New Westminster District Plan 25908

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8895**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



Child Care Operating Reserve Fund Establishment Bylaw No. 8877

The Council of the City of Richmond enacts as follows:

1. The Child Care Operating Reserve Fund is hereby established.
2. The Child Care Operating Reserve Fund shall be separate and distinct from the Child Care Development Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
3. After the date that this bylaw takes effect, the following sources of revenue received by the City are directed to the Child Care Operating Reserve Fund:
 - (a) a portion of developer cash contributions and density bonus contributions to the City's child care reserve funds, as directed by Council from time to time; and
 - (b) donations from members of the public that are dedicated to the purposes established in this bylaw;and any interest earned by the Child Care Operating Reserve Fund shall accrue to it.
4. Any and all amounts in the Child Care Operating Reserve Fund, including any interest earned and accrued, may be used and expended solely for non-capital expenditures relating to child care within the City, including without limitation for any one or more of the following purposes:
 - (a) grants to non-profit societies to support child care professional and program development within the City;
 - (b) studies, research and production of reports and other information in relation to child care issues within the City; and
 - (c) remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.
5. If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
6. This Bylaw is cited as "**Child Care Operating Reserve Fund Establishment Bylaw No. 8877**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED


MAYOR

APR 10 2012

APR 10 2012

APR 10 2012

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor 



**Affordable Housing Operating Reserve Fund Establishment
Bylaw No. 8206, Amendment Bylaw No. 8883**

The Council of the City of Richmond enacts as follows:

1. The Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206 is amended by deleting subsections 3(a) and (b) and substituting the following:

“(a) a portion of developer cash contributions and density bonus contributions to the City’s affordable housing reserve funds, as directed by Council from time to time;

(b) fifty per cent (50%) of net income (revenue less operating expenses) received by the City from the rental of residential dwelling units that are owned or held by the City as part of the Richmond Affordable Housing Strategy; and”
2. This Bylaw is cited as “Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206, Amendment Bylaw No. 8883”.

FIRST READING

APR 10 2012

SECOND READING

APR 10 2012

THIRD READING

APR 10 2012

ADOPTED



MAYOR

CORPORATE OFFICER



Annual Property Tax Rates Bylaw No. 8885

The Council of the City of Richmond enacts as follows:

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

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

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

1.2 City Policing, Fire & Rescue and Storm Drainage

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

PART TWO: REGIONAL DISTRICT RATES

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

PART THREE: TRUNK SEWERAGE RATES

- 3.1 The tax rates shown in Schedule C are imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefiting areas, as defined by the Greater Vancouver Sewerage & Drainage District:
- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island West Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Lulu Island West Sewerage Area; and
 - (b) Area B, being that area encompassing Sea, Mitchell, Twigg and Eburne Islands, which is that part of the City contained in the Vancouver Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Vancouver Sewerage Area; and
 - (c) Area C, being that part of the City contained in the Fraser Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Fraser Sewerage Area,

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

PART FOUR: GENERAL PROVISIONS

4.1 Imposition of Penalty Dates

- 4.1.1 All taxes payable under this bylaw must be paid on or before July 3, 2012.

4.2 Designation of Bylaw Schedules

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

PART FIVE: INTERPRETATION

5.1 In this bylaw, unless the context otherwise requires:

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

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates Bylaw No. 8744 (2011) is repealed.

PART SEVEN: BYLAW CITATION

7.1 This bylaw is cited as "Annual Property Tax Rates Bylaw No. 8885".

FIRST READING

APR 23 2012

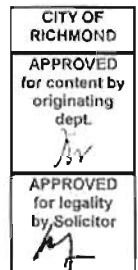
SECOND READING

APR 23 2012

THIRD READING

APR 23 2012

ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 8885

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	<i>1.14802</i>	0.44006	0.36656	0.04664	<i>2.00128</i>
2. Utilities	<i>22.88831</i>	8.77350	7.30823	0.92996	<i>39.9000</i>
4. Major Industry	<i>8.28075</i>	3.17416	2.64404	0.33645	<i>14.43540</i>
5. Light Industry	<i>5.16209</i>	1.97872	1.64825	0.20974	<i>8.99880</i>
6. Business / other	<i>4.32279</i>	1.65700	1.38026	0.17564	<i>7.53569</i>
8. Recreation / non profit	<i>1.09599</i>	0.42011	0.34995	0.04453	<i>1.91058</i>
9. Farm	<i>6.85113</i>	2.62616	2.18757	0.27836	<i>11.94322</i>

SCHEDULE B to BYLAW NO. 8885

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05766
2. Utilities	0.20180
4. Major Industry	0.19603
5. Light Industry	0.19603
6. Business/other	0.14126
8. Rec/non profit	0.05766
9. Farm	0.05766

SCHEDULE C to BYLAW NO. 8885

AREA		RATES
A, B, & C	Sewer Debt Levy (land only)	0.04923



City of Richmond

Bylaw 8892

Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892

The Council of the City of Richmond enacts as follows:

1. **Alexandra District Energy Utility Bylaw No. 8641** is amended by deleting Schedule C in its entirety and substituting Schedule C attached to and forming part of this bylaw.
2. This Bylaw is cited as “**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8892**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

APR 23 2012

APR 23 2012

APR 23 2012

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE C to BYLAW NO. 8641

Rates and Charges

RATES FOR SERVICES

The following charges will constitute the Rates for Services:

- (a) Capacity charge – a monthly charge of \$0.075 per square foot of gross floor area, and a monthly charge of \$1.00 per kilowatt of the annual peak heating load supplied by DEU as shown in the energy modeling report required under Section 21.1.(c); and
- (b) Volumetric charge – a charge of \$3.20 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property.



Additional Hotel Room Tax Imposition Bylaw No. 8894

The Council of the City of Richmond enacts as follows:

1. The Lieutenant Governor in Council is hereby requested to issue a regulation under Section 43(2)(e) of the *Hotel Room Tax Act* to provide that section 3(1) of the *Hotel Room Tax Act* applies in respect of accommodation purchased within the whole of the City of Richmond from and including July 1, 2012 to and including June 30, 2017.
2. The tax to be imposed under the provisions of the regulation referred to in section 1 of this Bylaw is requested to be two percent of the purchase price of the accommodation.
3. The purposes for which the amount paid to the City of Richmond out of the revenue collected from the tax to be imposed under the provisions of the regulation referred to in section 1 of this Bylaw may be expended are:
 - (a) tourism marketing, programs and projects; and
 - (b) sport hosting marketing, programs and projects.
4. This bylaw is effective July 1, 2012.
5. This bylaw is cited as "Additional Hotel Room Tax Imposition Bylaw No. 8894".

FIRST READING

APR 23 2012

SECOND READING

APR 23 2012

THIRD READING

MAY 08 2012

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor <i>BOS</i>

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8615 (RZ 08-449233)
7411 AND 7431 MOFFATT ROAD

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HIGH DENSITY TOWNHOUSE (RTH4)**.

P.I.D. 004-334-400

North Half Lot 18 Except: Part on Plan 62052, Block 1 Section 17 Block 4 North Range 6 West New Westminster District Plan 8037

P.I.D. 011-300-892

South Half Lot 18 Except: Part Subdivided by Plan 62052, Block 1 Section 17 Block 4 North Range 6 West New Westminster District Plan 8037

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8615**".

FIRST READING

JUN 14 2010

A PUBLIC HEARING WAS HELD ON

JUL 19 2010

SECOND READING

JUL 19 2010

THIRD READING

JUL 19 2010

DEVELOPMENT REQUIREMENTS SATISFIED

MAY 09 2012

ADOPTED



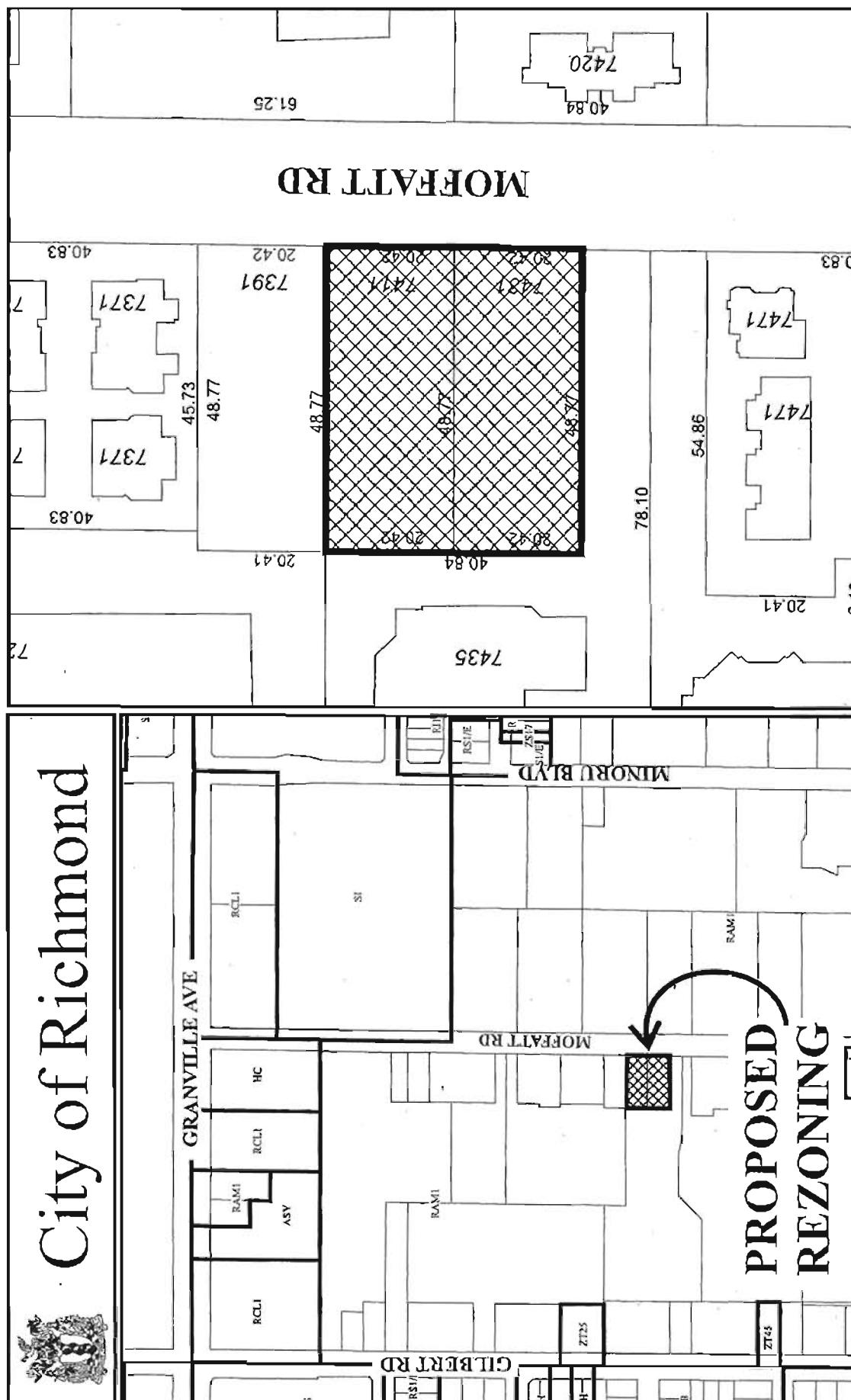
MAYOR

CORPORATE OFFICER



Note: Dimensions are in METRES

RZ 08-449233





Richmond Zoning Bylaw 8500
Amendment Bylaw 8796 (11-572975)
9640/9660 SEACOTE ROAD

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

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

P.I.D. 007-178-263

Lot 77 Section 25 Block 4 North Range 6 West New Westminster District Plan 35759

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8796**”.

FIRST READING

SEP 12 2011

A PUBLIC HEARING WAS HELD ON

OCT 17 2011

SECOND READING

OCT 17 2011

THIRD READING

OCT 17 2011

OTHER REQUIREMENTS SATISFIED

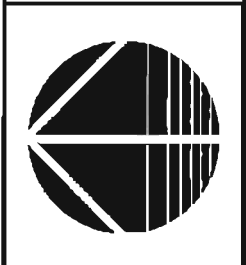
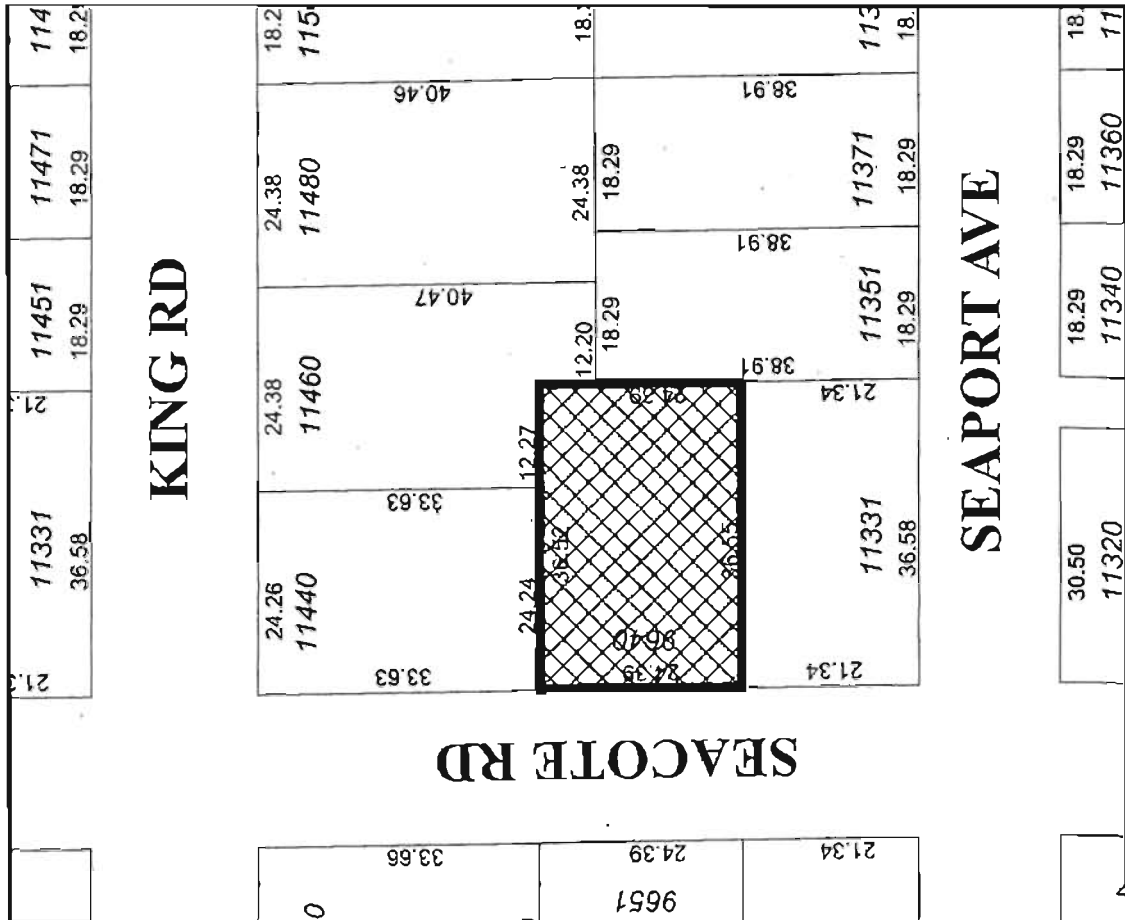
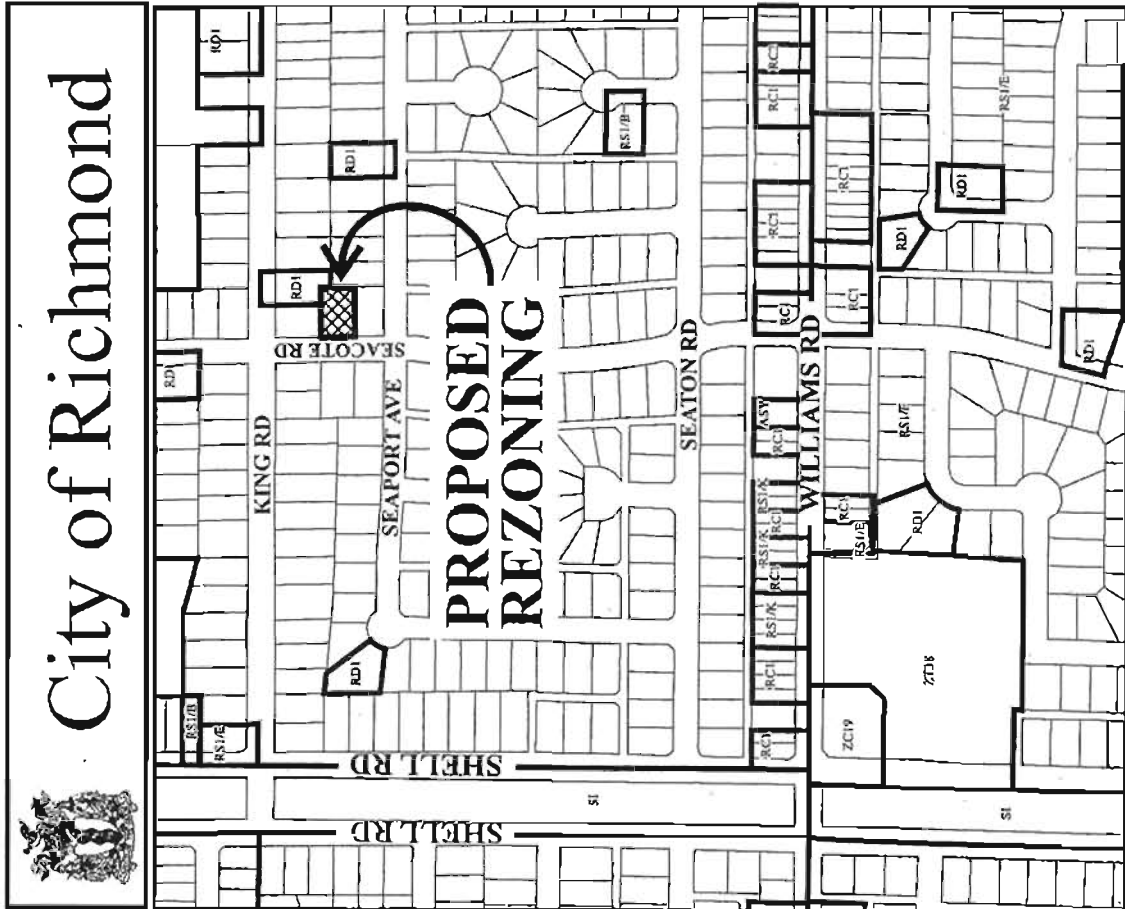
MAY 10 2012

ADOPTED



MAYOR

CORPORATE OFFICER



RZ 11-572975

Original Date: 04/21/11
 Revision Date:
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500
Amendment Bylaw 8843 (RZ 11-565948)
7600 GARDEN CITY ROAD

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **TOWN HOUSING (ZT50) – SOUTH MCLENNAN (CITY CENTRE)**

P.I.D..004-111-044

Lot 3 Block "H" Section 15 Block 4 North Range 6 West New Westminster District
Plan 1207

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8843".

FIRST READING

DEC 19 2011

A PUBLIC HEARING WAS HELD ON

JAN 16 2012

SECOND READING

JAN 16 2012

THIRD READING

JAN 16 2012

OTHER REQUIREMENTS SATISFIED

MAY 08 2012

ADOPTED

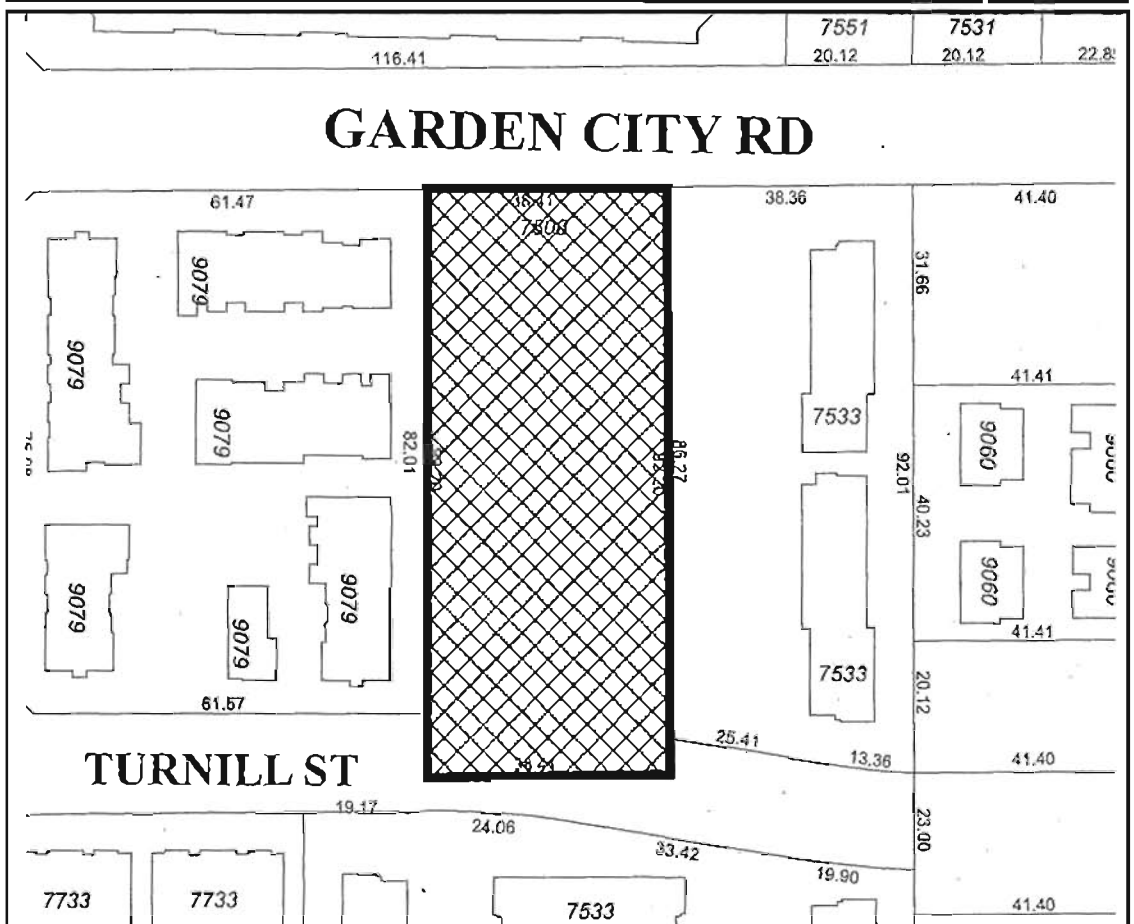


MAYOR

CORPORATE OFFICER



RZ 11-565948



Original Date: 03/17/11

Revision Date:

Note: Dimensions are in METRES





Development Permit Panel

Wednesday, April 11, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

1. Minutes

That the minutes of the meeting of the Development Permit Panel held on Wednesday, March 28, 2012, be adopted.

CARRIED

2. Development Permit 11-564405

(File Ref. No.: DP 11-564405) (REDMS No. 3482697)

APPLICANT: Oris Development (River Drive) Corporation

PROPERTY LOCATION: 10011 & 10111 River Drive and portion of 10199 River Drive
(Phase I)

INTENT OF PERMIT:

1. Permit the construction of five (5) residential buildings, one (1) mixed-use commercial residential building and one (1) resident amenity/commercial use building (Phase I) at 10011 and 10111 River Drive and portion of 10199 River Drive on a site zoned "Residential Mixed-Use Commercial (ZMU17)-River Drive/No.4 Road (Bridgeport)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) increase the maximum permitted building height between 20.0 m and 36.0 m of the lot line abutting River Drive, from 15.0 m to 26.0 m for the southernmost 5.0 m of the upper two floors of Building "G";
 - b) reduce the Building "B" setback to the proposed west property line of West Park from 6.0 m to 2.7 m for roof support columns; and

- c) reduce the Building "C" setback to the proposed internal site east property line from 6.0 m to 4.0 m for a partial building and roof projection and allow the Building "E" entry canopy to project into the internal side yard setback.

Applicant's Comments

Dana Westermarck, Oris Development (River Drive) Corporation, advised that the proposed development is sited on River Road, along the North Arm of the Fraser River, and comprises: (i) five residential buildings; (ii) one mixed-use commercial residential building; and (iii) one resident amenity/commercial use building.

Mr. Westermarck then provided the following details regarding the proposed development:

- the five residential buildings rise to six storeys closer to the river and step down to townhouses along River Drive;
- the applicant, the architect and City planning staff spent much time and effort on the architectural details on the edge facing the Fraser River waterfront;
- 1.38 acres of parkland are provided at the west end of the site with Phase 1, and three acres of parkland is provided in the middle of the site with Phase 2 to two separate City parks;
- over the course of the overall development, the applicant will contribute up to \$1 million toward the construction of community space, adjacent to Tait Elementary School and \$500,000 to the City Amenity Reserve Fund;
- as part of the overall development, the applicant will construct a day care facility measuring at least 511 square metres; and
- 67 affordable housing units are included in the proposed development.

In response to queries by the Panel directed to the applicant, Mr. Westermarck advised that:

- Phase 1 of the proposed development starts is the western portion of the subject site, at No. 4 Road; Phase 2 extends eastward, close to Shell Road;
- the entire section of the subject site fronting the Fraser River will have new dike work;
- public access to the site includes a main courtyard space as well as elegant walkways along the waterfront, and as the work progresses, these will be upgraded from gravel surfaces to paved surfaces;
- for the majority of the time during which Phase 1 and Phase 2 construction, public access to the waterfront can be maintained;
- the "West Park" includes a water feature integrated into the on-site mechanical system; a natural amphitheatre with a gentle slope from the West Park to the stage at the No. 4 Road pump station; paths that act as wheelchair ramps; and an alley of trees along the No. 4 Road access, with special events parking;
- the underground parking structure is broken into sections, and its location by the dike allows it to be completely buried;

- a City-owned park straddles the property line of the subject site, and once the on-site park is turned over to the City it, it too becomes a City asset;
- the private geothermal ground source heat pump system district energy utility for this project is situated behind a mature existing Sequoia tree on the site; the main distribution room for the energy system is drilled under the parking structure, and is the responsibility of the Strata Council; and
- located between Building “E” and Building “F” are more private outdoor spaces, intended for use by residents, with large spaces between Building “F” and building “G”, intended to be inviting to the public.

In response to further queries from the Panel, Architect Simon Ho advised that:

- there are three access points to the parking structure provided by two vehicular access driveways from River Road;
- in Building “B” is a lap pool and a hot pool; a generous children’s play area, with a lawn space is adjacent to the linear park along the dike;
- the outdoor amenity spaces provide for good “eyes on the park” for safety observation or surveillance purposes;
- the six-story buildings step down toward the riverfront, allowing the park to take advantage of the lower massing of the buildings to the south of the site;
- a boardwalk-type of aesthetic is part of the landscape architect’s design, to pick up the previous industrial nature of the area; the chosen landscape furniture will enhance the “boardwalk-aesthetic”;
- the architectural form is considered an interpretation of the industrial nature of the site’s former structures;
- the proposed townhouse buildings are stepped down to mirror the single-family homes on River Drive;
- the affordable housing structure has a modern appearance, while the amenity building has a modern design with glass cladding to mark the corner;
- materials include Hardi-panel and there is a combination of hard industrial with softer cladding for the residential components; and
- given the size of the proposed development, the chosen colour palette helps to effectively break up and define the different structures.

Staff Comments

Brian J. Jackson, Director of Development, noted that of the three variances sought by the applicant, two are internal to the development. With regard to the request to increase the maximum permitted building height from 15 metres to 26 metres for the southern 5 metres of the upper two floors of Building "G", the impact to the streetscape would be fully hidden by Building "C". Further, the request to reduce the setback for Building "C" would allow the Building "E" entry canopy to project into the internal side yard setback, and would have no impact on the existing neighbours.

Mr. Jackson advised that for the purposes of columns and the roof of Building "B" the applicant is seeking a variance that the Parks Department feels is satisfactory, in this particular location.

Mr. Jackson remarked that staff has worked with the applicant on the proposed West Park, and on the dike improvements, both of which are being undertaken at the applicant's expense. The applicant ensures that the amenities are available during the construction process. The applicant also ensures that the outdoor amenities are contributed on a phase-by-phase basis.

For the reasons stated, Mr. Jackson concluded that staff support this proposed development.

Gallery Comments

Susan Hodges, Delta resident and owner of 10140 River Road, referred to a letter she submitted (attached to these Minutes as Schedule 1) and described the proposed development as a nice one, but also expressed the following concerns: (i) the increase in the building height will create a wall effect between the Tait neighbourhood and its riverfront, and will increase density and increase traffic in the area; (ii) the requested variance for a 2.7 metre setback would intensify the tension and pressure of the population, would remove roadway visibility, road safety would be compromised, and an all day building shadow would exist; and (iii) the character and the standard of the neighbourhood should be maintained.

Ms. Hodges stated that there should be a bicycle network for the community, and especially for the young people in the area, to access the Bridgeport Station of the Canada Line.

Mr. Jackson addressed each of Mrs. Hodges' concerns and stated that: (i) as part of the proposed development the applicant is to construct a new bicycle lane in both directions; (ii) with regard to the requested variances, from River Road, the three-story townhouse units would completely block a view of the six-storey building behind, and the west side of Building "B" would not be visible from River Road; (iii) studies show that the proposed development would not shadow homes to the south, with the only potential exception being early on winter mornings; and (iv) both the grade at which the proposed development will be built, as well as the presence of large, open, park space on the site, will ensure views in the neighbourhood are maintained.

Correspondence

Susan Hodges, resident of 1575 Beach Grove Road, Delta, and owner of 10140 River Road, Richmond (Schedule 1)

Panel Discussion

There was agreement that the design of the proposed development is sensitive toward the neighbourhood, the overall design of the project provides valuable and significant amenities to the area, and the geo-thermal system is a long-term benefit to the community.

Panel Decision

It was moved and seconded

That a Development Permit be issued, which would:

1. *Permit the construction of five (5) residential buildings, one (1) mixed-use commercial residential building and one (1) resident amenity/commercial use building (Phase 1) at 10011 and 10111 River Drive and portion of 10199 River Drive on a site zoned "Residential Mixed-Use Commercial (ZMU17)-River Drive/No.4 Road (Bridgeport)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *increase the maximum permitted building height between 20.0 m and 36.0 m of the lot line abutting River Drive, from 15.0 m to 26.0 m for the southernmost 5.0 m of the upper two floors of Building "G";*
 - b) *reduce the Building "B" setback to the proposed west property line of West Park from 6.0 m to 2.7 m for roof support columns; and*
 - c) *reduce the Building "C" setback to the proposed internal site east property line from 6.0 m to 4.0 m for a partial building and roof projection and allow the Building "E" entry canopy to project into the internal side yard setback.*

CARRIED

3. Development Permit 11-586344

(File Ref. No.: DP 11-586344) (REDMS No. 3382871)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9731 and 9751 Cambie Road

INTENT OF PERMIT:

1. Permit the construction of 12 townhouse units at 9731 and 9751 Cambie Road on a site zoned Low Density Townhouse (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow a total of 16 tandem parking spaces in eight (8) townhouse units.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., provided the following information on the proposed 12 three-story townhouse units planned for Cambie Road near No. 4 Road:

- since the project went to the July 2011 Public Hearing the design of the proposed development has been refined;
- the project includes two duplexes fronting Cambie Road, and two fourplexes fronting the internal drive aisle;
- two metres of frontage along Cambie Road is dedicated to the City, and an additional right-of-passage for pedestrians will be provided; to ensure safety for pedestrians in the public walkway to the west, landscaping elements will mark the pedestrian passage to avoid confusion for vehicles drivers;
- an existing bus stop is located 60 metres away from the proposed driveway location, and presents no safety issue;
- the project's parking fulfills the bylaw requirements;
- to make the structures more compatible with the surrounding homes, they will be built on existing grade, which is below the existing road elevation, so that the three-storey townhouse units appear to rise only 2 and half storeys;
- the third storey component of the townhouse units are setback far enough from the property line, up to a maximum of 7.1 metres, to reduce or eliminate any impact on neighbouring properties, including no shadowing;
- two large trees on site will be preserved, along the east property line;
- aging in place features, including blocking in all bathrooms for future grab-bars, are provided in each townhouse unit; and one unit is designed to be convertible;
- the grade meets the flood plain requirements; no living area in any of the proposed townhouse units are below the flood plain, while in the units at the rear of the site, only a small lobby sits below the flood plain; and
- a noise study has been done, and there are indoor noise mitigation measures in place.

Patricia Campbell, DMG Landscape Architects, provided the following information:

- a large, on-site Douglas Fir and a Cypress tree will be retained on the site; a Mountain Ash that is declining will be removed; and in lieu of the removal of ten trees, 20 replacement trees will be planted;
- each townhouse unit features its own small fenced yard;
- porous pavers and concrete banding are features of the internal drive aisle; and
- a children's play area, with equipment, is adjacent to a grassed area at the east end.

In response to queries from the Panel, Mr. Cheng and Ms. Campbell provided the following additional information:

- the play equipment is a colourful see-saw sculptural element, and is situated near an outdoor bench;
- noise from Cambie Road will be mitigated by extra treatment on exterior walls, and if necessary, glass window treatments.

Staff Comments

Mr. Jackson, Director of Development, advised that staff supports the requested variance to allow for 16 tandem parking spaces for eight of the twelve townhouse units. He noted that the interface treatment with the property to the north of the subject site is a good one, and added that the four and a half meter setback at the ground level of the proposed townhouse units is increased to a generous seven meters above, double the bylaw requirement, and more than the set back required of a single-family home.

In response to a Panel query, Mr. Jackson advised that staff would work with the applicant to look into the issue of the play equipment and explore the idea of a sandbox, in addition to the seesaw planned for the children's play area.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

A comment was made that considering the size of the proposed development, a reconfiguration of the amenity area should be considered in the landscape design.

The Panel spoke in favour of the proposed development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 12 townhouse units at 9731 and 9751 Cambie Road on a site zoned Low Density Townhouse (RTL4); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to allow a total 16 tandem parking spaces in eight (8) townhouse units.*

CARRIED

4. Development Permit 11-589490

(File Ref. No.: DP 11-589490) (REDMS No. 3494638)

APPLICANT: Triple A Planning Consultants

PROPERTY LOCATION: 6780 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 10 bed congregate housing and 37 space child care facility with an accessory residential caretaker dwelling unit at 6780 No. 4 Road on a site zoned "Congregate Housing and Child Care – McLennan (ZR8)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum road setback from 3m to 2.75m for the corner portion of the building located at the No. 4 Road and Granville Avenue intersection; and

Applicant's Comments

Joe Minten, Principal, JM Architecture Inc., noted that the project was unique in nature, due to the combination of a 10-bed congregate housing component with a 37-space childcare facility. Mr. Minten described the following highlights of the proposed development, located at the corner of No. 4 Road and Granville Ave:

- the scale, materials, form and architectural character are residential, to conform with the surrounding neighbourhood;
- the daycare component is single-storey, has a 'modernist' design, and includes an outdoor play area;
- the entire project is fully accessible, with the primary vehicle access through Granville Avenue;
- the west and south sides of the proposed structure, those fronting No. 4 Road and Granville Avenue, are useable landscaped areas;
- the roof colour is light to enhance the overall design;
- the tower element at the corner provides the anchor for the structure; and
- the garbage enclosure has been pulled away from the adjacent property.

The applicant Mr. Amin Alidiba addressed the Panel and advised that Vancouver Coastal Health approves of the two distinct uses within the same development. He noted that the two outdoor spaces, one for the congregate housing component and another for the childcare facility, are segregated from each other. He further noted that each part of the structure has its own fire exits.

In response to a query, Mr. Minten advised that the amenity area provided for the congregate housing component allows residents to have an outdoor walking area within the confines of the complex.

In response to a further query, Mr. Alidina noted that a noise study was commissioned, and that if aircraft noise is a concern, noise attenuation could be incorporated with exterior wall upgrades and the installation of thicker windowpanes.

Staff Comments

Mr. Jackson stated that the subject site is located in the Agricultural Land Reserve (ALR), but it is exempt from ALR requirements, because of its size and that it pre-dates the ALR. He also noted that the subject site is located outside the City's sanitary sewer boundary, and therefore not serviced by the City. The applicant, Mr. Alidina, had agreed to create and maintain an on-site sewage disposal system, and should be commended for his perseverance in proceeding with his vision for the unique building with the combined uses.

Mr. Jackson noted that the proposed structure is smaller than a single-family residence on the site could be. He stated that the applicant had done a tremendous job regarding the architecture, the layout and the proposed innovative uses.

Mr. Jackson referenced the requested variances, and advised that staff was in support of those, as well as the development as a whole.

Correspondence

None.

Gallery Comments

Mr. Lu, resident of the Granville Avenue/No. 4 Road neighbourhood, posed commercial zoning queries to the Panel. The Chair advised Mr. Lu to speak with members of the Planning Department, and stated that the Development Permit Panel dealt only with form and character issues, not zoning matters.

Panel Discussion

The Panel commented that the project was innovative, with an interesting design, and commended the applicant for addressing adjacency issues.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 10 bed congregate housing and 37 space child care facility with an accessory residential caretaker dwelling unit at 6780 No. 4 Road on a site zoned "Congregate Housing and Child Care – McLennan (ZR8)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum road setback from 3m to 2.75m for the corner portion of the building located at the No. 4 Road and Granville Avenue intersection;*

and

- b) *allow a screened garbage/recycling enclosure to be located along the north property line and encroach 2.9m into the setback for the east property line at the northeast corner of the site.*

CARRIED

5. New Business – None.

6. Date Of Next Meeting – Wednesday, April 25, 2012

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:37 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 11, 2012.

Dave Semple
Chair

Sheila Johnston
Committee Clerk



**Schedule 1 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
April 11, 2012.**

susan hodes <sue.d.hodes@gmail.com>

Development Permit River Road DP-11-564405

1 message

susan hodes <sue.d.hodes@gmail.com>

To: mayorandcouncillors@richmond.ca

Dear Richmond Mayor and Councillors,

Re: Development Permit DP-11-564405

To vary the provisions of Richmond Zoning Bylaw 8500 to:

To:	Development Permit Panel
Date:	APRIL 11, 2012
Item #	2
Re:	DP 11-564405

a) Increase the maximum permitted building height between 20.0m and 36.0m of the lot line abutting River Drive, from 1.0m to 26.0m for the southernmost 5.0m of the upper two floors of Building "G".

This is a request to increase the building height by more than 75% from my understanding of the above statement. As a property owner at 10140 River Rd., I find this completely unacceptable. It is river frontage. It is not downtown Richmond.

It will create a Berlin wall like effect where there should be an ambience and enhancement of the natural river front setting within the architecture and design of the project and with respect to the species along the rivers edge. It will increase density and increase the traffic by 75%. River Road is not built for that.

As of the present there is single family residential across the street. There are children with bicycles, skateboards, walking to school and home again, to consider. As well as the families in the townhouses on Number 4 Road near River Road with many school age children that have to cross Number 4 road to get to the school. It is currently a quiet residential neighbourhood bounded by industry and mostly quiet in the evenings. Any buildings of this requested height would appear immense and completely destroy the character of the neighbourhood. It would throw an all day building shadow that would exist forever more. As well, the residential properties along River Road are at a low elevation to begin with, being lower than River Road itself. This will obstruct views of not just the river, but of Vancouver city across the river as well. The properties are on soft ground and need the sun to dry up. It could easily decrease the property values along River Road.

Given the very real and intense concerns of traffic, population density, character of the neighbourhood impacts, shadow, inadequate roadway, questionable effect on property values by obstruction of views I request that Mayor and Council please reject this request.

b) Reduce the building "B" setback to the proposed west property line of West Park from 6.0m to 2.7m for roof support columns; and

Again this is a request to reduce the allowable property setback by more than 50%. It is not viable. There needs to be green space to flow with the natural setting of the location. It is a beautiful part of the river despite the industrial area. The natural beauty is spectacular, it must be enhanced, not detracted from. Plus the closeness of the building to the road will only intensify the tension and pressure of the population. Also there may be an interest in community gardens by its future residents. That option would be taken away if this was allowed. For roadway visibility, moving in and out of parking spaces, for which I have not yet seen any plan, walking with strollers, physically walking and moving around, courier drop offs to businesses, this is the time now to set the standard for the future by simply maintaining the existing standard. Also I am requesting council to please consider bicycle pathways and network which will be a natural mode of transport for young people commuting to Bridgeport Station. It is a perfect area to encourage bicycle use. Every foot of the 6.0m allowable setback can be put to excellent use.

c) Reduce the building "C" setback to the proposed internal site east property line from 6.0m to 4.0m for a partial building and roof projection and allow the Building "E" entry canopy to project into the internal side yard setback.

CNCL - 155

Again, this is about a 30% increase of variation to the bylaw. Council must consider the character of the neighbourhood and the flow of the design with the setting. For a magnificent location such as this, one can only imagine that every standard must be maintained to carry this positively forward into the future.

Sincerely

Susan Hodges  Keith Hodges _____
1575 Beach Grove Rd.,
Delta, B.C. V4L 1P2
604 943 8608

CNCL - 156



Development Permit Panel

Wednesday, April 25, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Parks and Recreation
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 11, 2012, be adopted.

CARRIED

2. Development Permit 09-466065

(File Ref. No.: DP 09-466065) (REOMS No. 3360548)

APPLICANT: Thomas Chalissery

PROPERTY LOCATION: 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road)

INTENT OF PERMIT:

1. Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architect Inc., spoke on behalf of the applicant regarding the proposed 10-unit townhouse development on Williams Road, opposite the South Arm Community Centre. The layout is organized around a driveway that provides access from Williams Road, as well as an east-west drive aisle to provide access to all unit garages. Mr. Yamamoto provided the following details:

- the massing of the proposed development respects the context of the single-family dwellings to the north, east and west of the subject site;
- three-storey units are proposed at the centre of the project, while two-storey units are at the east and west ends of the project;
- the outdoor amenity space is within the central portion of the site;
- permeable pavers in the drive aisle connect to the outdoor amenity area; pavers also distinguish the drive aisle ends;
- a small play structure, with climbing apparatus, is located in the outdoor amenity area, an area that also features seating and a trellis structure;
- proposed building material is Hardie-Plank siding, in a variety of forms;
- a warm colour palette of tans and grays, with darker coloured trims, is planned, with a truss element meant to create some shadow on the units' facades;
- the second storey roof form is emphasized, to create an illusion of a smaller form;
- sustainable measures include, among others, low e-glass windows, and energy efficient appliances;
- one convertible unit is included in the design, and all other units have blocking, for future aging-in-place fixtures.

Mr. Yamamoto concluded his remarks by stating that the requested variances were both parking-related.

Staff Comments

Holger Burke, Development Coordinator, advised that staff supports the application, and noted that, with respect to the request to allow tandem parking stalls, this type of parking configuration is a common feature of townhouse unit developments.

Mr. Burke added that the request to provide a small-car parking stall in five of the townhouse units would allow an increase of space in the outdoor amenity area.

Panel Discussion

Discussion ensued between the Panel and staff, and the following advice was provided by Mr. Burke and Edwin Lee, Planning Technician:

- it is envisioned that both neighbouring 8551 Williams Road and 8491 Williams Road will be developed in the future as extensions to the subject site, with potential cross-access through the subject site;
- end units of the proposed development, on either side, step down to two-storeys to be consistent in height with the existing older home to the east, as well as other homes in the area;
- cross-access for the purposes of the proposed garbage and recycling facility on the subject site benefits future development to the east, but not the future development to the west of the subject site; and
- the facilities are appropriately sized.

The Panel requested that Masa Ito, of Ito and Associates Landscape Architects, provide details of the landscape design scheme. Mr. Ito advised that:

- the Williams Road street frontage will be as lush as possible and will feature an assortment of shrubs, ground covers, perennials and grasses associated with different seasons of the year;
- all front yards along the street frontage will have a picket fence element;
- each unit will have a private yard at the back where pavers will be a feature of the patio surface;
- flowering trees will be provided along the back of the units, along with other elements to provide a visual buffer between neighbouring properties to the north; and
- the outdoor amenity area, that shares an entrance to the units, features children's play equipment that has a sculptural element.

In response to a query, Mr. Yamamoto used display boards to indicate the location of the visitor-parking stall.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was general agreement that the proposed development was a good one, and that the sculptured feature of the children's play equipment was an asset.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.*

CARRIED

3. Development Permit 11-594282

(File Ref. No.: DP 11-594282) (REDMS No. 3491300)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 7600 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room;
 - b) permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies; and
 - c) permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architect Inc., spoke on behalf of the applicant regarding the proposed 23 unit, three-storey townhouse development on Garden City Road, near Jones Road. The layout includes five separate three-story buildings on a deep site. Mr. Yamamoto provided the following details:

- the site is an 'orphaned lot' that remains after development on adjacent properties;
- the proposed units' massing is in keeping with the neighbouring three-story town house developments to the north and to the south, and viewed from the street, the massing is broken down into smaller scale;
- access to the subject site is from Turnill Street;

- architectural design features, such as stairs leading to the porch and gable treatments, complement the existing townhouse units on the neighbouring sites;
- the Garden City Road frontage features a meandering greenway and a communal pedestrian entry to the site;
- townhouse units are all street-facing along Garden City Road and Turnill Street; units along Turnill Street have a second level balcony, and those along Garden City Road have ground floor porches;
- concrete pavers emphasize the vehicular entry, and are also a feature of the outdoor amenity area; pavers are featured in all visitor parking stalls, and enhance permeability;
- the colour palette for the townhouse units include a mix of neutral tones, and accents are created by the use of brick;
- the outdoor amenity area is in the centre of the subject site, a location away from the enclosed garbage and recycling room, and includes mailboxes, a children's play area with lawn, and seating; and
- sustainable measures include, among others, low e-glass windows, energy efficient appliances, and enhanced site permeability by the use of permeable pavers.

Mr. Yamamoto then addressed the requested variances and advised that:

- the request to reduce the south side yard is meant to address the recycling area only, not the garbage area, and a lower enclosure is the desired outcome; and
- the request to permit a 0.6 metre projection of balconies into the side yard is for eight of the 23 proposed townhouse units, and if granted, the variance would not impact the privacy of the residents of adjacent units; and
- the project includes one adaptable unit, and all other units include aging-in-place features.

Masa Ito, Ito and Associates Landscape Architects, provided the following information regarding the proposed landscape design:

- on-site landscaping along Garden City Road and Turnill Street include lush landscaping, with a variety of flowering trees and plants;
- the Garden City greenway includes new trees;
- adjacent properties feature existing trees, such as an Oak, and Pine trees, as well as plant material that is complemented by the proposed landscape scheme for the subject site; and
- the outdoor amenity area includes shrubs, trees, as well as a large open space for more physical play.

Staff Comments

Mr. Burke advised that staff supports the application, and noted that:

- the requested variances address setbacks and involve the south side yard;
- the primary reason for the requested variances is the retention of five on-site trees along the north property line, and the desire to provide enough room for them to thrive; and
- the project will: (i) complete a portion of Turnill Street with road dedication and will help with traffic flow in the area; and (ii) complete a portion of the Garden City Road greenway.

Panel Discussion

In response to queries, staff advised that the on-site accessible parking stall meets the zoning bylaw requirement, and that the 6.7 metre drive aisle width includes both the paved surface as well as the rollover curb edge.

Mr. Yamamoto added that the configuration of the subject site is such that the on-site accessible parking stall is not directly outside the accessible unit.

Correspondence

Leslie-Anne Blake, #25-7533 Heather Street (Schedule 1).

Mr. Burke advised that Ms. Blake had made three suggestions. He remarked that her suggestion to install a stop sign at Jones Road and Turnill Street was an idea staff would look into.

In response to another of Ms. Blake's suggestions, that parking on one side of Turnill Street be limited, Transportation staff advised that the completion of Turnill Street, as a direct result of the proposed development, would improve parking. Mr. Burke further added that staff would assess Ms. Blake's third suggestion, that speed humps be added to Heather Street, and that staff would respond to Ms. Blake in writing.

Gallery Comments

None.

Panel Discussion

The Panel noted that finishing Turnill Street would make a significant difference to the neighbourhood, and would improve traffic issues in the area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room;*
 - b) *permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies; and*
 - c) *permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, May 16, 2012 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, May 30, 2012

CARRIED

5. Date Of Next Meeting: Wednesday, May 30, 2012

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:57 p.m.

CARRIED

Development Permit Panel
Wednesday, April 25, 2012

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, April 25, 2012

Robert Gonzalez
Chair

Sheila Johnston
Committee Clerk

April 13, 2012

Mr. David Weber
Director, City Clerks Office
6911 No.3 Road
Richmond, BC
V6Y 2C1
604.276.4007

Schedule 1 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
April 25, 2012.

To Development Permit Panel	
Date:	APR. 25, 2012
Item #	3
Re:	DP 11-594282

Re: Development permit DP 11-594282

Dear Mr. Weber:

I am happy to support this new townhouse development only if, the City of Richmond re-works some of the street sign and bylaws to support the added traffic to the neighbourhood.

An addition of a stop sign at the end of Jones Road at Turnhill Street is greatly needed. Too many times I have crossed the street with my children to have someone speed in from Garden City Road and not stop as we cross. This is extremely dangerous and needs to be addressed immediately and is more relevant now with this new development and the future increase traffic. I would also request that new parking regulations be implemented on Turnhill Street as well. Parking should be limited to one side of the street for cars to pass safely as well as bicycles.

With this increased traffic on Turnhill and Jones there will be increased traffic on Heather Street between Blundell and General Currie. I would like to request speed bumps be added on Heather Street in this area. Since one side is a park with a children's playground, people with dogs who visit the park and many seniors that take walks through the park from neighbouring developments. Again, too many times to count, a speeding vehicle races down Heather from Blundell to General Currie and too many times have almost hit people, dogs, children or other cars in the process.

Please review these suggestions with your planning department and roadworks department as these are necessary and vital in keeping pedestrians, cyclists, and other drivers young and old, safe in our Heather Street neighbourhood.

Sincerely,



Leslie-Anne Blake
25-7533 Heather Street
Richmond, BC
V6Y 2P8





City of Richmond

Report to Council

To: Richmond City Council

Date: May 10, 2012

From: Joe Erceg, MCIP
Chair, Development Permit Panel

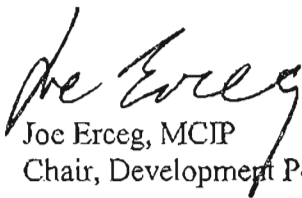
File: 0100-20-DPER1

Re: Development Permit Panel Meetings Held on October 13, 2010 and
October 27, 2010

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 07-363924) for the property at 7411 and 7431 Moffatt Road;
- be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meetings held on October 13, 2010 and October 27, 2010.

DP 07-363924 – MATTHEW CHENG ARCHITECT INC. – 7411 AND 7431 MOFFATT ROAD

(October 13, 2010 and October 27, 2010)

The Panel considered a Development Permit application to permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4). Variances are included in the proposal for a reduced side yard setback and tandem parking.

The application was considered at the October 13, 2010 Development Permit Panel (DPP) meeting and deferred to the next meeting. The application was considered a second time at the October 27, 2010 DPP meeting.

At the October 13, 2010 meeting, Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect Patricia Campbell, of DMG Landscape Architects, provided a brief presentation, including:

- The outdoor amenity area is located at the entry point in order to create a focal point upon entering the subject site, and could be enlarged with future development to the north.
- The grades surrounding the retention trees will reduce the impact of fill on the trees.
- Proposed building materials include hardie shingle siding and hardie-plank siding, with culture stone features to articulate the facades facing Moffatt Road.
- The setback variance was a result of an additional 2.5 m north setback for tree preservation.

In response to Panel queries, Mr. Cheng and Ms. Campbell provided the following information:

- The convertible unit is located beside the handicapped visitor parking stall.
- The colour palette includes a range of earth tones, contrasting trims, and culture stone.
- Two (2) lots to the south of the subject site is a townhouse development, featuring two-storey units in the front, and three-storey units at the rear.
- 24 replacement trees will be planted to replace the trees to be removed due to poor condition, or conflict with site plans.
- A Douglas Fir on the front yard is to be preserved on-site.
- Four (4) London Plane trees on the adjacent property to the south are to be retained, and two (2) other trees on the adjacent property to the north, are to be protected.
- A mix of tree species and ornament plants are included in the landscaping plan.
- The play area is planned so that this development, and a future development to the north, can share a common play space.
- A low fence defines the amenity area and adds protection to the landscaping.
- The amenity space will include play equipment for children aged 2 through 5, including a see-saw, with other play pieces added with future development to the north.

- Three (3) visitor parking spaces are provided throughout the site, including one (1) handicap accessible parking space located at the cross-access at the north end of the subject site.

Staff supports the application and the two (2) variances. Staff noted that:

- The electric closet at the south of the site is adjacent to an existing driveway on property to the south. Trees to the south of the subject site are located at the drive aisle and there is parking in between the trees.
- The applicant had hired an arborist in 2006 to examine the trees and had recommended that two (2) are in good condition, and that two (2) others are not in good condition.
- Prior to final approval of the Development Permit, the applicant has to hire an arborist and must indicate the tree protection plan.

In response to Panel queries, staff advised:

- Garbage trucks and emergency vehicles can access the site.
- The parking space sizes and number meet the bylaw requirements.
- The Arborist Report from 2006 stated that at that time, the trees on the adjacent site can be retained and would remain in place.
- If the applicant's arborist submits a report that states that the construction phase places tree health in jeopardy, staff would recommend to the applicant that he bring the application back to the Development Permit Panel for its approval of the alternative landscaping plan.

The Chair noted that two (2) visitor parking spaces encroach into the dripline of some of the London Plane trees to be retained on the adjacent property. He queried whether the applicant had an arborist examining the situation to ensure the health of the trees is not jeopardized.

Mr. Cheng advised that his client was in the process of having an arborist look at the site design.

The Chair stated that in the Panel's recent experience, applicants had retained trees near planned patios, and the dripline issue had become problematic. He queried whether a retaining wall would also be constructed within the dripline.

The landscape architect advised that the existing retaining wall along the west and south property lines on the adjacent property would remain in place.

Public correspondence was received regarding the application from the adjacent neighbour to the north, Leonore Haudin, and Moffatt Road residents, Tony Thomas and Elizabeth Tan. Concerns were expressed in the letter regarding:

- The number of parking spaces per townhouse unit and where extra vehicles would be parked.
- Exiting Moffatt Road.
- Residents converting a tandem parking space into extra habitable rooms, or storage space.
- The small proposed side yard setback.
- The total number of tandem parking spaces on the site.

In response, staff advised:

- Transportation Division staff had examined the concerns raised.
- The proposed parking exceeds the bylaw requirements.
- A restrictive covenant is in place to prevent conversion of tandem parking. After the construction is complete, if neighbours complain to the City about parking stalls being enclosed, staff then investigates the alleged use of parking spaces for residential or storage purposes.

Discussion ensued with regard to the status of the four (4) London Plane trees on the adjacent property to the south that are to be retained. Comments were made that:

- The Panel wanted to hear from an arborist regarding the health and hardiness of the trees.
- The advantage of the applicant's original site plan was that parking spaces would not encroach into the driplines of existing trees.
- Feasibility of parking spaces between two (2) trees should be explored by an arborist.
- The applicant's landscape survey indicates that trees are close to the property lines and are at different grades; an arborist's report could clarify the location of the tree's limbs.

The application was deferred to the next Panel meeting and referred back to staff to further explore tree retention, and the submission by the applicant of an Arborist's Report.

At the October 27, 2010 Panel meeting, Arborist, Catherine MacDonald, advised that:

- There are four (4) London Plane trees on the adjacent property to the south.
- The health and hardiness of trees 2 and 3 would not be adversely affected by the parking spaces.
- The health and hardiness of trees 1 and 4 would not worsen during construction of the proposed townhouse units and affiliated parking spaces.
- London Plane trees are hardy, and it is highly unlikely that they would have rooted down past the retaining wall along the property line, so should not be adversely affected by construction.

In response to a query from the Chair, Ms. MacDonald advised that trees 1 and 4 have some decay, and trees 2 and 3 are healthier.

A brief discussion ensued between the Panel, Mr. Cheng, and Ms. Campbell, with regard to the proposed wall finished grade, which would be lower than the existing retaining wall along the west and south property lines on the adjacent property.

Ms. Campbell noted that the existing Fir tree on Moffatt Road is at a 0.67 grade, and in order to retain the tree, and the grade, four (4) steps up to the townhouse unit front porch were designed.

Staff noted that the applicant and the arborist have addressed the concerns raised at the October 13, 2010 meeting of the Development Permit Panel to the satisfaction of staff.

Public correspondence was not received regarding the application.

The Chair stated that he was pleased with the additional information regarding landscaping provided.

The Panel recommends that the Permit be issued.

**DEVELOPMENT PERMIT PANEL
REPORT AND ACCOMPANYING PLANS
TO BE CONSIDERED BY COUNCIL
AT THE COUNCIL MEETING
SCHEDULED FOR
Monday, May 14, 2012**

Mayor Malcolm D. Brodie Councillor Chak Au Councillor Linda Barnes Councillor Derek Dang Councillor Evelina Halsey-Brandt Councillor Ken Johnston Councillor Bill McNulty	Councillor Linda McPhail Councillor Harold Steves Director, City Clerk's Office Director, Development Council Chambers Binder Front of House Counter Copy
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City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: May 9, 2012

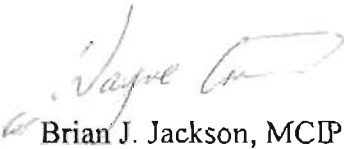
From: Brian J. Jackson, MCIP
Director of Development

File: DP 07-363924

Re: Application by – Matthew Cheng Architect Inc. for Development Permit at
7411 and 7431 Moffatt Road

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meetings held October 13, 2010 and October 27, 2010.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.



Development Permit Panel

Wednesday, October 13, 2010

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, September 29, 2010, be adopted.

CARRIED

2. Development Permit DP 07-363924 (File Ref. No.: DP 07-363924) (REDMS No. 2938462)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7411 and 7431 Moffatt Road

INTENT OF PERMIT:

1. Permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and
 - b) allow a total of 24 tandem parking spaces in 12 townhouse units.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., advised that the landscape architect for the project was on her way, but was running late.

Development Permit Panel
Wednesday, October 13, 2010

The Chair advised that it was the applicant's responsibility to ensure that his whole team was present when the meeting was called to order at 3:30 p.m., and requested that the applicant telephone the landscape architect to determine her estimated time of arrival.

When Patricia Campbell of DMG Landscape Architects arrived at 3:40 p.m. Mr. Cheng provided details regarding the proposed development of 12 townhouse units on Moffatt Road in the City Centre.

Mr. Cheng stated that after the project was reviewed by the Advisory Design Panel the applicant incorporated the Panel's suggested changes into the design plan.

In response to a query from the Chair, Mr. Cheng confirmed that the changes to the design plan were made after the July 19, 2010 Public Hearing for the rezoning of the subject site.

Mr. Cheng then provided the following information regarding the proposed development:

- three-storey townhouse units are proposed in two six-plex clusters;
- one six-plex fronts Moffatt Road and the other six-plex fronts the short internal drive aisle;
- the short internal drive aisle provides access to the site from Moffatt Road, and a north-south drive aisle provides access to the unit garages;
- the outdoor amenity area is located at the entry point in order to create a vocal point upon entering the subject site;
- an adjacent property, to the north, has redevelopment potential, and in the future the amenity area of the current proposal could be enlarged, and merged, with the outdoor amenity area of the future development to the north;
- each unit has a private outdoor space, consisting of either a front or rear yard, with balconies on the second floor;
- the grades surrounding the retention trees will reduce the impact of fill on the trees;
- articulated building forms include visual interest such as gable roofs and bay windows;
- pedestrian scale is provided at the ground level along the public street;
- proposed building materials include hardie shingle siding and hardie-plank siding, with culture stone features to articulate the facades facing Moffatt Road;
- a secondary stair is provided to all units at the back for direct access to the back yard from the living area;
- the granting of the first requested variance was a result of an additional 2.5 metre setback from the north property line for tree preservation; and
- the granting of the second requested variance would provide tandem parking.

Development Permit Panel
Wednesday, October 13, 2010

In response to the Chair's queries, Mr. Cheng provided the following information:

- the convertible unit is located beside the handicapped visitor parking stall;
- the colour palette includes a range of earth tones, contrasting trims, and culture stone surfaced column; and
- two lots to the south of the subject site is a townhouse development, featuring two-storey units in the front, and three-storey units at the rear.

Patricia Campbell, DMG Landscape Architects, provided the following information:

- 24 replacement trees will be planted to replace the trees to be removed due to poor condition, or conflict with site plans;
- a Douglas Fir on the front yard is to be preserved on site;
- four London Plane trees on the adjacent property to the south are to be retained, and two other trees on the adjacent property to the north, are to be protected;
- a mix of tree species and ornament plants are included in the landscaping plan;
- each townhouse unit has its own private yard with a patio and a tree provided;
- the play area is planned so that this development, and a future development to the north, can share a common play space; and
- a low fence in the amenity area is provided to add protection to the landscaping and to define the area.

Panel Discussion

Discussion ensued between the Panel and the applicant, and the following details were provided:

- the amenity space for this development will include play equipment for children aged 2 through 5, including a see-saw, with other play pieces added when a future development to the north is completed;
- this development includes a social area with benches, and an access path; and
- three visitor parking spaces are provided throughout the site, including one handicap accessible parking space located at the cross access at the north end of the subject site.

In response to a query regarding the configuration of, and space available for, garbage trucks and emergency vehicles to turn around in the drive aisle, Brian J. Jackson, Director of Development, advised that large vehicles can access the site, and the parking space meets the bylaw requirement.

In response to queries regarding the handicap accessible and visitor parking spaces, related to the size of the spaces as well as the presence of the trees surrounding the spaces, Mr. Jackson advised that:

- the spaces are standard and meet the bylaw requirements; and

Development Permit Panel
Wednesday, October 13, 2010

- an arborist report from 2006 stated that at that time the trees on the adjacent site can be retained and would remain in place.

The Chair noted that two visitor parking spaces encroach into the dripline of some of the London Plane trees to be retained on the adjacent property. He queried whether the applicant had an arborist examining the situation, to ensure the health of the trees is not jeopardized.

Mr. Cheng advised that his client was in the process of having an arborist look at the proposed site design.

The Chair stated that in the Panel's recent experience, applicants had retained trees near planned patios, and the dripline issue had become problematic. He queried whether a retaining wall would also be constructed within the dripline.

The landscape architect advised that the existing retaining wall along the west and south property lines on the adjacent property would remain in place.

Staff Comments

Mr. Jackson stated that staff supports the application and the two variances. He noted that the electric closet at the south of the site is adjacent to an existing driveway that accesses the property to the south. Trees to the south are located in the drive aisle and there is more parking to the south, in between the trees.

Mr. Jackson stated that the applicant had hired an arborist in 2006 to examine the trees and had recommended that two are in good condition, and that two others are not in good condition.

Mr. Jackson noted that the trees located in the midst of the existing parking stalls are to the south of the subject site. He added that prior to final approval of the development permit, the applicant has to hire an arborist and must indicate the tree protection plan.

In response to queries from the Panel, Mr. Jackson advised that if the applicant's arborist submits a report that states that the construction phase places tree health in jeopardy, staff would recommend to the applicant that he bring the application back to the Development Permit Panel for its approval of the alternative landscaping plan.

Correspondence

Leonore Haudin, 126-7297 Moffatt Road (Schedule 1)

Mr. Jackson advised that Ms. Haudin resides immediately to the north of the subject site and that she expressed concern regarding: (i) the number of parking spaces per townhouse unit; (ii) if any resident of the proposed development have more than two vehicles, where would park the extra vehicles; and (iii) exiting Moffatt Road.

In response to a query from the Chair Mr. Jackson advised that all the concerns raised by the correspondent had been examined by Transportation staff, and that in his memo on the matter, Victor Wei, Director of Transportation, stated that the 27 parking spaces in the subject site plans exceed the bylaw requirements.

**Development Permit Panel
Wednesday, October 13, 2010**

Tony Thomas, 224-7453 Moffatt Road (Schedule 2)

Mr. Jackson stated that Mr. Thomas had expressed the concern that residents could convert a tandem parking space into extra habitable rooms, or storage space.

Mr. Jackson advised that a restrictive covenant is in place to prevent this from occurring. He added that after the construction of developments, if neighbours complain to the City about parking stalls being enclosed, staff then investigates the alleged use of parking spaces for residential or storage purposes.

Elizabeth Tan, 4-7420 Moffatt Road (Schedule 3)

Mr. Jackson noted that Ms. Tan expressed concern with the small proposed side yard setback, and stated that he was not sure that her concern relates only to the electrical closet.

Mr. Jackson also noted that Ms. Tan's other concern was related to the total number of tandem parking spaces on the subject site. He advised that each townhouse unit has two dedicated tandem spaces, and that the planning model for the City Centre is that two spaces per lower, or upper, unit is acceptable.

Gallery Comments

None.

Panel Discussion

Discussion ensued with regard to the status of the four London Plane trees on the adjacent property to the south that are to be retained.

Comments were made that:

- the Panel wanted to hear from an arborist regarding the health and hardiness of the trees;
- the advantage of the applicant's original site plan was that parking spaces would not encroach into the driplines of existing trees;
- feasibility of parking spaces between two trees should be explored by an arborist; and
- the applicant's landscape survey indicates that trees are close to the property lines and are at different grades; an arborist's report could clarify the location of the tree's limbs.

There was general agreement that the application should be referred back to staff, and should come back to the Panel for further consideration, after an arborist has submitted an up-to-date report.

Development Permit Panel
Wednesday, October 13, 2010

Panel Decision

It was moved and seconded

That Development Permit application 07-363924 be deferred to the next Development Permit Panel meeting, scheduled for Wednesday, October 27, 2010 at 3:30 p.m. in the Council Chambers at Richmond City Hall, for the purpose of further exploration of tree retention, and the submission by the applicant of an Arborist's Report.

CARRIED

3. Development Permit 09-494270

(File Ref. No.: DP 09-494270) (REDMS No. 2974081)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8091 and 8131 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback from 6.0 m to 4.5 m;
 - b) reduce the lot coverage for landscaping with live plant material from 30% to 22%;
 - c) increase the lot coverage for buildings from 40% to 43%; and
 - d) permit 12 tandem parking spaces.

Applicant's Comments

Patricia Campbell, DMG Landscape Architects, advised that after the September 29, 2010 meeting of the Development Permit Panel, the landscaping plan has been changed to provide more landscaping elements on the subject site. She provided the following additional details:

- small patios serve as a yard for each townhouse unit;
- the amenity area features landscaping on the south side of the project, along No. 2 Road, including small trees;
- the play area includes a seating/social area;
- the parking stall near the outdoor amenity/play area is near the handicap parking stall; and
- the maximized landscaping includes four more trees added to the site plan.

Suite 224 – 7453 Moffatt Road
Richmond, BC V6Y 3W1

SCHEDULE 2 TO THE MINUTES
OF THE DEVELOPMENT
PERMIT PANEL MEETING OF
WED. OCTOBER 13, 2010.

October 08, 2010

To Development Permit Panel
Date: OCT. 13, 2010
Item # 2
Re: DP-07-363924

[illegible]

07-363927

To: Director, City Clerk's Office

Regarding: Application for Development Permit DP 07 – 363924 at
Street addresses, 7411 and 7431 Moffatt Road

I live in Colony Bay condominiums at 7453 Moffatt Road, immediately south of the proposed townhouse development. I do not have concerns about developing townhouses on the property.

I do have concerns about one clause on the application to "vary the provisions of Richmond Zoning bylaw 8500 to:

b) Allow a total of 24 tandem parking spaces in 12 townhouse units.

After reviewing the staff reports available on the website I noticed that the September 9, 2010 report section under Urban Design and Site planning bullet 4 states:


- The provision of residential parking exceeds the bylaw requirement with two (2) tandem parking spaces per unit. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.

My concern is tandem parking is not a workable solution for parking vehicles in a home.

Even with a "Restrictive Covenant" in place, without monitoring, owners can without permits, convert the inside tandem parking spot to a more useful extra habitable room or storage at the least. When viewing similar townhouses for sale it was a common sales point from realtors that after occupancy, as the owner, you could convert the front space to another room if you desired. There was no reference to "Restrictive Covenants". In reality one car will park in the garage and given most households have two cars the other car will be looking for parking within the complex or on the street.

Moffatt Road is almost fully developed and on street parking is currently at a premium in the evenings. My concern is that with few street parking spaces available, permitting development with unworkable tandem parking forces new owners to park their vehicle on the street. I do not believe that permitting tandem parking is workable for the neighbourhood or for the new owners of the townhouses.

Please decline the variance request for the tandem parking provision.


Tony Thomas



SCHEDULE 3 TO THE MINUTES
OF THE DEVELOPMENT
PERMIT PANEL MEETING OF
WED. OCTOBER 13, 2010.

To Development Permit Panel	
Date:	OCT. 13, 2010
Item #	2
Re:	DP 07-363924

ELIZABETH TAN
4-7420 MOFFATT ROAD
RICHMOND B.C. V6Y1X8
OCTOBER 12, 2010

THE RICHMOND DEVELOPMENT PERMIT PANEL
6911 NO. 3 ROAD
RICHMOND B.C. V6Y 2C1

PANEL MEETING:

RE: APPLICANT: MATTHEW CHENG ARCHITECT INC.

PROPERTY LOCATION 7411 AND 7431 MOFFATT RD.
DATE: OCT. 13, 2010
TIME: 3:30 P.M.

TO WHOM IT MAY CONCERN:
(% EDWIN LEE, PLANNING & DEVELOPMENT DEPARTMENT)

(A) REDUCE THE SOUTH YARD SET BACK FROM 2.0 M T
1.36 FOR SINGLE - STORY ELECTRICAL CLOSET ATTACHED
TO THE BUILDING; AND

RESPONSE /
POINT OF VIEW

MAKE IT 1.50 TO 1.70^{FOR} SETBACK^{REDUCING THE SETB} V MIGHT ~~BE~~ TO
CLOSE. THE BETTER LENGTH THE BETTER FOR
SAFETY ISSUE.

(B) ALLOW A TOTAL 24 TOWNHOMES PARKING SPACES
IN 12 TOWNHOUSE UNITS.

RESPONSE /
POINT OF VIEW

APPROVED ^{W/ THE DECISION,} ~~FOR~~ ALLOWING EVERY UNIT AT
LEAST 2 PARKING SPACES IS ACCEPTABLE.



RESPECTFULLY YOURS

MRS ELIZABETH TAN

**Development Permit Panel
Wednesday, October 27, 2010**

- the proposed elevator will enhance the prominent northwest corner of the shopping mall; and
- the existing Cedar tree, planted in 1978 when the mall was constructed, is not a heritage tree.

Staff Comments

Brian J. Jackson, Director of Development, advised that a tree on Dixon Avenue had died, and was replaced with a mature shrub which will be replaced by a Red Maple, and that the landscape design for the project includes the addition of a flowering Cherry tree. He added that the applicant was applying the 2-to-1 ratio for tree replacement on the site.

With regard to the design of the proposed elevator, given the northwest corner position, the applicant does not plan a typical, stucco tower, but a lighted tower. For these reasons staff supports the application.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the addition of an elevator and associated machine room to an existing building at 8040 Garden City Road on a site zoned "Community Commercial (CC)".

CARRIED

4. Development Permit 07-363924

(File Ref. No.: DP 07-363924) (REDMS No. 2938462)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7411 and 7431 Moffatt Road

INTENT OF PERMIT:

1. Permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and

Development Permit Panel
Wednesday, October 27, 2010

- b) allow a total of 24 tandem parking spaces in 12 townhouse units.

Applicant's Comments

Matthew Cheng, Architect, introduced arborist Catherine MacDonald. With regard to the status of the four London Plane trees on the adjacent property south of the subject site, Ms. MacDonald advised that:

- the trees are identified as: tree 1, tree 2, tree 3 and tree 4;
- the health and hardiness of trees 2 and 3 would not be adversely affected by the proximity of parking spaces;
- the health and hardiness of trees 1 and 4 would not worsen during construction of the proposed townhouse units and affiliated parking spaces; and
- London Plane trees are hardy, and it is highly unlikely that they would have rooted down past the retaining wall along the property line, so construction should not adversely affect their current state.

In response to a query from the Chair, Ms. MacDonald advised that trees 1 and 4 have some decay, and trees 2 and 3 are healthier. She was able to ascertain this information by surveying the trees from the subject site, as the trees are located on private property. She added that trees 1 and 4 are not associated with the townhouse unit project, and it is not urgent that trees 1 and 4 be cut down.

A brief discussion ensued between the Panel, Mr. Cheng, and Landscape Architect Patricia Campbell, DMG Landscape Architects, with regard to the elevation of the proposed wall for the subject site. It was noted that at its proposed finished grade, the wall would be lower than the existing retaining wall along the west and south property lines on the adjacent property.

Ms. Campbell noted that the existing Fir tree on Moffatt Road is at a .67 grade, and in order to retain the tree, and the grade, four steps rising up to the townhouse unit front porch/entrances are part of the architectural design.

Staff Comments

Mr. Jackson noted that the applicant and the arborist have addressed the concerns raised at the October 13, 2010 meeting of the Development Permit Panel to the satisfaction of staff.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel
Wednesday, October 27, 2010

Panel Discussion

The Chair stated that he was pleased with the additional information regarding landscaping.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and*
 - b) *allow a total of 24 tandem parking spaces in 12 townhouse units.*

CARRIED

2. Development Permit 10-539427

(File Ref. No.: DP 10-539427) (REDMS No. 2996246)

APPLICANT: Buttjes Architecture Inc.

PROPERTY LOCATION: 13800 Smallwood Place

INTENT OF PERMIT:

To permit construction to extend the existing car dealership showroom ground floor towards the south side by 1.06 m at 13800 Smallwood Place on a site zoned Vehicle Sales (CV).

Applicant's Comments

Using design plans, Jeff Knoblauch, Contractor, advised the Panel that, regarding the proposed extension to the front building on the site of the Signature Mazda car dealership at the Richmond Auto Mall, a key element of the renovation work is raising a parapet to a new elevation.

In response to a query from the Chair, Mr. Knoblauch stated that structural steel would be used to replace the roof over the showroom, and to replace an existing canopy that will feature a corporate logo.

A brief discussion ensued between the Panel and Mr. Knoblauch. Advice was given that:

- the existing wood frame showroom would be replaced with: (i) a new light steel structure; and (ii) curtain wall glazing; and
- interior renovations include new carpeting in office and public areas.



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: Application by Matthew Cheng Architect Inc. for a Development Permit at
7411 and 7431 Moffatt Road

To: DPB Mtg. Oct. 27, 2010
To: DPB Mtg. Oct. 13, 2010
Date: September 9, 2010
File: DP 07-363924

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and
 - b) Allow a total of 24 tandem parking spaces in 12 townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 12 townhouse units at 7411 and 7431 Moffatt Road. This site is being rezoned from Medium Density Low Rise Apartment (RAM1) to High Density Townhouse (RTH4) under Bylaw 8615 (RZ 08-449233).

The site is currently vacant. There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveways on Moffatt Road and re-instating continuity of the sidewalk will be achieved via a Work Order at Building Permit stage.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is comprised of two (2) of the very few lots available for redevelopment on Moffatt Road between Granville Avenue and Blundell Road. The subject site is located within Sub-Area B.1 of the City Centre Area Plan and the typical uses recommended by the Plan are conventional and high-density townhouses with a floor area ratio between 0.75 and 0.90.

- To the North: A single-family home, zoned medium Density Low Rise Apartment (RAM1). The subject development is responsible for providing access to the future development on the existing single-family lot to the north. A development concept for this neighbouring parcel has been prepared and reviewed by staff, and is on file;
- To the East: Across Moffatt Road, multiple-family developments (townhouse and apartments) zoned Medium Density Low Rise Apartment (RAM1);
- To the South: Across from the driveway to apartment complexes to the west, a townhouse development, zoned Medium Density Low Rise Apartment (RAM1); and
- To the West: A four-storey condominiums (three (3) storeys over parking), zoned Medium Density Low Rise Apartment (RAM1).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 19, 2010. At the Public Hearing, concerns related to traffic flow and parking along Moffatt Road were expressed. The Transportation Division was directed to respond to these concerns and a Memorandum to Mayor and Councillors was prepared on August 31, 2010 (**Attachment 2**). The Transportation Division concluded that no immediate action is warranted as part of this Development Permit application.

There were also two letters related to construction activities such as construction noise, vibrations, and potential damage to existing surrounding developments. The developer confirmed that all construction activities, including noise and construction hours, will comply with City's Bylaws. Construction traffic will be controlled and a construction traffic plan will be submitted to the City at Building Permit submission stage. The developer will also retain an independent third party engineer to inspect the adjacent developments before construction. Any damage that is occurred during the construction will be fixed at the developer's own cost.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the High Density Townhouse (RTH4) except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building.

(Staff supports the proposed variance, as it is a minor variance, which allows for a single-storey electrical closet to encroach into the south side yard setback. The variance is the result of an additional 2.5 m setback from the north property line provided for the purpose of tree protection. The proposed entry driveway and the front buildings are shifted south in order to preserve two (2) trees situated on the adjacent property to the north).

- 2) Allow a total of 24 tandem parking spaces in 12 townhouse units.

(Staff supports the proposed variance as it is considered minor, and is consistent with other townhouse development in Richmond. The City's Transportation Department has reviewed and accepted the provision of tandem parking. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.)

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from August 19, 2009 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The proposed height, building form, siting and orientation of the buildings respect the massing, and facilitate a softer interface, with surrounding existing residential developments.

- The increased north side yard setback (range from 5.24 m to 9.63 m) provides adequate separation between the proposed three-storey townhouse units and the existing single-family houses to the north. This setback ameliorates any overshadowing of the existing single-family dwellings as well.
- Protection of the existing trees on the adjacent property along the eastern portion of the north property line, and planting of new trees on site along the western portion of the north property line, minimize potential overlooking issue.
- A 1.8 m (6 ft.) m high fence and a trellis structure have been incorporated to mitigate headlight glare to adjacent single-family home to the north.
- Adjacent property to the north is expected to be redeveloped in the future to a building form similar to the proposed development. A conceptual development is on file. A cross-access agreement allowing access to/from the future development site to the north is secured through the rezoning.
- The site will be raised to approximately 1.10 m geodetic. Existing retaining wall along the west and south property lines on the adjacent property will remain.

Urban Design and Site Planning

- The site layout is organized around one (1) short driveway providing access to the site from Moffatt Road and a north-south drive aisle providing access to the unit garages.
- 12 three-storey townhouse units are proposed in two (2) six-plex clusters – one (1) fronts onto Moffatt Road and another one (1) fronts onto the internal drive aisle.
- Pedestrian character has been maintained and enhanced along Moffatt Road with the provision of at-grade living space, street front entries and additional landscaping.
- The provision of residential parking exceeds the bylaw requirement with two (2) tandem parking spaces per unit. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.
- A total of three (3) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- A total of 20 Class-1 bicycle parking spaces are provided within the garages and three (3) Class-2 bicycle parking spaces are provided in the outdoor amenity area.
- The outdoor amenity area is proposed at the entry point for maximum exposure. The size of the outdoor amenity space is in excess of the Official Community Plan (OCP) guidelines. The location is appropriate in providing open landscape and amenity convenient to all of the units as well as a green feature at the end of the driveway into the site.
- The amenity area is expected to be enlarged and consolidated with the outdoor amenity area of the future development to the north by a coordinated design and removal of the fence in between. Registration of a cross-access agreement is required prior to issuance of the Development Permit.
- Each unit has private outdoor spaces of approximately 37 m² consisting of front or rear yard and balconies on the second floor. All of the private outdoor spaces can be accessed directly from the living space.
- The garbage and recycling enclosure is located on the south side of the entry driveway and has been incorporated into the design of the building to minimize its visual impact.

Architectural Form and Character

- The building forms are well articulated. Visual interest has been incorporated with gable roofs, bay windows, balconies, porches, and vertical columns.
- A pedestrian scale is provided at the ground floor level of the units along the public street and internal drive aisle with the inclusion of windows, doors, porches, and landscape features.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- The proposed building materials (hardie shingle siding, hardie-plank siding, wood trims, double glazed vinyl framed window, culture stone, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims and culture stone surfaced column.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).
- One (1) convertible unit has been incorporated into the design. Alternate floor plans demonstrating simple conversion potential to accommodate a person in a wheelchair are provided (see alternative floor plans for Unit #12 where a vertical lift may be installed).

Landscape Design and Open Space Design

- The landscape design was developed considering tree retention. A large Douglas Fir tree in the front yard is to be preserved on site. Four (4) large Maple trees on the adjacent property to the south and two (2) other trees on the adjacent property to the north are to be protected. Tree protection fencing on-site around the driplines of the retained trees on-site and off-site will be required prior to any construction activities occurring on-site. A contract with a certified arborist to oversee site preparation activities on-site and supervise any constructions and hard surface paving within the protection zone is required.
- Tree preservation was reviewed at rezoning stage and 20 bylaw-sized trees on-site are to be removed due to general poor condition. One (1) bylaw-sized tree is to be removed due to conflict with the proposed building footprint and grade changes. A total of 42 replacement trees are required.
- The landscape design includes the planting of 24 replacement trees (including large calliper and ornamental species) and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping. Cash-in-lieu of planting 19 replacement trees has been secured at rezoning stage.
- Permeable concrete pavers are proposed on the entire length of the drive isle to improve site permeability. The proposed total lot coverage for permeable surface, including landscape area, is 44.8%.
- A children's play equipment on resilient surface, as well as an open lawn area for casual play, are proposed in the outdoor amenity area. A paved walkway to the play areas and benches complement the children play area and facilitate parent supervision.
- Cash-in-lieu for indoor amenity has been provided as a condition of rezoning approvals.
- Low metal fencing and landscaping vegetation is used along the Moffatt Road frontage to enhance the appearance from the street.

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents;
- Landscape area is designed to allow visual surveillance between top of low-growing shrubs and tree branches that are approximately 1.8 m above ground level.
- Adequate light level is provided with bollard lights at public space.
- Pot lights will be installed at each main unit entry as well as the secondary entry of Building A at the internal driveway.

Sustainability

- The applicant advises that the project includes the following sustainability features:
 - The project uses hardie materials as primary cladding material, which contains 10% post-industrial or pre-consumer recycled content and lasts longer to reduce the maintenance and repair cost.
 - 19% of permeable pavers are used in the project to allow for maximum storm water infiltration potential.
 - Lighting level will be appropriate to create no light pollution to surrounding areas.
 - Planting generally has been designed with low water usage in mind and plant selection reflects appropriate choices in terms of the scale of the development and year-round interest.
 - The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
 - Construction techniques during the development phase will be employed to keep the air quality as high as possible.
 - A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc. and will be delivered to an appropriate transfer station for recycle.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$51,202.60 (based on total floor area of 25,601.3 ft²).
- Registration of a covenant prohibiting the conversion of parking area into habitable space.

- Registration of a cross-access easement over the outdoor amenity area between the subject site and the future development site to the north, at 7391 Moffatt Road and/or any consolidate there of, for shared use of the outdoor amenity space. The agreement must include language to ensure that no fence could be placed along the common property line to divide the consolidated amenity area.
- Submission of a contract with a certified arborist to oversee on-site works conducted on the subject site close to the protected trees onsite and on the adjacent properties. The contract should include provisions for completion of a post-impact assessment report to be reviewed by the City.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Removal of the existing sidewalk crossings and reinstatement of the side walk through a City Work Order at developer's cost.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

Development Applications Division

DP 07-363924

Attachment 1

Address: 7411 and 7431 Moffatt Road

Applicant: Matthew Cheng Architect Inc. Owner: Mei Qin, Jian P Wu, Xue Y Liu

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

Floor Area Gross: 2,378.4 m² (25,601.3 ft²) Floor Area Net: 1,694.1 m² (18,235.9 ft²)

	Existing	Proposed
Site Area:	1991.07 m ²	1991.07 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
Zoning:	Medium Density Low Rise Apartment (RAM1)	High Density Townhouse (RTH4)
Number of Units:	2	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.9	0.85	none permitted
Lot Coverage – Building:	Max. 45%	44.8%	none
Lot Coverage – Landscaping:	Min. 25%	25.8%	none
Setback – Front Yard (m):	Min. 4.5 m	6.47 m	none
Setback – North Side Yard (m):	Min. 2.0 m	5.24 m	none
Setback – South Side Yard (m):	Min. 2.0 m	1.36 m	0.64 m for a portion of an electrical room attached to the building
Setback – Rear Yard (m):	Min. 2.0 m	6.19 m	none
Height (m):	12.0 m (3 storeys)	11.46 m (3 storeys)	none
Lot Size (min. dimensions):	1,800 m ² (min. 40 m wide x 30 m deep)	1991.07 m ² (min. 40.84 m wide x 48.77 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	20	27	none

Tandem Parking Spaces:	not permitted	24	24 tandem parking stalls in 12 units
Bicycle Parking Space - Class-1	1.25 spaces per unit = 15 spaces	20	none
Bicycle Parking Space – Class-2	0.2 spaces per unit = 3 spaces	3	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 12 units = 72 m ²	109 m ²	none



City of Richmond

Memorandum

Planning and Development Department
Transportation

To: Mayor and Councillors
From: Victor Wei, P. Eng.
Director, Transportation
Date: August 31, 2010
File: 10-6450-01/2010-Vol 01
Re: **TRAFFIC AND PARKING CONCERNS ON MOFFATT ROAD**

At the July 19, 2010 Regular Council Meeting for Public Hearings, the following referral was made:

"During discussion, staff was directed to consult with the Transportation Division regarding potential traffic flow problems and parking restrictions on Moffatt Road."

This memorandum responds to the referral and provides Council with the findings of staff's investigation on the above noted matter.

1. Specific Traffic and Parking Concerns

The traffic and parking concerns were expressed in relation to the proposed rezoning of 7411 and 7431 Moffatt Road from "Medium Density Low Rise Apartment (RAM1)" to "High Density Townhouse (RTH4)" to permit development of twelve (12) three-storey townhouses. Specifically, the following concerns were expressed:

- increase of traffic on Moffatt Road due to the proposed development;
- lack of traffic signals and/or restriction of left-turn movements on Moffatt Road at both Granville Avenue and Blundell Road; and
- illegal parking on Moffatt Road and within the parking areas of private residential complexes.

2. Existing Conditions

Moffatt Road is a north-south local road between Granville Avenue and Blundell Road that consists of two travel lanes, one in each direction, with sidewalk and curb and gutter provided on both sides. On-street parking is generally permitted. Traffic calming measures (i.e., curb extensions) have been installed on Moffatt Road at Granville Avenue and a crosswalk is located approximately 220 metres south of the Granville Avenue intersection to facilitate pedestrians crossing the street and to calm traffic.

Moffatt Road forms T-intersections with both Granville Avenue and Blundell Road. At the Moffatt Road-Granville Avenue intersection, a stop sign is posted on Moffatt Road and traffic on Granville Avenue has the right-of-way. With the landscaped centre median on Granville Avenue, traffic movements are restricted to right-in and right-out only to/from Moffatt Road. Pedestrians can cross Granville Avenue via the pedestrian signal located at the access to the Minoru Public Library and Cultural Centre located approximately 25 metres east of Moffatt Road.

At the Moffatt Road-Blundell Road intersection, a stop sign is also posted on Moffatt Road and traffic on Blundell Road has the right-of-way. A pedestrian signal is provided at the intersection that can be activated by pedestrians (not vehicles) wishing to cross Blundell Road. Traffic on Blundell Road has the right-of-way and receives the continuously flashing green traffic signal indication except during

dedicated signal phases activated by pedestrians (via pedestrian push buttons) on Moffatt Road who intend to cross Blundell Road. There are no restrictions in place to restrict any traffic movements.

3. Findings of Staff's Review

To address the traffic and parking concerns expressed by the public and identify necessary mitigation measures, staff have conducted a review of the locations as noted above. The key findings are summarized below.

Concern: Increase of traffic on Moffatt Road due to the proposed development.

Response: Based on industry-recognized trip generation rates published the Institute of Transportation Engineers, the proposed 12-unit townhouse development would generate less than ten vehicular trips in the peak hour, which would have minimal impacts and can be accommodated within the existing configuration of Moffatt Road at and between Granville Avenue and Blundell Road. No immediate action is required at this time.

Concern: Lack of traffic signals and/or restriction of left-turn movements on Moffatt Road at Granville Avenue and Blundell Road.

Response: Both intersections operate well with adequate levels of service provided for the traffic. There are sufficient gaps in the traffic on the arterial streets (i.e., Granville Avenue and Blundell Road) and adequate sightlines for the traffic on Moffatt Road to access or cross the arterial streets. At the Granville Avenue intersection, the installation of a traffic signal and permitting left-turn movements are not advisable due to the close proximity to the access (controlled via a pedestrian signal) to the Minoru Public Library and Cultural Centre and also that these measures are not warranted based on recognized industry standards. At the Blundell Road intersection, left-turn movements are already permitted. Upgrade of the existing pedestrian signal to a full traffic signal is not warranted at this time. However, consideration may be given to providing vehicle detection on Moffatt Road to facilitate left-turn vehicles from Moffatt Road to Blundell Road during the walk phase. Staff will continue to monitor the traffic conditions and if warranted in the future, this upgrade would be incorporated as part of Transportation's capital program, which is subject to Council approval as part of the annual capital budget review and approval process.

Concern: Illegal parking on Moffatt Road and within the parking areas of private residential complexes.

Response: As on-street parking is generally permitted along Moffatt Road, any illegal parking (i.e., near fire hydrants, within driveway clearances, in the travel portion of the road, etc) on Moffatt Road could be mitigated by increasing bylaw enforcement. Staff will continue to work closely with Community Bylaw staff to enforce the existing on-street parking restrictions. With respect to the illegal parking within the parking areas of private residential complexes, these lots are managed by private property owners/management companies and as such, concerns of this nature would best be directed to the property owners/management companies in question.

Please contact me at 604-276-4131 if you have any questions or wish to discuss this matter further.



Victor Wei, P. Eng.
Director, Transportation

FL:lce
pc: TAG

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, August 19, 2009 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Panel Decision

It was moved and seconded

That DP 07-363924 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:

1. Consider the site planning of the development, in particular the orientation of Buildings B and C in order to improve the layout, reduce the amount of road, and increase soft landscaping;

Building B and C has been reoriented and combined into one building. There are six units at the front and 6 units at the back with one internal driveway.

2. Consider shifting/moving the adaptable unit closer to the south near the handicap parking stall or consider Units 1A and 12C for adaptability as they have the opportunity for liveability on the ground floor via a vertical lift;

The convertible unit is at unit 12 right beside the H/C visitor parking stall.

3. Ensure grades around retention trees remain the same in order to reduce the impact of fill on the trees;

Grade around the tree protection area will remain the same as the existing grade.

4. Consider adjusting the colour palette as it appears dark and differentiate the roof and accent;

The colour palette is adjusted with light coloured hardie siding with heritage red at the ground floor siding and wall shingles siding.

5. Consider articulating Building A's roofline in consideration of the neighbours;

Building A roof line is stepping down gradually from south to north and finally meeting the lower gable of building A north facade. The top floor and 2nd floor roofline are intercepted by gable end roofs and balcony roofs. Building A is also 9.7m away from the north neighbour building with 3.4m landscape screening the north property and the project driveway.

6. Consider the location of the parking stalls, particularly at the west end;

Three visitor parking stalls are provided; two at the south end and one at north end.

7. Consider the accessibility and usability of the patios in Buildings B and C;

A secondary stair is provided to all units at the back for direct access to the back yard from the living area.

8. Consider low fencing in the amenity area in order to have more protection and to define the area;
Low fence is provided.
9. Consider introducing planting at the space between the garbage / recycling area and Unit 1;
Planting is provided between unit 1 and the driveway.
10. Ensure fencing respects retention trees;
Fencing is kept away from the retention trees.
11. consider replacing small areas of lawn with other ground cover or shrubs for massing and sustainability;
Small areas of lawn are replaced with other ground cover or shrubs.
12. Remove Euphorbia from the plant list and replace with another perennial;
Euphorbia is removed from the plant list.
13. Consider having more plant diversity in the hedge materials; and
More plant diversity for the hedge materials are added.
14. Consider shifting Building A Southward to create more space for garbage/ recycling area.
Min. 2.6m x 1.5m space is provided for garbage and recycle area.

CARRIED



No. DP 07-363924

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7411 AND 7431 MOFFATT ROAD

Address: MATTHEW CHENG
C/O #201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and
 - b) allow a total of 24 tandem parking spaces in twelve (12) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$51,202.60. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 07-363924

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7411 AND 7431 MOFFATT ROAD

Address: MATTHEW CHENG
C/O #201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

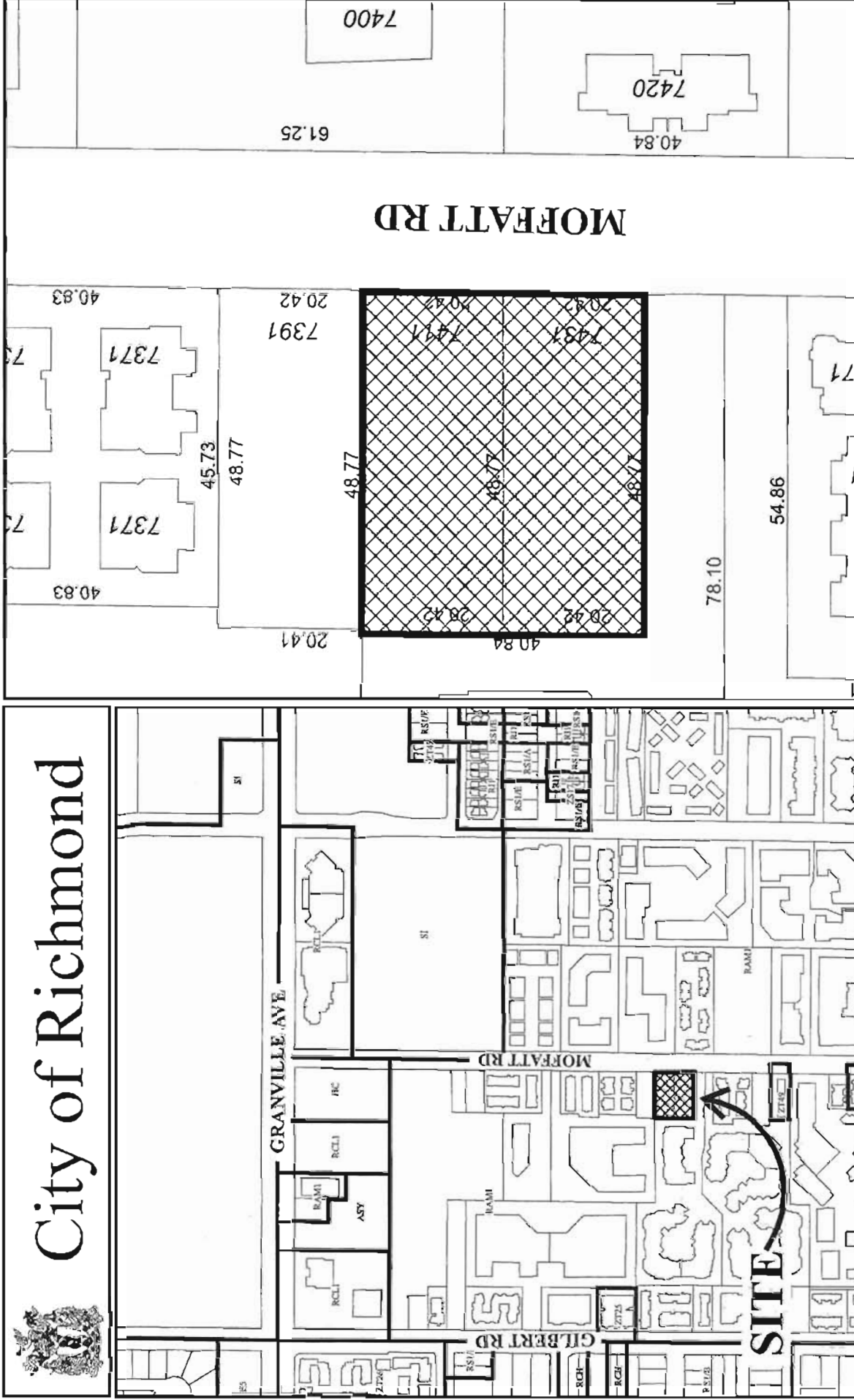
DELIVERED THIS DAY OF , .

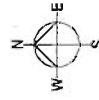
MAYOR



DP 07-363924
SCHEDULE "A"

Note: Dimensions are in METRES





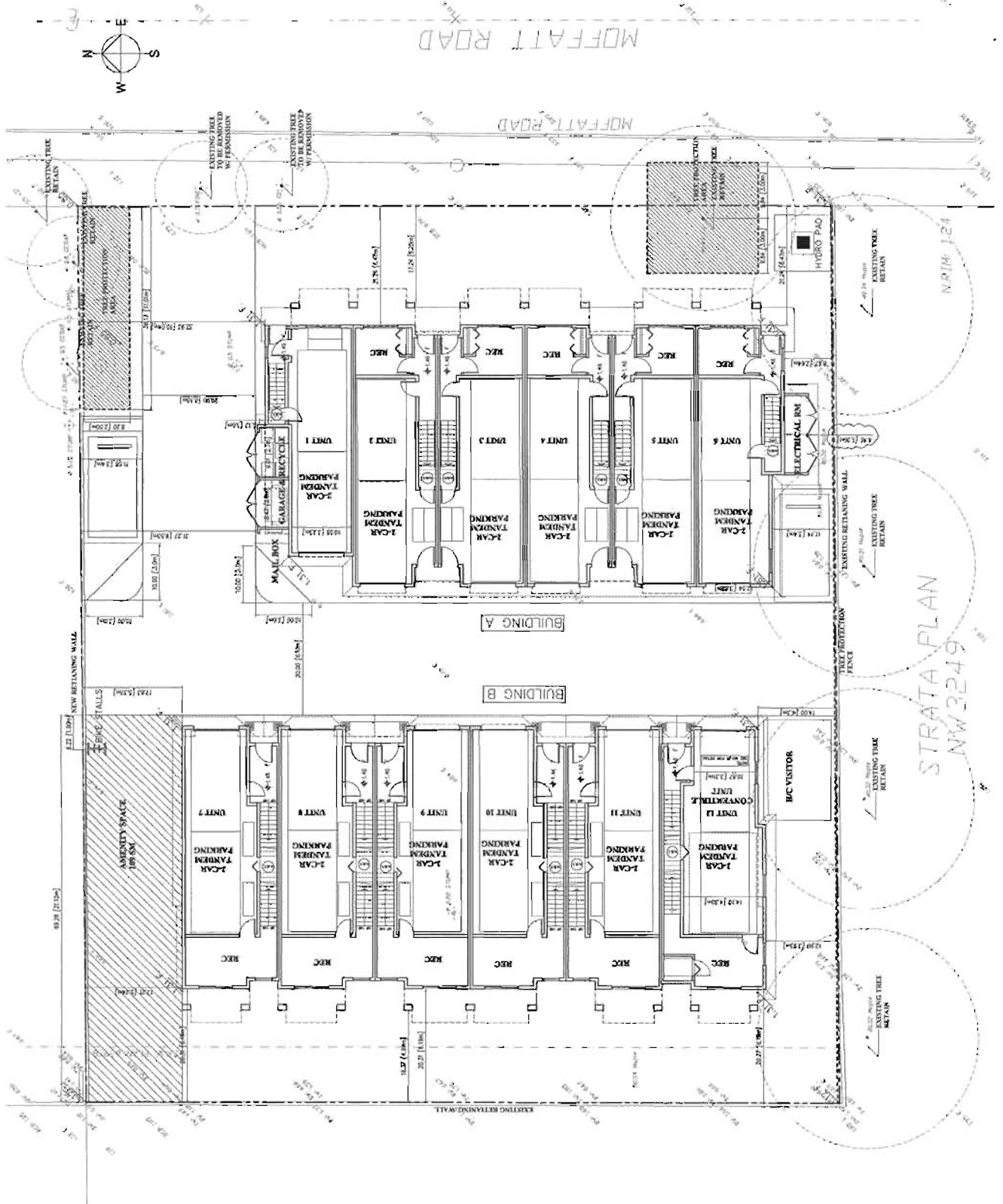
SEP 09 2010 PLAN 1A # DP07 363924

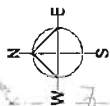
PROJECT DATA	POSTING	PROPOSED
PROJECT NAME	1000 OF 50' SIDEWALK	1000 OF 50' SIDEWALK
LAND USE	RESIDENTIAL	RESIDENTIAL
USE DESIGNATION	SINGLE FAMILY	MULTI-FAMILY
ZONING	RSM 1	RH 4
NUMBER OF UNITS	2	12
FLOOR AREA RATIO	REQUIRED/ALLOWED	PROPOSED
LOT COVERAGE	45%	0.85 (0.22/0.57)
STREET FRONT YARD	MIN. 5m	44.85 (0.61/ 8')
STREET-DEEP YARD	MIN. 5m	5.24m
STREET-DEEP YARD	MIN. 5m	5.24m
BACK-DEEP YARD	MIN. 5m	5.24m
BACK-DEEP YARD	MIN. 5m	5.24m
HEIGHT (m)	MAX. 10m	11.40m
STREET PARKING	0.17/0.17 (0.17/0.17)	0.17/0.17 (0.17/0.17)
RESIDENTIAL PARKING	24 AND 3	24 AND 3
DR - STREET PARKING	1	1
DR - STREET PARKING	27	27
TANGENT PARKING SPACES	MIN. 600M	MIN. 600M
INDOOR AMENITY SPACES	MIN. 1925M	MIN. 1925M
OUTDOOR AMENITY SPACES	108 M	108 M
		VARIANCE REQUESTED

EARL CALCULATION	TIME 4	TIME 5
RECEIVING A	1	
	2	
	3	
	4	
	5	
	6	
RECEIVING B	7	
	8	
	9	
	10	
	11	
	12	

CASA	DIRECCIÓN DE LA CASA	RECEDES EN DÓLAR		RECEDES EN CÉNTAVOS		IF PAID	IF PAID (DOL)	TOTAL DOLARS	TOTAL
		NET	GROSS	NET	GROSS				
BUEENAS	1	133	0	412.5	611.5	424	31.2	1684	10512
	2	876	125.8	690.7	648.2	692.2	67.9	413	4452.4
	3	1074	118.2	715.1	665.3	762.1	50.1	415	3125.8
	4	1074	118.2	715.1	665.3	762.1	50.1	415	3125.8
	5	634.1	123.8	691.2	646.2	631.7	60.6	415	3003.2
BUEENAS	6	634.1	101.2	432.5	432.5	434.1	62.4	357	1421.7
	7	784.8	241.2	779	613.5	411.3	80	376.1	1692.3
	8	774.2	258.8	564.2	699.3	411.1	80	414	2234.62
	9	774.2	258.8	564.2	699.3	411.1	80	414	2234.62
	10	774.2	258.8	564.2	699.3	411.1	80	414	2234.62
BUEENAS	11	129	246.56	779.5	779.5	412.9	80	56.8	2195
	12	129	246.56	779.5	779.5	412.9	80	56.8	2195
	13	129	246.56	779.5	779.5	412.9	80	56.8	2195
	14	129	246.56	779.5	779.5	412.9	80	56.8	2195
	15	129	246.56	779.5	779.5	412.9	80	56.8	2195

[illegible]





**MATTHEW CHENG
ARCHITECT INC.**

1000-1114/04/0007-0000\$05.00/0
DOI: 10.1002/ajim.20001

72. THEOREM OF ARITHMETIC: EVERY NATURAL NUMBER CAN BE WRITTEN AS THE SUM OF FOUR SQUARES.

Seq	Ctrl#	Location	RECORDING APPLICATION
1	11/21/08		RECORDING APPLICATION
2	12/03/08		PRELIMINARY REVIEW
3	03/07/09		ACQ REVIEW
4	03/07/09		ACQ REVIEW
5	03/07/09		ACQ REVIEW
6	03/07/09		ACQ REVIEW
7	03/07/09		ACQ REVIEW
8	03/07/09		ACQ REVIEW
9	03/07/09		ACQ REVIEW
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94	03/07/09		ACQ REVIEW

Project Title
112-UNIT TOWNHOUSE
DEVELOPMENT
7491 MOFFATT ROAD
RICHMOND, B.C.

PARKING PLAN

SEP 09 2010 PLAN #2

DP 07363924

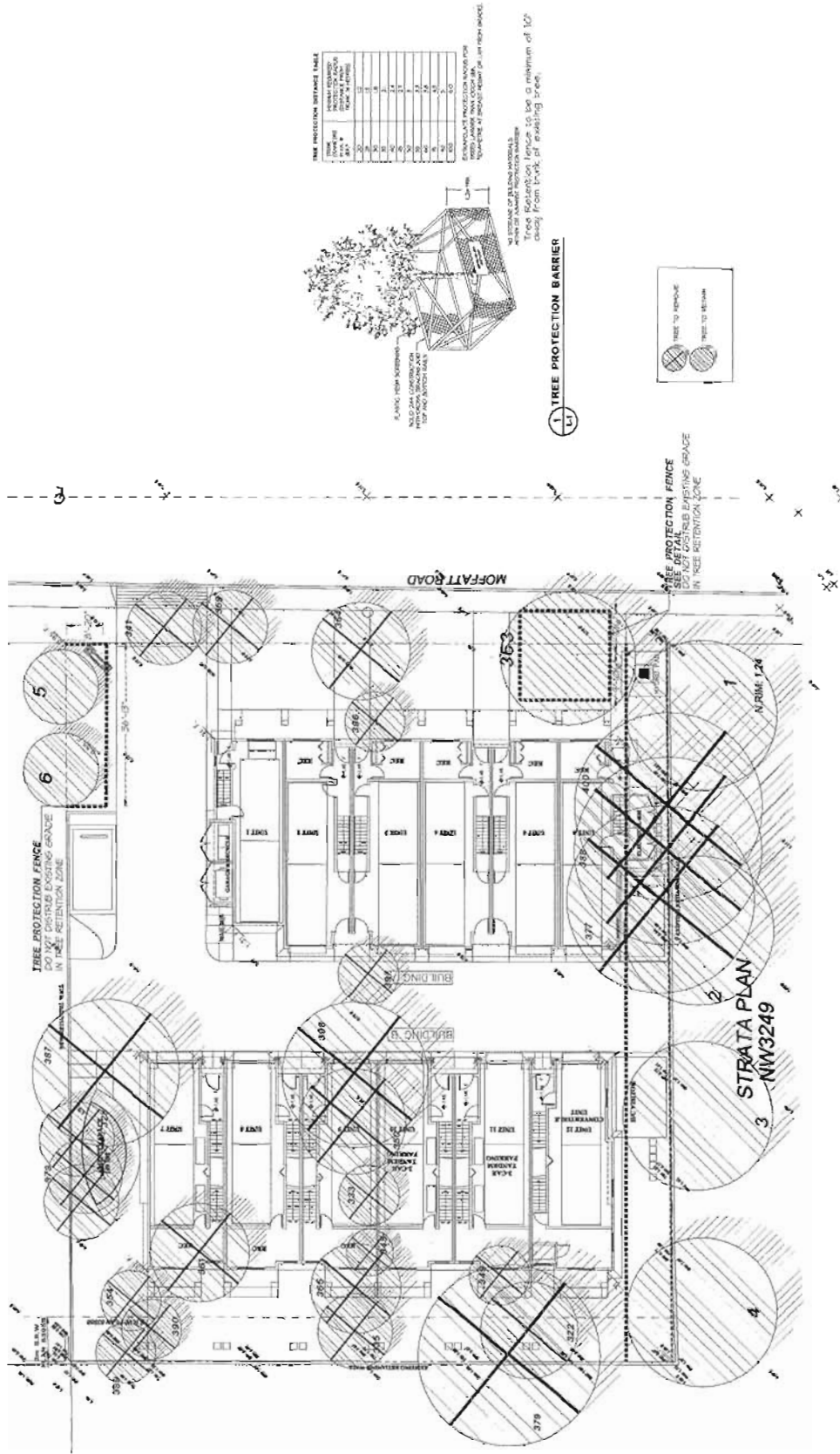
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REMARKS	
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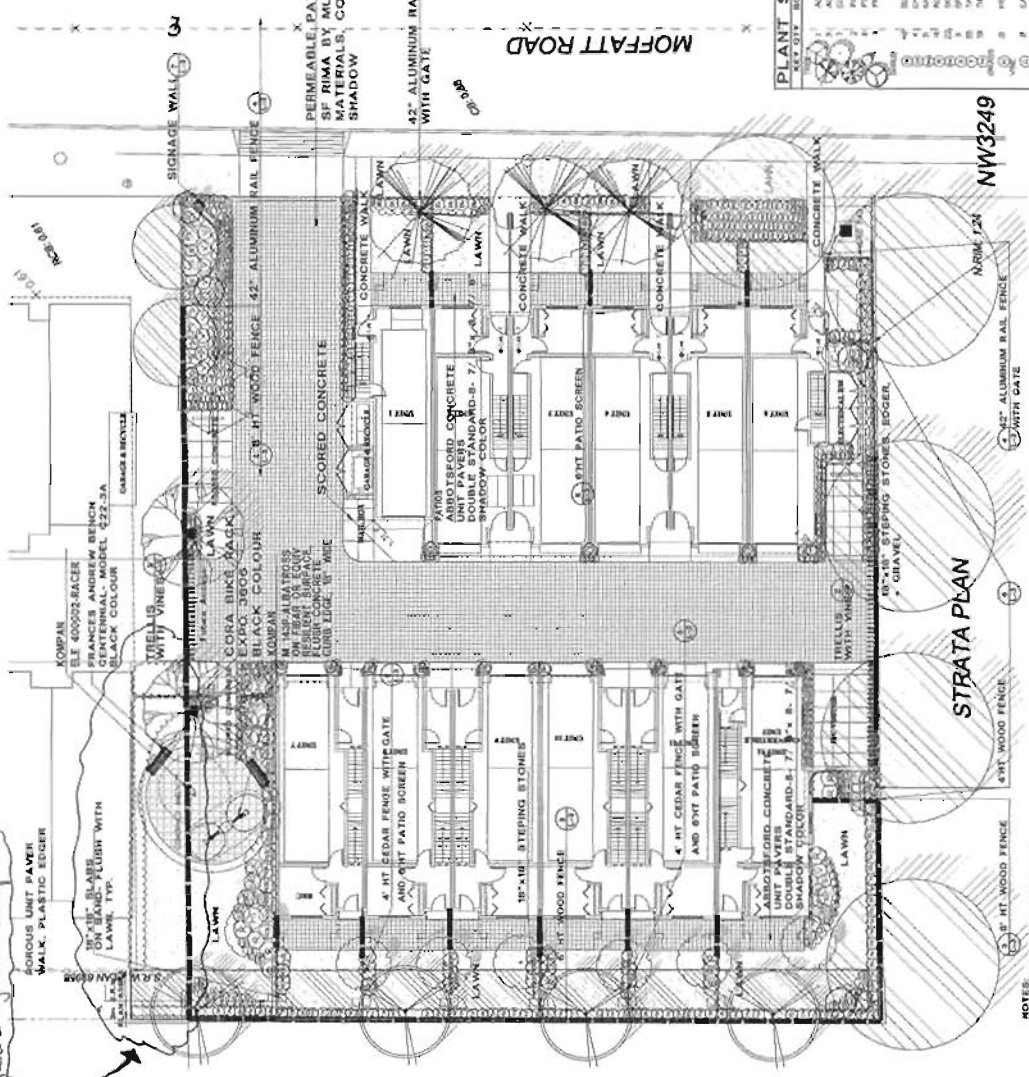
DOWNWARD TITLE:
**TREE MANAGEMENT
PLAN**

DATE: 04 JUN 08	DRAWING NUMBER:
SCALE:	
DRAWN: ED	
DESIGN: DO	
CHECK: MC	
	OF 4
	DWG NO. 08-09



SEP 09 2010 PLAN# 3A
DP07 363924

Design Concept for future adjacent development



NOTES:
1. IRRIGATION SYSTEM
2. ALL PLANT ARE DROUGHT TOLERANT.
3. TREES PROVIDE SHADE PARTICULARLY ON SOUTH AND WEST SIDES
4. OPTED LANDSCAPE AREAS CLEARLY ASSIGNED TO OWNERS AND MARKED WITH HEDGES AND FENCES.

STRATA PLAN

NW3249

PLANT SCHEDULE	COMMON NAME	PLANT NUMBER	SPACES
1	ACER PLATANUS 'BLOODGOOD'	1	1
2	ACER PLATANUS 'BLOODGOOD'	1	1
3	ACER PLATANUS 'BLOODGOOD'	1	1
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99	ACER PLATANUS 'BLOODGOOD'	1	1
100	ACER PLATANUS 'BLOODGOOD'	1	1

NOTES:
1. PLANT SIZES IN INCHES ARE SPECIFIED UNLESS OTHERWISE NOTED.
2. PLANT SIZES IN FEET ARE SPECIFIED UNLESS OTHERWISE NOTED.
3. PLANT SIZES IN METERS ARE SPECIFIED UNLESS OTHERWISE NOTED.
4. PLANT SIZES IN FEET AND INCHES ARE SPECIFIED UNLESS OTHERWISE NOTED.
5. PLANT SIZES IN METERS AND INCHES ARE SPECIFIED UNLESS OTHERWISE NOTED.
6. PLANT SIZES IN FEET, INCHES AND MILLIMETERS ARE SPECIFIED UNLESS OTHERWISE NOTED.
7. PLANT SIZES IN METERS, INCHES AND MILLIMETERS ARE SPECIFIED UNLESS OTHERWISE NOTED.
8. PLANT SIZES IN FEET, INCHES, MILLIMETERS AND DECIMALS ARE SPECIFIED UNLESS OTHERWISE NOTED.
9. PLANT SIZES IN METERS, INCHES, MILLIMETERS AND DECIMALS ARE SPECIFIED UNLESS OTHERWISE NOTED.
10. PLANT SIZES IN FEET, INCHES, MILLIMETERS AND DECIMALS ARE SPECIFIED UNLESS OTHERWISE NOTED.



landscape architects

12 TOWNHOUSE DEVELOPMENT

7411 MOFFATT ROAD

RICHMOND, VA

SEP 09 2010

PLAN 138

DP07363924

LANDSCAPE PLAN

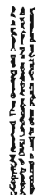
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SCALE: 1/8\"/>

DATE: 09/09/2010

DATE: 09/09/2010

DATE: 09/09/2010



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A Picture of
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Springfield, MA 01104
Near Over Yip Court, MA
MA 01104

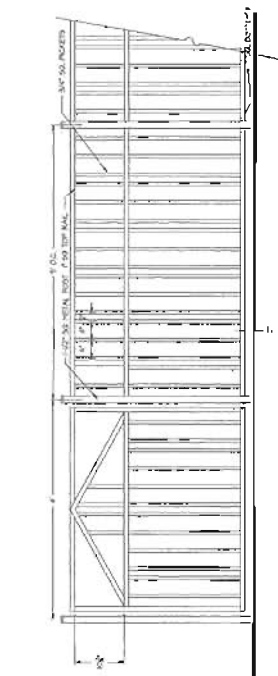
PROJECT,
12 UNIT TOWNHOUSE
DEVELOPMENT
7451 MOFFATT ROAD
RICHMOND BC

LANDSCAPE
DETAILS

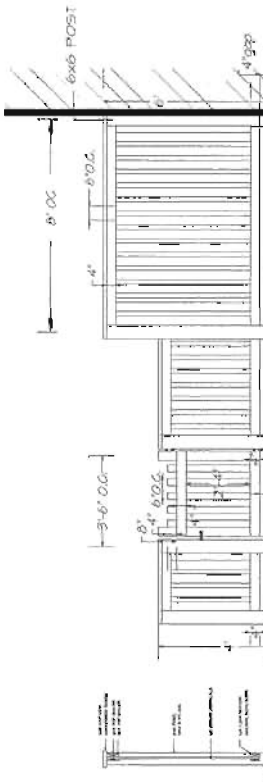
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ORIGIN: DO	
DESIGN: DO	
CITE: PC	

L3
OF 4

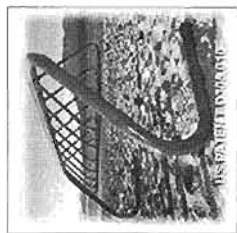
DOWNS IN USE



4 42" ALUMINUM RAIL FENCE WITH GATE



5 6' HT PATIO SCREEN AND 4' HT WOOD FENCE WITH GATE



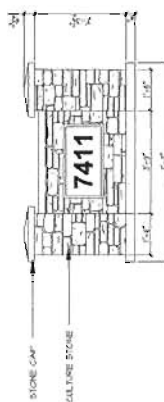
**CORA BIKE RACK
EXPO 380B
BLACK COLOUR**



COMPAN



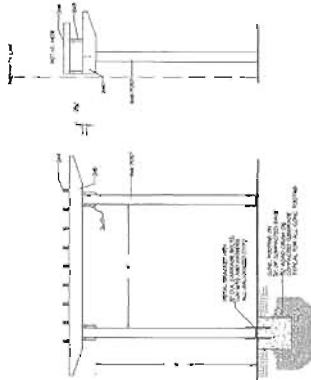
FRANCES ANDREW BENCH
CENTENNIAL- MODEL C22-3A
BLACK COLOUR



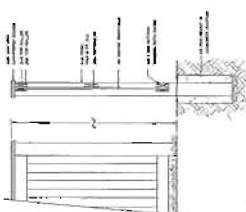
7 SIGNAGE WALL
 $\frac{1}{8}'' = 1'-0''$



6 4'HT WOOD FENCE



THELLIS



6'-0" HEIGHT WOOD FENCE



7 SF RIMA PERMEABLE DRIVEWAY

[illegible][illegible]

1. Being dependent on the drug, the patient, the caregiver or the family is not responsible, as the drug is given to the patient by the doctor. The patient is not responsible for the drug, as the drug is given to the patient by the doctor. The patient is not responsible for the drug, as the drug is given to the patient by the doctor.
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[illegible][illegible]

1. *How* – based on the following: the number of 1000s of people interviewed
2. *Place* – location of the study (e.g. the Metropolitan Police, a local authority or a health authority or a university, for example in the United Kingdom)
3. *Time* – when the study was conducted
4. *Design* – how the study was conducted (e.g. a questionnaire survey, a focus group, an interview, an experiment, a case study, etc.)
5. *Method* – how the data were analysed (e.g. statistical analysis, content analysis, grounded theory, etc.)
6. *Findings* – what the study found (e.g. a correlation between two variables, a causal relationship, etc.)
7. *Conclusions* – what the study concluded (e.g. a recommendation for practice, a policy change, etc.)
8. *References* – a list of the sources used in the study

1. A. The author states that the "first" computer model for an epidemic was developed in 1951. The author also states that the model was developed by a group of scientists at the University of Michigan. The author also states that the model was used to study the spread of measles.
2. B. The author states that the model was used to study the spread of measles. The author also states that the model was used to study the spread of other diseases.
3. C. The author states that the model was used to study the spread of measles. The author also states that the model was used to study the spread of other diseases.
4. D. The author states that the model was used to study the spread of measles. The author also states that the model was used to study the spread of other diseases.
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9. I. The author states that the model was used to study the spread of measles. The author also states that the model was used to study the spread of other diseases.
10. J. The author states that the model was used to study the spread of measles. The author also states that the model was used to study the spread of other diseases.

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For reference, we have included a table of the results of the analysis of variance for the 1000 randomizations. The results are shown in Table 1. The results of the analysis of variance for the 1000 randomizations are shown in Table 1. The results of the analysis of variance for the 1000 randomizations are shown in Table 1.

[illegible]

Year	Population	Number of people aged 15 years and over	Number of people aged 15 years and over who are employed	Number of people aged 15 years and over who are unemployed
1990	1,000,000	400,000	300,000	100,000
2000	1,200,000	480,000	360,000	120,000
2010	1,400,000	560,000	420,000	140,000
2020	1,600,000	640,000	480,000	160,000

[illegible]

21. Bower, P. *Learning*. London: Psychology Press, 1996.
22. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
23. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
24. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
25. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
26. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
27. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
28. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
29. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.
30. Bower, P. *Learning and development: An introduction*. London: Psychology Press, 1997.

[illegible][illegible][illegible]

1. National Food Process Industries' Survey of 20 Family-Runned Companies.
2. Agency for Health and Information, U.S. Department of Health, Education, and Welfare.
3. Survey of 20 Family-Runned Companies.
4. Survey of 20 Family-Runned Companies.
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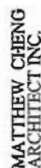
the *Journal of the American Medical Association*.¹ In the *Journal*, the authors state that the purpose of the study was to "determine the prevalence of and risk factors for the presence of a urinary tract infection in a community sample of young women." The authors also state that the purpose of the study was to "determine the prevalence of and risk factors for the presence of a urinary tract infection in a community sample of young women." The authors also state that the purpose of the study was to "determine the prevalence of and risk factors for the presence of a urinary tract infection in a community sample of young women."

1

SEP 09 2010 PLAS*3D DP 07 363924

SEP 09 2010 PLAN 33D
DP 07 363924

SEP 09 2010
PLAN # 4A
DP 07 363924



June 2012 • Vol. 37, No. 6 • ASHES
NADZCOVER, INC. USA INC
Tel: 800.673.3773 • Fax: 800.673.3773
Web: www.nadzo.com / Email: info@nadzo.com

[illegible]

Seq	Code	Revised	RECORDING APPLICATION
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07	03/23/09		ADP REVIEW
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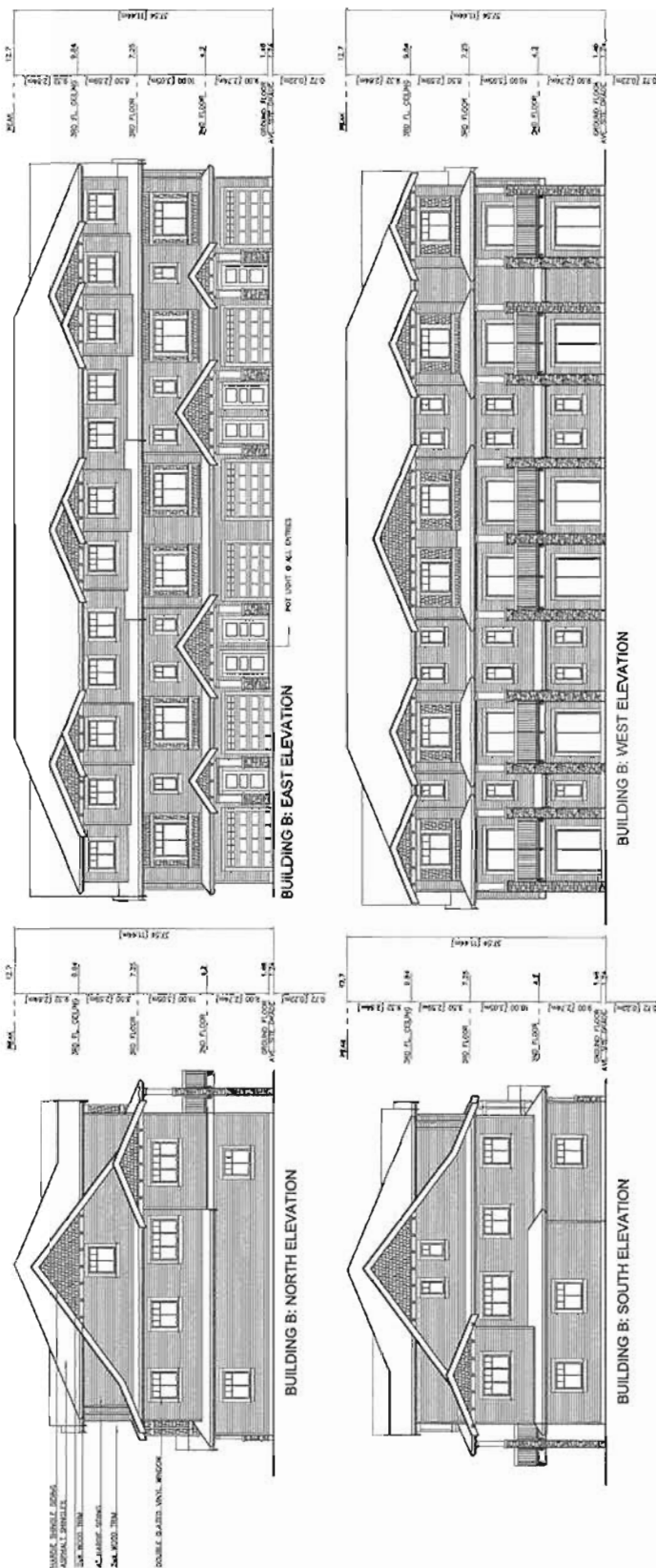
Conclusions

Project Title
12-UNIT TOWNHOUSE
DEVELOPMENT
77411 MOFFATT ROAD
RICHMOND, B.C.

BUILDING & ELEVATIONS

Owner: HIC	Designer: M.C.	Scale: $1/16" = 1'-0"$	Project Number:	Revision Date: 2010/09/19	Print Date: 2010/09/19
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SEP 09 2010 PLAN#4B DP 07 363924





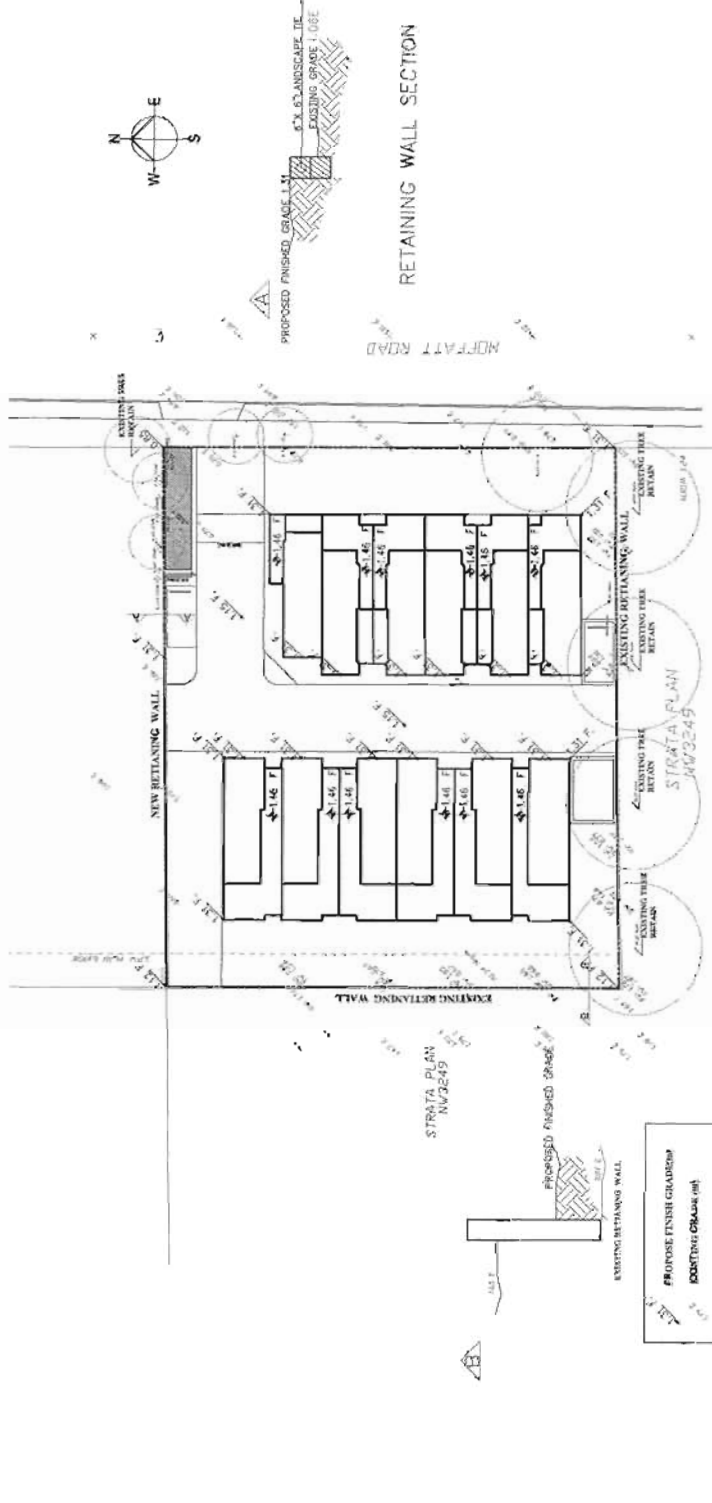
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DATE: 07/27/2010
BY: MCH
PROJECT: 12-UNIT TOWNHOUSE DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.

Grade 1

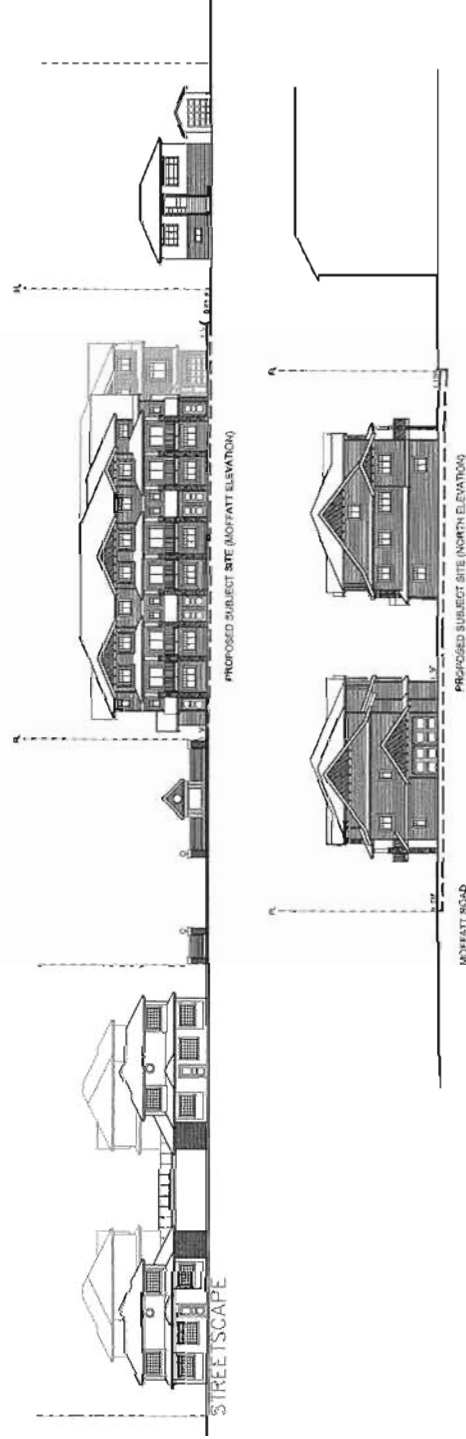


Project Title:
**12-UNIT TOWNHOUSE
DEVELOPMENT
7411 MOFFATT ROAD
RICHMOND, B.C.**

Sheet Title:
**GRADING PLAN &
STREETSCAPE**

SEP 09 2010
PLAN #4C
DP 07 363924

Drawn By:	BC
Checked By:	BC
Scale:	N/A
Project Number:	
Revision Date:	09/09/2010
Print Date:	09/09/2010
Sheet Number:	#8



- * BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRADE BARS.
- * LEVER HANDLE TO BE USED FOR ALL DOORS
- * LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS

- ▶ BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- ▶ LEVER HANDLE TO BE USED FOR ALL DOORS
- ▶ LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS

- BLOCKING TO BE PROVIDED IN ALL BATHROOMS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS



we did not observe any significant differences in the number of eggs laid by females in the two groups.

THESE FINDINGS MAY BE USEFUL TO POLICIES. THE RESEARCHERS CONCLUDE THAT, WHILE ALL TOXICANTS ARE NOT NECESSARILY HARMFUL, ALL ARE POTENTIALLY HARMFUL TO SOME DEGREE. ALL TOXICANTS ARE POTENTIALLY HARMFUL TO SOME DEGREE. ALL TOXICANTS ARE POTENTIALLY HARMFUL TO SOME DEGREE. ALL TOXICANTS ARE POTENTIALLY HARMFUL TO SOME DEGREE.

[illegible]

2-UNIT TOWNHOUSE
DEVELOPMENT
77411 MOFFATT ROAD
RICHMOND, B.C.

UNIT 12
CONVERTIBLE UNIT

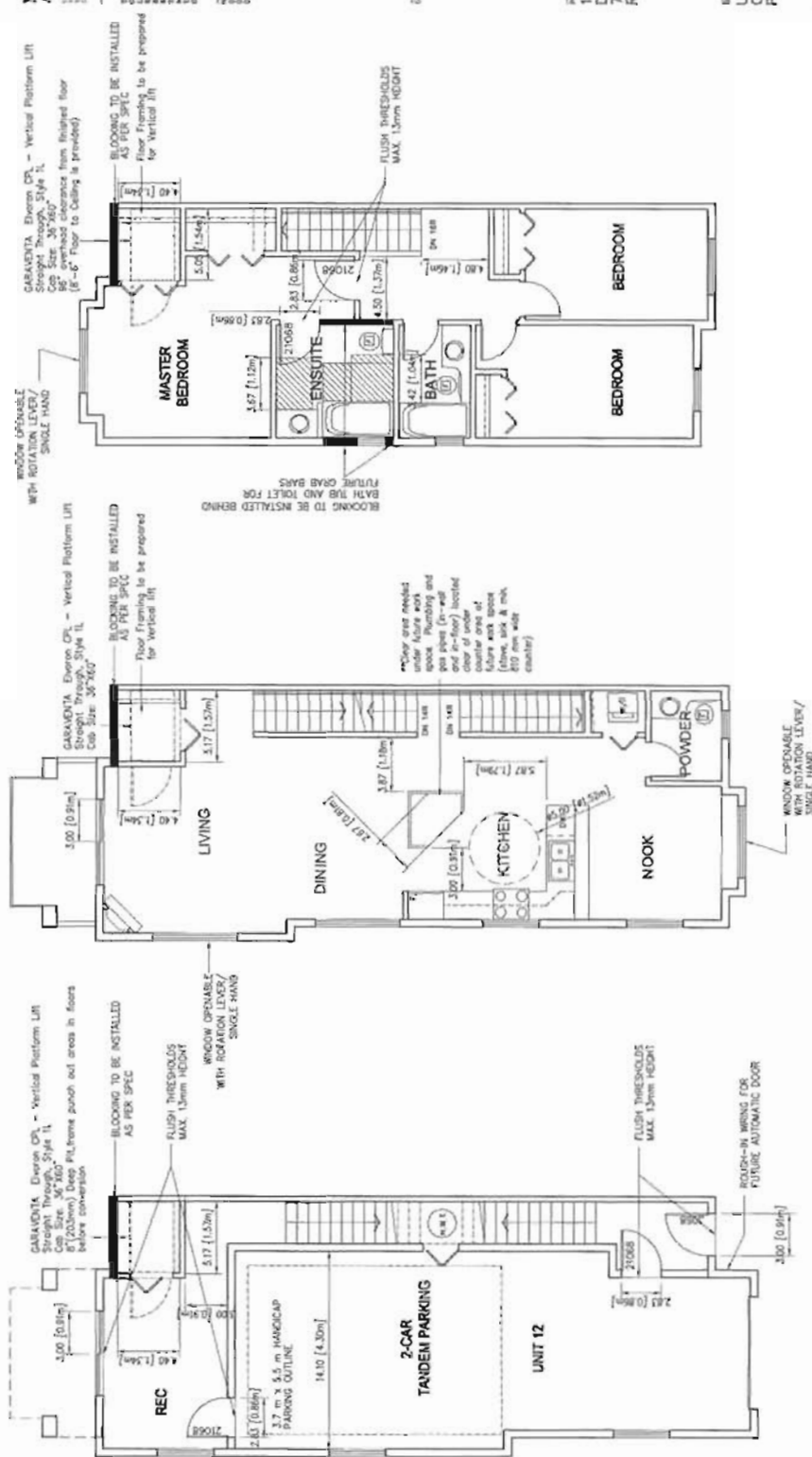
REFERENCE PLAN

DP 07 363924

Series	Material	Temperature	Frequency	Amplitude	Phase	Modulation	Notes
1	Aluminum	25°C	100 kHz	10 V	0°	10%	Standard test
2	Steel	50°C	200 kHz	20 V	90°	20%	High frequency
3	Copper	75°C	500 kHz	30 V	180°	30%	High frequency
4	Carbon	100°C	1 MHz	40 V	270°	40%	High frequency
5	Silicon	125°C	2 MHz	50 V	360°	50%	High frequency

Received: 2010/09/18
Accepted: 2010/10/18

6#



GROUND FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN