



City Council

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

**Monday, May 25, 2020
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- | | |
|----------------|--|
| CNCL-8 | (1) <i>adopt the minutes of the Regular Council meeting held on May 11, 2020;</i> |
| | (2) <i>adopt the minutes of the Special Council meeting held on May 19, 2020 (distributed separately);</i> |
| | (3) <i>adopt the minutes of the Regular Council meeting for Public Hearings held on May 19, 2020 (distributed separately); and</i> |
| CNCL-15 | (4) <i>receive for information the Metro Vancouver 'Board in Brief' dated April 24, 2020.</i> |



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



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3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 12.

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
- Letter for Liquor Licencing
- A Statement Against Racism Related To The COVID-19 Pandemic
- 2019 Climate Action Revenue Incentive Program And Corporate Carbon Neutral Progress Report
- UBCM Community Emergency Preparedness Fund

5. *Motion to adopt Items No. 6 through No. 10 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-18

- (1) *the **Special Finance Committee** meeting held on May 11, 2020; and*
- (2) *the General Purposes Committee meeting held on May 19, 2020 (distributed separately); and*

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- CNCL-20 (3) *the Council/School Board Liaison Committee meeting held on April 8, 2020;*
be received for information.



Consent
Agenda
Item

7. **LETTER FOR LIQUOR LICENSING**

(File Ref. No.)

CNCL-23

See Page CNCL-23 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

To write a letter to the BC Attorney General, B.C. Minister of Jobs, the Liquor and Cannabis Regulation Branch (LCRB), and the Richmond MLAs, in favour of a temporary, expedited, and low-cost application process for liquor licenses for businesses who are adding patio space as a response to the Covid-19 pandemic.



Consent
Agenda
Item

8. **A STATEMENT AGAINST RACISM RELATED TO THE COVID-19 PANDEMIC**

(File Ref. No.)

CNCL-24

See Page CNCL-24 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Council adopt and endorse the following statement:

A Statement Against Racism Related to the COVID-19 Pandemic

In Richmond, we are a community that celebrates a rich history of culture, diversity and heritage linked to the arrival and influence of immigrants that began over a century ago.

The City of Richmond does not - and never will - condone or tolerate racist behaviour in any form. Such attitudes and actions do not reflect our community's cultural diversity or the spirit of inclusion that we are all proud of.

Events of the past few months have created uncertainty, frustration and fear for some. But that is no excuse to cast blame on others. COVID-19 should not be blamed on any single culture or country and it is certainly not the fault of anyone in our community.

Now, more than ever, we must stand together and be true to our shared values of diversity, inclusion and respect. Racial and discriminatory responses and actions have no place in Richmond. They have no place in our society.



Consent
Agenda
Item

9. **2019 CLIMATE ACTION REVENUE INCENTIVE PROGRAM AND CORPORATE CARBON NEUTRAL PROGRESS REPORT**

(File Ref. No. 10-6000-01/2020) (REDMS No. 6451162 v.13)

CNCL-26

See Page CNCL-26 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Climate Action Revenue Incentive Program Report and Carbon Neutral Progress Report, as described in the staff report titled, “2019 Climate Action Revenue Incentive Program and Corporate Carbon Neutral Progress Report” dated April 24, 2020, from the Director, Sustainability and District Energy, be posted on the City’s website for public information, in accordance with Provincial requirements.



Consent
Agenda
Item

10. **UBCM COMMUNITY EMERGENCY PREPAREDNESS FUND**

(File Ref. No. 09-5126-01/2020) (REDMS No. 6439542 v. 3)

CNCL-58

See Page CNCL-58 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Emergency Support Services for the City of Richmond be endorsed;*
- (2) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Emergency Operations Centres & Training for the City of Richmond be endorsed;*
- (3) *That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Evacuation Route Planning for the City of Richmond be endorsed;*

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- (4) *That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and*
- (5) *That should the funding application be successful, the 2020-2024 Five Year Financial Plan Bylaw be adjusted accordingly.*



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

11. **REVISED CITY EVENT PROGRAM 2020**

(File Ref. No. 11-7000-01/2020) (REDMS No. 6450908 v.5)

CNCL-61

See Page **CNCL-61** for full report

Please Note: At the May 19, 2020 General Purposes Committee meeting the following amendments to the Revised City Event Program 2020 were endorsed:

- *That the Revised City Event Program 2020 be amended to cancel the 2020 Richmond Maritime Festival and related funds returned to the Rate Stabilization Account.*
- *That funding to support farmers' markets be increased to \$20,000.*

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GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs. Day, McPhail, Steves and Wolfe

- (1) *That the Revised City Event Program 2020 and budget as outlined in Table 1 of the staff report titled “Revised City Event Program 2020”, dated April 20, 2020, from the Director, Arts, Culture and Heritage Services be approved; and*
- (2) *That \$808,000 be returned to the Rate Stabilization Account.*

☐

RATIFICATION OF COMMITTEE ACTION

☐

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-70

Housing Agreement **Bylaw No. 10090**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-94

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9867**
(7811 Alderbridge Way, RZ 17-765420)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

12. RECOMMENDATION

CNCL-95	(1)	<i>That the minutes of the Development Permit Panel meeting held on April 29, 2020 and May 13, 2020, and the Chair's report for the</i>
CNCL-104		<i>Development Permit Panel meetings held on January 29, 2020, be received for information; and</i>
CNCL-113	(2)	<i>That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-841057) for the property at 7811 Alderbridge Way be endorsed, and the Permit so issued.</i>



Regular Council

Monday, May 11, 2020

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R20/9-1-1 1. It was moved and seconded
That the minutes of the Regular Council meeting held on April 27, 2020, be adopted as circulated.

CARRIED

The order of the agenda was varied to consider Bylaw for Adoption before Item No. 12 and Item No. 13.



Regular Council
Monday, May 11, 2020

PRESENTATION

C.J. James, Partner KPMG, presented the 2019 audit findings on the City's financial statements and highlighted that KPMG is independent and the Audit Report is unqualified.

Mayor Brodie noted that since no members of the public were present at the meeting, a motion to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 2 to 4) would not be necessary.

CONSENT AGENDA

- R20/9-2 5. It was moved and seconded
That Item No. 6 and Items No. 8 through No. 10 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the General Purposes Committee meeting held on May 4, 2020; and*
(2) *the Finance Committee meeting held on May 4, 2020;*
be received for information.

ADOPTED ON CONSENT

7. **CAPITAL REGIONAL DISTRICT BIOFUEL INCINERATION AT
THE RICHMOND LAFARGE CEMENT MANUFACTURING SITE**
(File Ref. No. 10-6175-03-01) (REDMS No. 6440871 v. 6)

Please see Page 4 for action on this matter.



**Regular Council
Monday, May 11, 2020**

8. BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10127 PART TEN: KARAOKE BOX ROOM REGULATION

(File Ref. No. 12-8060-02-01; 12-8060-20-010127) (REDMS No. 6392006; 6392280)

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10127, which amends Part Ten: Karaoke Box Room Regulation to prevent mosaic patterns of glass coverage, be introduced and given first, second and third readings.

ADOPTED ON CONSENT

9. APPLICATION BY DAVID LIN FOR A HERITAGE ALTERATION PERMIT AT 6471 DYKE ROAD (MCKINNEY HOUSE)

(File Ref. No. HA 20-893182) (REDMS No. 6431249 v. 5)

That a Heritage Alteration Permit be issued which would:

(1) Permit the following maintenance work to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) - London Landing (Steveston)":

- (a) Removal and replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis;*
- (b) Repair and replacement of the rotted shiplap sheathing with new plywood sheathing as needed;*
- (c) Installation of new building wrap material to seal the dwelling from water ingress;*
- (d) Installation of metal flashing to all openings and joints; and*
- (e) Incidental repair of existing soffits, as needed, on a like-for-like basis.*

ADOPTED ON CONSENT



Regular Council
Monday, May 11, 2020

10. REVENUE ANTICIPATION BORROWING (2020) BYLAW NO. 10153
(File Ref. No. 03-0900-01) (REDMS No. 6404314 v. 2; 6404320)

- (1) *That Revenue Anticipation Borrowing (2020) Bylaw No. 10153 be introduced and given first, second and third readings; and*
- (2) *That Revenue Anticipation Borrowing (2020) Bylaw No. 10153 be adopted.*

ADOPTED ON CONSENT

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

**7. CAPITAL REGIONAL DISTRICT BIOFUEL INCINERATION AT
THE RICHMOND LAFARGE CEMENT MANUFACTURING SITE**

(File Ref. No. 10-6175-03-01) (REDMS No. 6440871 v. 6)

R20/9-3

It was moved and seconded

That the comments outlined in the staff report titled "Capital Regional District Biofuel Incineration at the Richmond Lafarge Cement Manufacturing Site" dated March 30, 2020, from the Director, Sustainability and District Energy be endorsed and directed to Metro Vancouver and the Capital Regional District.

The question on the motion was not called as in reply to queries from Council, staff noted that (i) carbon filters are the best option, (ii) bio pellets are produced for incineration, (iii) the long term plan for the Capital Region District is to keep the bio pellets in their regions, (iv) this method is used due the volume of waste and limited storage capabilities of bio solids, and (v) the benefit of this technique is it allows for renewable resource and displaces the need for fossil fuel for energy.



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Discussion took place on amending a comment in the recommended comments to Metro Vancouver and staff were directed to include the words “for review and comment by the City of Richmond” at the end of the fourth bullet. Discussion further took place on amending wording in the motion, and as a result the following amendment motion was introduced:

R20/9-4

It was moved and seconded

That the word “endorsed” be changed to “supported in principle”.

CARRIED

Opposed: Cllrs: Loo
McPhail
Wolfe

The question on the main motion, as amended, which reads, as follows:

That the comments outlined in the staff report titled “Capital Regional District Biofuel Incineration at the Richmond Lafarge Cement Manufacturing Site” dated March 30, 2020, from the Director, Sustainability and District Energy, be supported in principle and directed to Metro Vancouver and the Capital Regional District.

was then called and it was **CARRIED** with Cllr. Wolfe opposed.

NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

11. 2019 CONSOLIDATED FINANCIAL STATEMENTS

(File Ref. No. 03-0905-01) (REDMS No. 6448921 v. 2; 6448931; 6422057)

R20/9-5

It was moved and seconded

That the City of Richmond’s audited consolidated financial statements for the year ended December 31, 2019 be accepted.

CARRIED



Regular Council
Monday, May 11, 2020

BYLAW FOR ADOPTION

R20/9-6

It was moved and seconded

That Revised Consolidated 5 Year Financial Plan (2020-2024) Bylaw No. 10183 be adopted.

CARRIED

Opposed: Cllr. Greene

12. ANNUAL PROPERTY TAX RATES (2020) BYLAW NO. 10174

(File Ref. No. 03-1240-01; 12-8060-20-010174) (REDMS No. 6462967; 6441333)

R20/9-7

It was moved and seconded

- (1) *That the Annual Property Tax Rates (2020) Bylaw No. 10174 be introduced and given first, second and third readings; and*
- (2) *That the Annual Property Tax Rates (2020) Bylaw No. 10174 be adopted.*

CARRIED

13. ALTERNATIVE MUNICIPAL TAX COLLECTION SCHEME (2020) BYLAW NO. 10178

(File Ref. No. 03-1240-01; 12-8060-20-010178) (REDMS No. 6462982 v. 3; 6443274)

R20/9-8

It was moved and seconded

- (1) *That the Alternative Municipal Tax Collection Scheme (2020) Bylaw No. 10178 be introduced and given first, second and third readings; and*
- (2) *That the Alternative Municipal Tax Collection Scheme (2020) Bylaw No. 10178 be adopted.*

CARRIED



Regular Council
Monday, May 11, 2020

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that Council approved, in concept, a City of Richmond Plan for the restoration of programs and services affected by the COVID-19 pandemic.

ADJOURNMENT

R20/9-9

It was moved and seconded
That the meeting adjourn (8:02 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, May 11, 2020.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



For Metro Vancouver meetings on Friday, April 24, 2020

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg.Valou@metrovancouver.org.

Metro Vancouver Regional District

E 1.1 Regional Parks Public Programming Strategy

APPROVED

The Regional Parks Public Programming Strategy provides strategic direction for staff delivering public programs and events within regional parks. The purpose of the strategy is to provide recommendations on how Regional Parks programming and interpretation will help Metro Vancouver meet the future needs of the region's growing diverse population. It recommends strategic directions and actions for 2020 - 2025, grouped within five themes:

1. Broaden Your Base
2. Extend Your Reach
3. Deepen the Connection
4. Invest in Youth
5. Ensure Financial Sustainability

The Board endorsed the Regional Parks Public Programming Strategy as presented and directed staff to include the financial implications associated with advancing the Strategy in the annual budget process.

E 1.2 Status of Regional Parks Capital Expenditures to December 31, 2019

RECEIVED

The capital expenditure reporting process to Standing Committees and Boards provides for regular status updates on capital expenditures. This year-end report for 2019 compares capital spending for the 2019 fiscal year to the annual budget.

In 2019, annual capital expenditures for Regional Parks Services were \$18.8 million compared to an amended capital budget of \$19.4 million. Any capital funding surplus will remain with Regional Parks and will be returned to its reserves to fund future capital.

The Board received the report for information.

COVID-19 Correspondence

APPROVED

The Board approved a motion providing Board authorization for the Board Chair to send correspondence to relevant agencies and other orders of government, regarding COVID-19, as it relates to the region.

G 1.1 Township of Langley – Metro Vancouver Regional District Security Issuing Bylaw No. 1307, 2020 **APPROVED**

The Township of Langley has requested borrowing in the amount of \$85,987,360 as related to three Loan Authorization bylaws whose purposes include McLeod Athletic Park construction and land acquisitions. The Township of Langley has met the regulatory requirements and has the legislative authority to undertake the planned infrastructure borrowing.

The Township of Langley currently has a significant outstanding balance of temporary capital borrowing related to Strategic Land Acquisition. Converting the outstanding temporary borrowing balance to long term borrowing and fully funding all of their request will help free up the Municipal Finance Authority's short term borrowing program so it can be used to fund Revenue Anticipation borrowing by BC local governments anticipating delayed collection of taxation revenue as a result of the COVID-19 pandemic.

The Board:

- pursuant to Sections 182(1)(b) and 182(2)(a) of the Community Charter, gave consent to the request for financing from the Township of Langley in the amount of \$85,987,360;
- gave first, second and third readings to Metro Vancouver Regional District Security Issuing Bylaw No. 1307, 2020 to authorize the entering into an agreement respecting financing between the Metro Vancouver Regional District and the Municipal Finance Authority of British Columbia;
- passed and finally adopted said bylaw and forwarded it to the Inspector of Municipalities for Certificate of Approval.

Greater Vancouver Sewage and Drainage District**E 1.1. Capital Projects and Project Delivery****RECEIVED**

In the autumn of 2019, the Board expressed interest in undertaking a review of the way Metro Vancouver delivers major infrastructure projects in order to ensure value for residents.

Metro Vancouver staff have taken the initial steps in responding to this request, including the creation of a new department, engaging a consultant to undertake a high level review of major projects. Staff will be providing periodic updates on progress on implementing consultant recommendations.

Responding to capacity needs due to population growth and meeting regulatory requirements have led to a dramatic increase in the scope of Metro Vancouver's capital project program budget and the scale of projects within this program. The current construction market dynamics coupled with the complex nature of these projects adds additional challenges. In the face of these challenges, Metro Vancouver is undertaking a best practices response, including establishing a Project Delivery department as a Centre of Expertise for the organization on project delivery, engaging a consultant to undertake a high-level review of major projects and implementing a forward-looking plan.

The Board received the report for information.



1.2 Solid Waste System Tipping Fee Deferral/Reduction Request

APPROVED

Many of Metro Vancouver's solid waste system customers are impacted by the COVID-19 pandemic and Metro Vancouver has received two requests to reduce tipping fees and extend account payment terms.

Reducing tipping fees would result in an operating budget deficit for the solid waste function for 2020. Extending payment terms from 35 days to 90 days for the remainder of 2020 is expected to result in a cost to the solid waste function of approximately \$300,000 due to foregone investment income from the deferred revenues. Extending payment terms would assist both commercial and municipal solid waste system customers.

The Board directed staff to grant an additional 55 days' interest free payment grace period for all solid waste customer charge accounts for invoices issued prior to May 1, 2020, and to extend the payment period from 35 days to 90 days for all solid waste customer charge accounts for the period May 1, 2020 to December 31, 2020.



Special Finance Committee

Date: Monday, May 11, 2020

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (attending via teleconference)
Councillor Kelly Greene (attending via teleconference)
Councillor Alexa Loo (attending via teleconference)
Councillor Bill McNulty (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Councillor Harold Steves (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference)

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

FINANCE AND CORPORATE SERVICES DIVISION

1. **ANNUAL PROPERTY TAX RATES (2020) BYLAW NO. 10174**
(File Ref. No. 03-1240-01) (REDMS No. 6462967 v. 2)

In reply to a query from Committee, staff noted that the major industry tax rates were set by Council numerous years ago and discussions for change can be undertaken next year.

It was moved and seconded

- (1) *That the Annual Property Tax Rates (2020) Bylaw No. 10174 be introduced and given first, second and third readings; and*
- (2) *That the Annual Property Tax Rates (2020) Bylaw No. 10174 be adopted.*

Special Finance Committee
Monday, May 11, 2020

The question on the motion was not called as in reply to queries from Committee, staff noted that (i) the relative tax burdens vary depending on assessment values and new growth that change each year, (ii) the tax ratios are reviewed every year, and (iii) the residential class makes up over 80% of the assessment values for the City and as result the tax burden is actually lower than it should be.

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

It was moved and seconded

That staff review the relative tax rates and report back.

CARRIED

2. ALTERNATIVE MUNICIPAL TAX COLLECTION SCHEME (2020)
BYLAW NO. 10178

(File Ref. No. 03-1240-01) (REDMS No. 6462982 v. 3)

It was moved and seconded

- (1) That the Alternative Municipal Tax Collection Scheme (2020) Bylaw No. 10178 be introduced and given first, second and third readings; and*
- (2) That the Alternative Municipal Tax Collection Scheme (2020) Bylaw No. 10178 be adopted.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:09 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 11, 2020.

Mayor Malcolm D. Brodie
Chair

Sarah Goddard
Legislative Services Associate



Council/School Board Liaison Committee

Date: Wednesday, April 8, 2020

Place: Anderson Room
Richmond City Hall

Present: Councillor Alexa Loo, Chair
Councillor Kelly Greene (attending via teleconference)
Trustee Ken Hamaguchi (attending via teleconference)
Councillor Linda McPhail (attending via teleconference)
Trustee Sandra Nixon (attending via teleconference)
Trustee Debbie Tablotney (attending via teleconference)
Councillor Michael Wolfe (attending via teleconference – entered at 9:45 a.m.)

Call to Order: The Chair called the meeting to order at 9:15 a.m.

AGENDA

It was moved and seconded

That the Council/School Board Liaison Committee agenda for the meeting of April 8, 2020, be adopted as circulated.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Council/School Board Liaison Committee held on February 25, 2020, be amended to include the following:

- (1) *That the repeat of “Donna Chan” be removed for Item 1;*
- (2) *That the phrase “in-street school zone signs” replace “in-street speed signs” in Item 2; and*
- (3) *That the phrase “Council approved funding for cycling education in 2020 for all grade 6 and 7 students in Richmond public schools over two years” replace “Council approved funding for cycling education in Richmond schools” in Item 3.*

CARRIED

1.

Council/School Board Liaison Committee

Wednesday, April 8, 2020

It was moved and seconded

That the minutes of the meeting of the Council/School Board Liaison Committee held on February 25, 2020, be adopted as amended.

CARRIED

BUSINESS ARISING & NEW BUSINESS

1. COVID-19 PANDEMIC UPDATE FOR CITY OF RICHMOND AND SCHOOL DISTRICT NO. 38 OPERATIONS

City of Richmond and Richmond School District No. 38 staff provided the following update:

- the City has taken initiatives to encourage social distancing in City parks;
- Community recreation facilities are closed to the public;
- Recreation programs and special events have been cancelled and will be re-evaluated as needed;
- the City is in discussion with Vancouver Coastal Health on options for individuals experiencing homelessness, including isolation centres and extension of washroom hours;
- the City childcare staff are working with the District on childcare options for essential workers;
- City staff are in the process of producing a map resource of community food options;
- the City is partnering with community groups to assist senior residents;
- the City is utilizing social media to connect with youth and will proceed with the U-ROC Youth Awards online;
- the District has implemented enhanced cleaning measures including disinfecting of touch points;
- District sports fields and courts have been closed and signage has been placed around school playgrounds;
- external District facility rentals have been cancelled, however some daycares remain operational;
- the District has arranged for some staff to work from home and have implemented physical distancing guidelines for staff working on-site;
- the District has provided an inventory of critical supplies (personal protection equipment and cleaning supplies) to the Ministry of Education;

Council/School Board Liaison Committee

Wednesday, April 8, 2020

- the District has offered childcare support for essential workers and has received approximately 200 applications;
- the District is providing support to vulnerable students and is working with community food providers to deliver food hampers; and
- the District is exploring options to facilitate learning opportunities for students and will survey access to technology.

Cllr. Wolfe entered the meeting (9:45 a.m.).

Discussion ensued with regard to (i) coordinating with community groups such as the Foundry to deliver services and information online, (ii) sharing information between the City and the District, (iii) providing options for the public to contribute donations, (iv) supporting access to counselling resources for parents and students, and (v) utilizing school 3D printers to produce personal protection equipment.

FUTURE AGENDA ITEMS

None.

NEXT COMMITTEE MEETING DATE

June 10, 2020 (tentative date) at 9:15 a.m. in the Anderson Room.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (9:53 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on April 8, 2020.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator
City Clerk's Office

Motion:

To write a letter to the BC Attorney General, BC Minister of Jobs, the Liquor and Cannabis Regulation Branch (LCRB), and the Richmond MLAs, in favour of a temporary, expedited, and low-cost application process for businesses who are adding patio space as a response to the Covid-19 pandemic.

Rationale:

Liquor licensing is time-consuming and costly. Many small businesses are on the brink of closure and are trying to adapt to the “new normal”. For those that are adding patio space to be able to accommodate physical distancing measures, a simple and streamlined application process is needed to help them adapt in a timely manner.

Subject: FW: Notice of Motion: A Statement Against Racist Speech and Violence Related to the COVIDx19 Pandemic

Subject: Re: Notice of Motion : A Statement Against Racist Speech and Violence Related to the COVIDx19 Pandemic

This is the revised version of the statement:

"In Richmond, we are a community that can celebrate a rich history of culture, diversity and heritage linked to the arrival and influence of immigrants that began over a century ago.

We can also celebrate the contributions which our immigrant friends and neighbours have made to our city. It is troubling to see incidents where individuals take exception to that heritage and make comments or, even worse, negative actions and behaviors based on race, colour or language.

The City of Richmond does not – and never will – condone or tolerate racist behaviour in any form. Such attitudes and actions do not reflect our community's cultural diversity or the spirit of inclusion that we are all proud of.

Events of the past few months have created uncertainty, frustration and fear for some. But that is no excuse to cast blame on others. COVID-19 should not be blamed on any single culture or country and it is certainly not the fault of anyone in our community.

Now, more than ever, we must stand together and be true to our shared values of diversity, inclusion and respect. Racial and discriminatory responses and actions have no place in Richmond. They have no place in our society.

Richmond is a safe and resilient City. We are one community together. Racism is not a part of who we are or the community we all want to call home."

Sent from my iPad

Subject:

FW: Notice of Motion: A Statement Against Racist Speech and Violence Related to the COVID-19 Pandemic

Subject: Notice of Motion: A Statement Against Racist Speech and Violence Related to the COVID-19 Pandemic

Claudia,

I am asking to add to the agenda of the next GP meeting a discussion on the City's response to the recent spike of COVID-19 related hate speech and violence in the community.

The picture below was taken in the parkade of Hilton Hotel on January 31. Several people have also told me that they had been yelled at in public places for wearing face masks. The recent incident in Steveston is the latest example of hate speech and violence.



I think we should consider issuing a statement against such racist behaviour and affirming that the Chinese-Canadian community should not be blamed for the pandemic.

I have found that Vancouver Coastal Health had issued the following statement on May 7, which we can use as a reference for the City's statement.

<http://www.vch.ca/about-us/news/news-releases/vch-statement-on-anti-asian-incidents>

Thanks!

Chak



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** April 24, 2020
From: Peter Russell, MCIP RPP **File:** 10-6000-01/2020-Vol
 Director, Sustainability and District Energy 01
Re: **2019 Climate Action Revenue Incentive Program and Corporate Carbon Neutral Progress Report**

Staff Recommendation

That the Climate Action Revenue Incentive Program Report and Carbon Neutral Progress Report, as described in the staff report titled, "2019 Climate Action Revenue Incentive Program and Corporate Carbon Neutral Progress Report" dated April 24, 2020, from the Director, Sustainability and District Energy, be posted on the City's website for public information, in accordance with Provincial requirements.

Peter Russell, MCIP RPP
 Director, Sustainability and District Energy
 (604-276-4130)

Att. 3

REPORT CONCURRENCE		
ROUTED TO: Finance Department Parks Services	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER <small>Discussed by:</small> <small>g:352CB09CEDB440...</small>
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

April 24, 2020

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Staff Report

Origin

The City of Richmond is committed to maintaining carbon neutral corporate operations, first achieved in 2013. The purpose of this report is to update Council on the 2019 corporate greenhouse gas (GHG) emissions and carbon neutrality activities.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

2.1 Continued leadership in addressing climate change and promoting circular economic principles.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.2 "Green" and circular economic growth and practices are emphasized.

Council signed the BC Climate Action Charter in September 2008, voluntarily committing the City to annual corporate GHG emissions reporting and taking the necessary actions to achieve carbon neutral operations. In 2013, Council adopted the "*Towards Carbon Neutrality: Implementation Strategy*," which put in place an effective framework, defined by four key steps, for meeting carbon neutrality commitments: measure, reduce, compensate (or offset) and report.

Key mechanisms identified in the 2013 strategy to address the need for compensation included assessing and quantifying beyond "business as usual" corporate activities that reduce GHG emissions and the implementation of the Richmond Carbon Market program to purchase offsets from Richmond-based projects, as needed.

The City is reducing GHG emissions through the implementation of the 2013 Green Fleet Action Plan, Energy Management Program (for buildings and infrastructure), and other initiatives. To meet the City's community commitment of 33% reduction from 2007 levels by 2020, Council previously endorsed a 20% GHG emissions reduction target for Fleet by 2020 from 2011 levels and a 65% reduction for corporate buildings by 2020 from 2007 levels.

Analysis

The City of Richmond has achieved carbon neutral operations for the past six reporting years (2013-2018). Based upon this year's review and findings, the City will also be eligible to achieve carbon neutral corporate operations for the 2019 calendar year. Due to ongoing completion of emissions reduction projects, the City is carrying forward a surplus of verified emission credits. As per Provincial reporting protocol, surpluses can be allocated to future reporting years. Based on the continued work to reduce fleet and corporate building related emissions, diversion of community organics from the waste stream, and the accumulation of verified surplus emission credits from previous reporting years, staff are projecting that carbon neutral operations can be maintained into future reporting years.

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2019 Corporate Carbon Emissions

The reported corporate emissions adhere to the BC Ministry of Environment's reporting methodology, and include GHG reductions resulting from the City's purchase of renewable natural gas. The 2019 total includes GHG emissions associated with traditional municipal services, including those that are contracted out (e.g. community recycling collection). Corporate emissions in 2019 were approximately 14% lower than in 2007. This reduction was achieved despite an increase in population of approximately 20% and corresponding increases in corporate services that are associated with this growth.

Through the replacement of aging facilities with less GHG emission intensive infrastructure and the continued operational improvements at key facilities, it is anticipated that emissions at corporate buildings will continue to be reduced as planned projects are implemented over the coming few years.

Table 1: 2019 Corporate Emission Sources

	Tonnes CO₂e	Quantification Method
Emissions from services delivered directly by the City	7,103.6	Derived from metered energy consumption and associated GHG emissions from stationary sources (buildings, lighting, and pumps – except police services energy use) and corporate mobile sources (fleet – except construction related fuel use) used directly by the City
Emissions from contracted services delivering services on the City's behalf	1,897.4	The BC government standard methodology and guidance for estimated contracted emissions. Fuel usage values and Option 3 (Vehicle/Equipment Type and Hours of Usage) were used to determine the contracted emissions value.
TOTAL	9,001.0	

2019 Corporate and Community Carbon Credits (Offset Projects)

In accordance with BC Government Carbon Neutral protocols, the City completed the necessary reporting, quantification and verification of one corporate project outside of the City's traditional services boundary.

- **Diverted Organics Credits:** Emission credits from diverted household organic waste contributed significantly to offsetting the City's corporate emissions footprint in 2019. The estimated total diverted organics for 2019 corresponds to 6,370 tonnes of avoided GHG emissions, which represents 71% of the City's 2019 total corporate emissions.
- **Sun Hor Lum Conservation Area Credits:** The City achieved emissions credits for the 2011 purchase and preservation of the Sun Hor Lum Conservation Area in Northeast Richmond. Preserving this natural habitat and ensuring that the land was not developed for agricultural purposes preserves the carbon stored in the peat soil and provides benefits to Richmond and the region. Analysis and quantification of the carbon storage and sequestration benefits of the Sun Hor Lum Conservation Area resulted in the City claiming 3,244 tonnes of avoided GHG emissions for the period of time the City has

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owned the site, between 2012 and 2018. The carbon storage and sequestration benefits that were quantified as part of the City's due diligence and conservation management planning are in addition to the ecological benefits that the City and region enjoy from the preservation of this ecosystem. It is believed that this work will help to inform other jurisdictions in the region on the importance of conserving and enhancing bog environments. The City is able to claim additional emissions credits for carbon sequestration from the Sun Hor Lum Conservation site, if the area is preserved and maintained in its natural state for the long term. Additional credits were not quantified in the current reporting year because the City already has a surplus of credits. Staff will assess and report additional credits from this source in future years.

- Richmond Carbon Market:** Council endorsed the Richmond Carbon Market (RCM) program in 2017 as a tool to purchase carbon offsets from Richmond-based emissions reduction projects. The City currently maintains an open bid for interested parties. To date, Council approved the execution of purchase and transfer agreements with Pacific Gateway Hotel and Lafarge Canada. Pacific Gateway Hotel carbon credits were derived from a building energy efficiency project completed in 2015, and credits from Lafarge Canada were derived from asphalt recycling operations at Mitchell Island. Credits were recorded in the 2017 reporting year, and when not fully used, have been carried forward. The Carbon Market has been an effective tool for identifying potential community partners with quantifiable GHG emissions reduction projects.

Table 2: Anticipated Emission Credits (Offsets) for the 2019 Reporting Year

Offsets	Tonnes CO ₂ e	Quantification Method
Household Organic Waste Composting – Municipally Collected	6,370	BC Government Option 1 GHG Reduction Projects reporting method.
Surplus GHG emission credits from 2018 Reporting Year	7,566	As per BC Government reporting protocol.
Total projected credits	13,936	
Estimated surplus carry forward for 2020 (see below discussion)	4,935	

With the above figures, staff anticipate that the City will again be eligible for a “Level 3 Achievement of Carbon Neutrality” through the Climate Action Recognition Program. Formal determination is typically announced at the Union of British Columbia Municipalities’ annual conference. It is estimated that the City will carry forward approximately 4,935 tonnes of GHG (tCO₂e) emission offsets for use in future reporting years. In addition, staff see opportunity to assess the potential for additional emission credits from City-owned bogs in Richmond, including Garden City Lands, that could be utilized in the future to offset Corporate greenhouse gas emissions. Natural bogs that are managed by the City in perpetuity would be eligible.

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Public Reporting

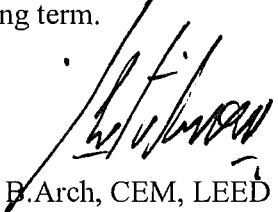
Staff will carry out public reporting on the City's website (Climate Action Charter related reports Attachments 1-3) and highlight the report through social media and public engagement activities throughout the year.

Financial Impact


None.

Conclusion

The City of Richmond is a leader amongst BC municipalities through its innovative corporate projects and programs to reduce community and corporate GHG emissions. Through the continued and strategic implementation of the *Towards Carbon Neutrality – Implementation Strategy*, the City has focused on completing projects that maximize the reduction of fossil fuel use in City operations. The City is well positioned to maximize corporate and community benefits of transitioning towards a low carbon community and maintain carbon neutral corporate operations in the long term.



Poroshat Assadian, B. Arch, CEM, LEED
Corporate Energy Manager
(604-244-1239)



Norm Connolly, MCIP RPP
Sustainability Manager
(604-276-4676)

NC:nc

- Att. 1: Carbon Emissions Provincial Reporting Worksheet – 2019 City of Richmond
- Att. 2: Climate Action Revenue Incentive Program – 2019 Public Report
- Att. 3: Contracted Emissions Estimate Report 2019

Attachment 1: Carbon Emissions Provincial Reporting Worksheet – 2019 City of Richmond

Local Government Name:	The City of Richmond
Year:	2019
Contact Information:	
Name:	Andrew Nazareth
Position:	General Manager of Finance and Corporate Services
Telephone Number:	604-276-4095
Email address:	anazareth@richmond.ca

Stationary Emission Sources:				
Building and Infrastructure Fuel	Unit of Measure	Quantity	Emissions (tCO2e)	
Electricity	KWH	38,859,991.00	415.21	
Natural Gas	GJ	88,339.00	4365.02	
Mobile Emission Sources: Estimated			4780	
Vehicle Class	Vehicle Fuel	Unit of Measure	Quantity	Emissions (tCO2e)
Light Duty Vehicle	Gasoline	L	32,772	73.08
Light Duty Vehicle	Diesel	L	421	1.10
Light Duty Truck	Gasoline	L	198,930	450.18
Light Duty Truck	Diesel	L	7,201	18.89
Heavy Duty Truck	Gasoline	L	240,774	516.70
Heavy Duty Truck	Diesel	L	338,968	882.33
Off Road Vehicle	Gasoline	L	18,596	40.30
Off Road Vehicle	Diesel	L	107,333	309.55
Off Road Vehicle	Propane	L	20,215	31.11
Marine	Gasoline	L	32	0.07
Light Duty Truck - Contractor	Gasoline	L	10,402	23.54
Heavy Duty Truck - Contractor	Diesel	L	527,956	1,374.27
Heavy Duty Truck - Contractor	Natural Gas	GJ	32	1.60
Estimated Contractor	Diesel/Gas	L		498.00
Total Emissions (all Sources)				9,000.95
Credits: Estimated				
Organic Waste Diversion		Baseline	Estimated tonnes	Estimated credits
Diverted Household Organic		7,783	20,673	6,370
Diverted Organic Waste (Waste Drop off Service)		4,709	4,450	0
2018 Surplus Carbon Credits				7,566
Total Estimated Credits			13,935.97	
Total Estimated Balance				4,935.02



Climate Action Revenue Incentive (CARIP) Public Report for 2019

Local Government:

City of Richmond

Report Submitted by:

Peter Russell

Senior Manager, Sustainability & District Energy

prussell2@richmond.ca

Phone: 604-276-4130



The City of Richmond has completed the 2019 Climate Action Revenue Incentive Program (CARIP) Public Report as required by the Province of BC. The CARIP report summarizes actions taken in 2019 and proposed for 2020 to reduce corporate and community-wide energy consumption and greenhouse gas emissions (GHG), as well as general sustainability related initiatives.

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General Information

Name of Local Government	City of Richmond
Member of Regional District (RD)	Metro Vancouver
Regional Growth Strategy (RGS) in region	Yes
Population	227,406



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1. GENERAL REPORT INFORMATION

This 2018 Climate Action Revenue Incentive Program (CARIP) Public Report documents the actions that the City of Richmond has taken corporately and in the community to support the reduction of greenhouse gas (GHG) emissions and energy use, as well as other sustainability related initiatives. The actions are separated into seven main categories; Broad Planning, Buildings and Lighting, Energy Generation, Greenspace/Natural Resource Protection, Solid Waste, Transportation, Water and Wastewater, and Climate Adaptation. There is also an Innovative Actions category, which the City has inputted items. The categories are further divided into community and corporate related actions, with general climate action questions at the beginning of each category.

This report encompasses a majority of the action items that the City is involved in support of GHG emissions and energy use reduction, but does not cover all sustainability related initiatives that the City conducts or supports. The report represents a “snapshot” of City activities in the past year, and proposed actions for 2020.

2. BROAD PLANNING ACTIONS

Broad Planning refers to high level planning that sets the stage for GHG emissions reductions, including plans such as Official Community Plans, Integrated Community Sustainability Plans, Climate Action Plans or Community Energy Emissions Plans. Land use planning that focuses on Smart Growth principles (compact, complete, connected, and centred) plays an especially important role in energy and GHG reduction. Summarized below are the City of Richmond’s responses to the Provincial inquiries regarding broad planning issues, and summary of initiatives conducted in 2019 and planned in 2020.

General Questions - Broad Planning	
What is (are) your current GHG reduction target(s)?	33% below 2007 levels by 2020; 80% below 2007 levels by 2050. Staff are currently developing new CEEP with revised targets: 50% below 2007 levels by 2030, and net zero GHG emissions by 2050.
Are you familiar with your local government's community energy and emissions inventory (e.g. CEEI or another inventory)?	Yes
What plans, policies or guidelines govern the implementation of climate mitigation in your community? <ul style="list-style-type: none"> Community Energy and Emissions Plan Integrated Community Sustainability Plan Community-Wide Climate Action Plan Official Community Plan Regional Growth Strategy Other: Ecological Network Management Plan, Riparian Response Strategy, Invasive Species Action Plan 	Yes No No Yes Yes No Yes
Does your local government have a corporate GHG reduction plan?	Yes



Community-Wide Broad Planning Actions Taken in 2019	
	Report to Council (RTC) on IPCC report, recommending a renewed Community Energy & Emissions Plan (CEEP), with deeper GHG reduction targets in line with limiting global temperature rise to 1.5 degrees Celsius [RTC endorsed by Council]
	Developed community engagement plan and branding (<i>50% x 2030 Advancing Richmond's Climate Leadership</i>). Conducted extensive public and stakeholder outreach and engagement in both spring and fall 2019 campaigns.
	Created eight strategic direction areas with proposed actions for the new CEEP, contingent with achieving 50% emission reduction from 2007 by 2050, and net zero carbon emissions by 2050.
	Development of actions within each CEEP direction area was supported by geospatial modelling and emissions forecasting, with consultant engaged to support this analysis.
Community-Wide Broad Planning Actions Proposed for 2020	
	Report to Council in January 2020 detailing results of community engagement on Community Energy & Emissions Plan completed in 2019, and seeking endorsement of the eight Strategic Directions that create the framework for the new Plan.
	Complete the revised CEEP 2020-2050 in tandem with final round of community engagement to help shape actions and timing within the new Plan.
	Create a Climate Action Strategy that acts as a communications document encompassing the following: (a) major actions and GHG emission targets from the new CEEP, (b) actions tied to energy and emissions leadership on the City's civic buildings and fleet, and (c), City-led infrastructure investments tied to climate adaptation and resiliency.
	Implement of higher BC Energy Step Code requirements in the City's Building Bylaw for detached and duplex homes, with a one-Step relaxation in these requirements available for homes equipped with a City-approved low carbon energy system.
	Implement new, mid-level Step Code requirements for hotels and motels, with a one-Step relaxation in these requirements for buildings equipped with a City-approved low carbon energy system.
	Conduct a curbside EV charging pilot in Richmond to test efficacy of increasing access to Level 2 public charging in proximity to existing MURB development, and where many residents currently don't have the option to charge at home.
	Develop a proposal to REAC-CPS that would provide Metro Vancouver Regional District with an expanded mandate to support local and regional climate action programs.
Corporate Broad Planning Actions Taken in 2019	
	Expand the Energy Optimization Program for City-owned buildings, which includes a range of energy efficiency retrofits for civic buildings and facilities.
	Expansion of public DC Fast Charging and Level 2 Electric Vehicle charging stations at civic locations,



	in partnership with Natural Resources Canada.
Corporate Broad Planning Actions Proposed for 2020	
	Update City of Richmond's High Performance Building policy.

3. BUILDINGS AND LIGHTING ACTIONS

Low-carbon buildings use the minimum amount of energy needed to provide comfort and safety for their inhabitants and tap into renewable energy sources for heating, cooling and power. These buildings can save money, especially when calculated over the long term. This category also includes reductions realized from energy efficient street lights and lights in parks or other public spaces. Below are the City of Richmond's responses to the Provincial inquiries regarding building and lighting initiatives conducted in 2019 and planned for 2020.

General Questions - Building and Lighting

The Province has committed to taking incremental steps to increase energy-efficiency requirements in the BC Building Code to make buildings net-zero energy ready by 2032. The BC Energy Step Code--a part of the BC Building Code--supports that effort

Is your local government aware of the BC Energy Step Code ?	Yes
Is your local government implementing the BC Energy Step Code ?	Yes

Community-Wide Building and Lighting Actions Taken in 2019

	Energy Step Code now in effect in Richmond's Building Bylaw for single-detached and duplex homes (Step 1) and a minimum Step Code level 3 requirement for new townhomes.
	Provide free training to local homebuilders on airtightness techniques in new home construction; results obtained in 2019 indicate a significant improvement in the airtightness of new homes.
	City of Richmond participation in development of Building Benchmark BC pilot program with five participating municipalities, Metro Vancouver, UBC and Province of BC. Work with OPEN Green Building Society to submit application to Natural Resources Canada for major program funding [two-year funding approved by NRCAN in September 2019].

Community-Wide Building and Lighting Actions Proposed for 2020

	Implement higher BC Energy Step Code requirements for single-detached and duplex homes, with a one-Step relaxation available for new homes equipped with a City-approved low carbon energy system low-carbon option to maximize GHG reductions.
	Implement new, mid-level Step Code requirements for hotels and motels, with a one-Step relaxation in these requirements for buildings equipped with a City-approved low carbon energy system.
	Conduct an awareness campaign with owners and property managers of larger residential,



	commercial and industrial buildings to enroll and participate in the regional Building Benchmark BC (January 2020 to April 2021).
	Continue implementing: EnergySave Richmond suite of programs; Metro Vancouver Strata Council Advisor pilot program (encouraging a subsequent phase of this program in the region); water and energy saving programs; promoting Richmond Carbon Market initiative to Richmond businesses as needed.
	Implement public, direct current fast charging (DCFC) stations for electric vehicles in Richmond, at major civic facilities.
	Conduct research to inform Level 2 EV charging infrastructure requirement for new industrial and commercial buildings in Richmond, similar to implementation of EV infrastructure requirements for new residential buildings completed in 2018.

Corporate Building and Lighting Actions Taken in 2019

	Deployment of the Deep Emission Building Retrofit Program to support carbon reductions in City owned buildings, including Richmond Library and Cultural Centre,
	Completed LED Street Light Conversion Project - Phase 3 (421,798 kWh) in savings. The LED upgrade will reduce maintenance and operation costs by 50%, and improve the quality of light by focusing light directly where it is required, in a uniform way. LED lighting also has lower energy consumption and carbon footprint. The street light LED upgrade resulted in 46% savings in electricity.
	Energy efficiency upgrades at Thompson Community Centre, including DDC Upgrade, RTU replacement, and new electric heat pump equipment.
	Gateway Theatre mechanical and lighting upgrade: replacing incandescent lighting with LED fixtures.
	Watermania, heat recovery, cooling tower replacement.
	DDC and energy efficiency upgrades completed at: Community Safety Building (RCMP), South Arm Community Centre, and Thompson Community Centre.
	Boiler replacement at the Richmond Ice Centre: convert atmospheric boiler to condensing boiler.

Corporate Building and Lighting Actions Proposed for 2020

	Secured funding for Phase 4 of the City of Richmond street lighting conversion project, with replacement of approximately 1,000 existing street light fixtures with new and much more energy efficient LED technology.
	Work towards achieving key targets in the City's High Performance Building Policy for new and existing facilities, with focus on energy efficiency, reduced resource use, wellness and wellbeing, circular economy and environmental sustainability.
	Solar PV installation at the Fire Hall No.1.
	Install exhaust heat recovery at the City Hall and South Arm Community Centre
	DDC upgrade the Works Yard, Steveston Tennis Shed and Britannia Heritage Complex



4. ENERGY GENERATION ACTIONS

A transition to renewable or low-emission energy sources for heating, cooling and power supports large, long-term GHG emissions reductions. Renewable energy including waste heat recovery (e.g. from biogas and biomass), geo-exchange, micro hydroelectric, solar thermal and solar photovoltaic, heat pumps, tidal, wave, and wind energy can be implemented at different scales, e.g. in individual homes, or integrated across neighbourhoods through district energy or co-generation systems. Below are the City of Richmond's responses to the Provincial inquiries regarding energy generation, and summary of initiatives conducted in 2019 and planned in 2020.

General Questions - Energy Generation	
Is your local government developing, or constructing a <ul style="list-style-type: none"> • district energy system • renewable energy system • none of the above 	Yes Yes
Is your local government operating a <ul style="list-style-type: none"> • district energy system • renewable energy system • none of the above 	Yes Yes
Is your local government connected to a district energy system that is operated by another energy provider?	No
Are you familiar with the 2018 List of Funding Opportunities for Clean Energy Projects Led by First Nations and Local Governments?	Yes

Community-Wide Energy Generation Actions Taken in 2019	
	Continued to expand and connect new customers in the West Cambie neighbourhood to the Alexandra District Energy Utility (ADEU). In 2019, over 350,000 ft ² of residential floor space were connected to the system. Total space now connected to ADEU = over 1,650,000 ft ² of residential space and over 300,000 ft ² non-residential space.
	Installed new pipes and vault connections under Alexandra Park to allow for the future addition of two new geo-exchange fields. This will ensure the ADEU system will be able to provide the same share of renewable energy to future customers.
	Continued to develop and operate the Oval Village District Energy Utility (OVDEU) in the Oval Village area. Throughout 2019, the OVDEU had 9 connected buildings receiving energy. This totals 2,263,000 ft ² and over 1,900 apartment units.
	Worked with a private utility partner to develop plans and complete due diligence, feasibility analysis, and implementation plan for the design, finance, construction and operation of a City Centre District Energy Utility (CCDEU) which would encompass the entire city centre core.
	Advanced the interim servicing strategy in the City Centre area, requiring developments to provide on-site low carbon energy generation plants designed for interconnection with the future City Centre District Energy Utility (CCDEU). To-date, nine developments have been committed to the



	servicing strategy, totaling approximately 4,610,000 ft ² . These developments are currently working through various stages of the development process and are estimated to obtain occupancy between 2021 and 2023.
	Continued to implement DEU infrastructure and developments using dedicated DEU operating funds and capital program, financed through ratepayer funds.
Community-Wide Energy Generation Actions Proposed for 2020	
	Continue to connect buildings and expand the ADEU distribution system as development requires. Three new residential buildings (600,000 ft ²) are scheduled for connection in 2020.
	Continue Oval Village District Energy Utility construction and planning in partnership with a private utility partner, with continuous operational improvement and initiated construction for a third interim energy centre. This interim energy centre is scheduled to be in operation in 2020.
	Design and planning for the upcoming connection of five new developments with a total of over 1,800,000 ft ² of building gross floor area to the OVDEU system. These developments are scheduled to connect over the next 3 years, with the first connection in mid-2020.
	Continue securing on-site low carbon energy generation plants designed for interconnection with the future CCDEU system. Development schedules indicate that four applicable developments in the City Centre will go through rezoning in 2020. The four developments are estimated to total approximately 1,870,000 ft ² . Will be seeking approval for expansion of the CCDEU system to encapsulate all of the City Centre Area, potentially allowing for connection upwards of 48 million ft ² of floor space to DE utilities.

Corporate Energy Generation Actions Taken in 2019	
	Secured funding to complete major equipment replacement and upgrades at Thompson Community Centre, including the revitalization of the geo-exchange field on-site.
Corporate Energy Generation Actions Proposed for 2020	
	Complete the installation of photovoltaic system at the new Fire Hall No.1 to offset electrical Demand
	Continue to target renewable energy integration, a key component of the City's High Performance Building Policy, during design and development of new corporate facilities

5. GREENSPACE/NATURAL RESOURCE PROTECTION ACTIONS

Greenspace/Natural Resource Protection refers to the creation of parks and greenways, boulevards, community forests, urban agriculture, riparian areas, gardens, recreation/school sites, and other green spaces, such as remediated brownfield/contaminated sites as well as the protection of wetlands, waterways and other naturally occurring features. Below are the City of Richmond responses to the Provincial inquiry regarding "greenspace" management in the City, and summary of community initiatives conducted in 2019 and planned in 2020.



General Questions – Greenspace	
Does your local government have urban forest policies, plans or programs?	Yes
Does your local government have policies, plans or programs to support local food production?	Yes

Community-Wide Greenspace Actions Taken in 2019	
	522 trees were planted as part of development servicing agreements.
	<p>Partnered with Tree Canada to secure grant funding from local businesses. Volunteer planting events included:</p> <ul style="list-style-type: none"> • Terra Nova Planting (TD Tree Days) <ul style="list-style-type: none"> ○ 118 trees and 841 shrubs ○ 180 volunteers • Railway Greenway North (Earth Day) <ul style="list-style-type: none"> ○ 500 trees and shrubs ○ 50 volunteers • Railway Greenway North (IKEA) <ul style="list-style-type: none"> ○ 500 trees and shrubs ○ 20 volunteers • Paulik Park Planting (FedEx) <ul style="list-style-type: none"> ○ 350 trees and shrubs • Alexandra Greenway Planting (Siemens) <ul style="list-style-type: none"> ○ 12 trees and 319 shrubs ○ 12 volunteers
	Shoreline Cleanups: 42 events were held, with approximately 400 volunteers participating; 37 of these events were registered in partnership with the Great Canadian Shoreline Cleanup
	Planted 518 trees on City streets as a result of urban redevelopment agreements.
	Hosted 21 Sustainability-themed workshops, attended by 331 Richmond residents; topics included organic food gardening, pesticide free pest control, composting, bee keeping, alternatives to traditional farming, and foraging.
	Participated in Provincial Invasive Species Action Month, providing education to the public on invasive species management and alternatives to pesticides.
	Richmond Nectar Trail initiative launched; aims to connect large pollinator habitats to one another with smaller micro habitats in green spaces around the City.
	Updated and streamlined the City's system of managing BC Ministry of Environment and Climate Change Strategy Site Profiles in adherence to the BC Environmental Management Act and BC Contaminated Sites Regulation.
	Implemented a bat habitat conservation strategy that was endorsed by Council, and resulted in the City of Richmond being named the first certified Bat-friendly community in the lower mainland by



	BC Community Bat Programs.
Community-Wide Greenspace Actions Proposed for 2020	
	<p>Volunteer planting events including:</p> <ul style="list-style-type: none"> • TD Tree Days (pending COVID-19 restrictions/impacts): <ul style="list-style-type: none"> ○ 960 trees and shrubs • Paulik Park Enhancements <ul style="list-style-type: none"> ○ 93 trees and 235 shrubs • Bath Slough (pending COVID-19 restrictions/impacts) <ul style="list-style-type: none"> ○ Native trees and shrubs
	Host 14 sustainability-focussed workshop session covering topics such as organic food gardening, pesticide free pest control, composting, bee keeping, alternatives to traditional farming, and foraging.
	Enrol participants in the Richmond Nectar Trail program.
	Partner with the Richmond School District to promote the City Nature Challenge and host iNaturalist workshops.
	Partner with the Canadian Wildlife Federation to offer a 3-day Wetlandkeepers Course to City staff and Richmond residents.
	Obtain a "Canadian Bee City" designation from Bee City Canada.

Corporate Greenspace Actions Taken in 2019	
	London/Steveston Park Enhancements: Improvements to 6 acres of London/Steveston Park including the planting of 285 trees.
	The Gardens Agricultural Park: Planting included approximately 100 trees and 400 shrubs.
	South Arm Park: Planting included approximately 50 trees.
	McCallan Greenway: Planting included approximately 500 trees.
	Public Tree Management Strategy 2045: In December 2019, Council adopted the City of Richmond Public Tree Management Strategy 2045, a plan for Managing Richmond's Public Urban Forest. This Strategy demonstrates the City's continued commitment to maintaining a healthy urban forest and the prudent management of this valuable natural asset. The document outlines the goals and objectives for the sustainable stewardship of all City-owned trees for the next 25 years.
	Initiated the Bath Slough Revitalisation Initiative, in efforts to revitalise one of Richmond's oldest, natural watercourses to a viable and effective ecological corridor.
	Maintained the Terra Nova Pollinator Meadow and Bridgeport Pollinator Pasture to support local pollinator populations.
	Maintained Alternative Lawn seed mix demonstration plots for the public to see how lawns planted with alternative species to typical turf grass would look, in efforts to decrease the impact of Chafer beetle on private lawns.
	Delivered invasive species management for City engineering and park lands; species include knotweed, hogweed, European chafer, Brazilian elodea, parrot's feather, European fire ants.



	Completed brownfield remediation of a former soil transfer site via risk assessment that resulted in obtaining two Certificates of Compliance for city-owned properties.
	Commenced habitat assessments for offsetting environmental impacts associated with future dike upgrades.
	Hosted six sessions for operation departments to provide training on best management practices for invasive species management, in-stream works, and spill response.
	Integrated contaminated site identification into the development review process.
	Reviewed the multi-family Riparian Management Area application process and implement a strategy to streamline applications and maintain the City's Ecological Network.
	Hosted an environmental stewardship info session for Mitchell Island businesses with participation from Federal, Provincial, and Regional regulators.
	Participated on the Species and Environments at Risk, and Soil and Invasive Species Local Governments Working Group.
	Created an Ecological Network Management Strategy (ENMS) Working Group to develop a management approach for the ecological network. Created a SharePoint site and ENMS map to track initiatives across the City.
	Constructed Woodwards slough.
Corporate Greenspace Actions Proposed for 2020	
	Aberdeen Park – Phase 2 Construction (pending COVID-19 restrictions/impacts): Construction will see the addition of four major park elements: a Chinese exchange garden, public washroom, event pavilion, and children's playground. The exchange garden and playground will expand upon existing planted areas, and include 25 trees and 771 shrubs.
	Alexandra Park Construction (pending COVID-19 restrictions/impacts): Construction of Phase 1 of the 6-acre park will include a stormwater detention wetland, a 2 acre meadow, 85 trees, and 1,100 shrubs.
	Tait Centre Park: Start of construction on a 3 acre park located along the Middle Arm of the Fraser River that will include 56 trees, 1,200 shrubs, and large areas of native grasses. Native shrub and grass planting within the ESA setback along the river will also be included.
	Minoru Lakes Renewal (pending COVID-19 restrictions/impacts): Start of construction on renovation of just over 11 acres of existing park land that currently includes an ornamental water feature (the lakes) that is fed by potable water and is surrounded by seasonal plant beds and large mature trees. The lakes will be renewed to receive rainwater runoff, negate reliance on potable water and be largely self-sustaining. Tree retention is a priority. 75 new trees, 2,500 native aquatic and emergent plants and over 1,500 native shrubs will be planted.
	Richmond Nature Park Hydrogeological and Biophysical Study: A study will commence to improve understanding of the Richmond Nature Park's current hydrogeological regime, how it is being affected by climate change, and the long term viability of bog preservation on site. As well, a comprehensive biophysical inventory will be completed, with special attention to the spread of invasive species.



	Invasive species inventory on City dikes, RMA network, and roadways for purple loosestrife, wild chervil, and parrot's feather.
	Investigate natural capital accounting using the Municipal Natural Assets Initiative (https://mnai.ca/) to assess the financial value of natural assets in Richmond.
	Continue work on Phase 2 updates of the Riparian Response Strategy to better address multifamily, commercial and industrial development impacts adjacent to riparian areas.
	Complete the initial development of Environmental Design Guidelines aimed at achieving partnerships in the agricultural and development communities with the goal of achieving more wildlife friendly development throughout both urban and rural areas of the City.
	Increase ecosystem functionality with the initiation of programs to protect species such as birds, bats, and pollinators.
	Assess the effectiveness of recent single family home RMA changes and provide update to council on multifamily RMA management strategy.
	Develop environmental best management practices plans for operation crews. Work with external regulators to improve environmental compliance on Mitchell Island.

6. SOLID WASTE ACTIONS

Reducing, reusing, recycling, recovering and managing the disposal of the residual solid waste minimizes environmental impacts and supports sustainable environmental management, greenhouse gas reductions, and improved air and water quality. Below are the City of Richmond responses to the Provincial inquiries regarding solid waste management in the City, and summary of initiatives conducted in 2019 and planned in 2020.

General Questions – Solid Waste	
Does your local government have construction and demolition waste reduction policies, plans or programs?	Yes
Does your local government have organics reduction/diversion policies, plans or programs?	Yes

Community-Wide Solid Waste Actions Taken in 2019	
	Extended days of operation at the Recycling Depot from five to six days per week and expanded accepted items to include upholstered furniture, electronics, propane tanks, butane cylinders, tires, smoke and CO alarms.
	Increased Large Item Pick Up program from four to six items per year and added tires as an accepted item.
	Introduced Single-Use and Other Items Bylaw 10000 and completed communication and engagement campaign with Richmond businesses and residents.
	Designed, implemented and completed a flexible plastic packaging pilot recycling program in partnership with the Richmond School District.
	Launched the Let's Recycle Correctly! Campaign and implemented audits of Blue Box, Garbage Cart



	and Green Cart with a focus on education and awareness.
	Introduced the Richmond Repair Fair at City events to provide free repairs on small household items.
	Installed additional in-ground containers to address capacity and reduce service frequency as well as installed 27 new public space recycling containers.
	Hosted community engagement activities including 12 Recycling Depot tours, 32 recycling workshops, 11 outreach displays and 20 information sessions at multi-family buildings with approximately 3,950 attendees.
	Green Ambassadors supported 20 special events and attended 11 symposiums for training and engagement with 4,167 volunteer hours. The Green Ambassador program was also highlighted by creating a new dedicated web page to promote awareness and recruitment.
	Provided over 280 recycling stations at 82 special events to improve waste diversion.
	Joined the national Love Food Hate Waste campaign to help reduce food waste.
Community-Wide Solid Waste Actions Proposed for 2020	
	Enhance service at the Richmond Recycling Depot by expanding operation to seven days per week; complete upgrades and expand accepted items to include fire extinguishers, motor oil, antifreeze and car batteries.
	Develop and implement a communication plan to achieve 80% waste diversion and increased awareness about how to support a circular economy.
	Host expanded Richmond Repair Fair events throughout the year and assess program.
	Work with businesses to implement the Single-Use Plastic and Other Items Bylaw 10000.
	Consider a pilot program for the collection of grease to assess the effect of grease build-up on the sanitary sewer system.
	Complete a detailed review and scope assessment related to enhanced recycling options for the commercial sector.
	Research and stay current on policies and actions around the world related to marine plastics and increase awareness of how to reduce plastic litter in Richmond.
	Prepare an annual progress report to the community to identify progress towards established waste diversion targets, "Report 2019: Continuous Improvement for Sustainable Waste Management". https://www.richmond.ca/recycling

Corporate Solid Waste Actions Taken in 2019	
	Hosted four, lunch-and-learn sessions for staff to increase awareness of recycling correctly, single-use items, food waste and the environmental benefit of recycling.
	Installed recycling stations at new City facilities to ensure consistency among facilities for both staff and the public.
	Participated in a review of purchasing policies to enhance circular economy principles.
	Provided on-request support for miscellaneous City facility clean-ups by arranging collection for recycling or proper disposal of materials.
Corporate Solid Waste Actions Proposed for 2020	
	Review waste management systems at arenas to identify barriers and opportunities to increase waste diversion.
	Continue visual audits at major City facilities and provide feedback relating to their recycling and waste management.



Develop RFP for collection of cardboard and garbage from City facilities ensuring circular economy principles are incorporated.

7. TRANSPORTATION ACTIONS

Transportation actions that increase transportation system efficiency emphasize the movement of people and goods, and give priority to more efficient modes, e.g. walking, cycling and public transit, can contribute to reductions in GHG emissions and more livable communities. Below are the City of Richmond responses to the Provincial inquiries regarding transportation system management in the City, and summary of initiatives conducted in 2019 and planned in 2020.

General Questions – Transportation	
Does your local government have policies, plans or programs to support: <ul style="list-style-type: none"> • Walking • Cycling • Transit Use • Electric Vehicle Use • Other (please specify) 	Yes Yes Yes Yes Yes
Does your local government have a Transportation Demand Management (TDM) strategy (e.g. to reduce single-vehicle occupancy trips, increase travel options, provide incentives to encourage individuals to modify travel behaviour)?	Yes
Does your local government integrate its transportation and land use planning?	Yes

Community-Wide Transportation Actions Taken in 2019	
	Completion of pilot program for public bike-share system.
	Expanded active mobility network with completion of 6 new multi-use pathways: <ul style="list-style-type: none"> • River Dr (Van Horne Way-No. 4 Road); • No. 6 Road (Bridgeport Road-Cambie); • No. 2 Road (Steveston Hwy-Dyke Road); • Alderbridge Way (No. 4 Road-Fisher Gate); • Midtown Bikeway (Phase 1): Maple Lane School and McCutcheon P • Saunders-Woodwards Bikeway (Phase 1): Saunders Road-No. 3 Road.
	Expanded active mobility network with completion of northern extension of Parkside Bikeway (Granville Ave-Westminster Hwy).
	To encourage active transportation and promote cycling as a mode of transport: <ul style="list-style-type: none"> • Provided free cycling education training courses to over 300 Grade 5-7 students at 4 elementary schools, and to new immigrants; • Provided free bike maintenance courses for seniors and the general public.
	Production and distribution of free updated cycling and recreational trails map in partnership with Tourism Richmond to promote active transportation.
	Created a Pedestrian Facility Inventory along major roads and bus routes using GIS to determine and prioritize gaps in the network.



	Created an inventory of and prioritized locations for the removal of channelized right-turn islands at intersections to improve pedestrian and cyclist safety and mobility.
	Hosted free 19th annual "Island City, by Bike" tour event with over 100 participants to promote cycling as a mode of transport.
	Provided input into TransLink's development of Transport 2050 (new 30-year regional transportation strategy) which will shape the future regional transportation network.
	Completed feasibility studies to identify measures to improve bus speed and reliability at 3 "hot spot" locations in partnership with TransLink.
	Installation of special crosswalks (pedestrian-actuated overhead or side-mounted flashing amber lights) at 5 intersections to expand active mobility network and improve road safety.
	Installation of new crosswalk and improved walkway to Dixon Elementary School to enhance safety.
	Expanded active mobility network with construction of off-street bike path on eastbound Granville Ave to provide access to Minoru Centre for Active Living.
	Upgrade of crosswalk on Saunders Road at Garden City Road for cyclists with addition of green paint and elephant's feet.
	Replacement of painted bike stencils with thermoplastic bike stencils on Granville Ave, Railway Ave, Minoru Blvd, and Garden City Road.
	Upgrade of 16 bus stops to become accessible; 585 of 721 of active stops (81%) are now accessible, which is above the regional average.
	Addition of 16 transit shelters to enhance transit experience for passengers; total of 97 transit shelters.
	Installation of pedestrian countdown timers at 8 intersections; total of 16 intersections.
	Successfully awarded electric charging stations and software service provider to enable the expansion of future Public EV charging in the City.
	Installed two additional public charging stations.
	Applied for and awarded a Natural Resources Canada (NRCAN) grant funding to install 4 public DC fast chargers and 14 Level 2 charging stations utilizing matching grant funding.
	Participated in the 2019 Canada Day Celebration promoting the City's Green Fleet and EV outreach Programs.
	The City hosted a Community Directions Fair in October 2019, where staff, volunteers and green ambassadors provided support and information on electric vehicles and 67 residents were able to test drive electric vehicles.
Community-Wide Transportation Actions Proposed for 2020	
	Update of Cycling Network Plan including associated policies, standards, guidelines.
	Implementation of pilot program for shared e-scooter system and renewal of bike-share system.
	Expansion and enhancement of active mobility network: <ul style="list-style-type: none"> • Alderbridge Way (Shell Road-Fisher Gate): multi-use pathway; • Garden City Road (Lansdowne Road-Westminster Hwy): protected bike and pedestrian paths; • Odlin Road Bike Route (Odlin Road-Brown Road): multi-use pathway; • Midtown Bike Route (Schaefer Gate-Cullen Cr): multi-use pathway; • Westminster Hwy (No. 6 Road-No. 7 Road): reconstruction of multi-use pathway with protection; • Railway Ave (Steveston Hwy-Williams Road): restriping of bike and vehicle lane lines to



	create wider bike lane; <ul style="list-style-type: none"> • Cambie Road-No. 5 Road: multi-use pathways on Cambie Road at intersection and on No. 5 Road (Cambie Road-Thorpe Road).
	Upgrade of 15 bus stops to become accessible.
	Addition of 10 transit shelters to enhance transit experience for passengers.
	Installation of special crosswalks (pedestrian-actuated overhead or side-mounted flashing amber lights) at 4 intersections to expand active mobility network and improve road safety.
	Garden City Road-Lansdowne Road: removal of channelized right-turn island (northwest corner) and upgrade of on-street bike lane to off-street bike path.
	Implementation of new pedestrian pathways: <ul style="list-style-type: none"> • St. Edwards Drive (350m west of Cambie Road-Bird Road): north side; • Westminster Highway (Muir Road-150m east): north side; • Viking Way (Cambie Road-Bridgeport Road): east side.
	Completion of multi-year program to provide accessible pedestrian signal features at all City-owned traffic signals and special crosswalks.
	Provide free cycling education training courses to 50% of all Grade 6-7 students in elementary schools (with remaining 50% of schools planned for delivery in 2021).
	Complete the installations of 4 public DC Fast chargers and 14 public Level 2 charging stations utilizing NRCAN grant funding.
	Install the first Solar Arc solar powered level 2 EV Charging station in Canada. It can also be utilized to provide emergency solar power for emergency operations.
	Continue to facilitate additional car-sharing service hubs in other areas of Richmond.
	Expand electric capacity at city facilities to enable the future expansion of electric vehicle charging stations.
	Increase workshops and outreach displays for staff and the public to provide information on electric vehicles and charging infrastructure. Develop volunteers and train the trainer sessions to be able to offer more outreach support.

Corporate Transportation Actions Taken in 2019	
	Installed 4 EV charging stations for City Vehicles.
	To reduce idling, the City retrofitted six Public Works vans with photovoltaic solar panels to charge inverters, and power running lights, arrow boards, lighting and space heaters.
	Outfitted all 11 litter trucks with propane conversions as part of the propane pilot to reduce Fleet overall emissions.
	Increased membership of car-sharing services by 26 users.
	Replaced 26 units incorporating the City's Green Fleet Action Plan targets, including the replacement of 3 gas-powered passenger vehicles with electric and/or plug-in hybrid vehicles and other replacements made were more fuel efficient than the units they replaced.
	Purchased a new hydro-vac truck with technology that will contribute to higher functionality and lower fuel consumption and emissions.
	Prepared Auntie Idle newsletters for staff to promote new technologies, programs and tips on anti-idling techniques and the operation of City of Richmond's vehicle procedures, policies and expectations.



	Implemented a successful GPS pilot on 71 City vehicles to assist with operational efficiencies, reduction of idling, route planning, resource allocation, and improved worker safety.
	By utilizing a SharePoint application to combine data from various City programs, management reporting tools have been developed to assist with idling information to allow for further training to promote idle reduction in departments and promote innovative ideas to reduce idling and make operational efficiencies.
Corporate Transportation - Actions Proposed for 2020	
	Expand electric vehicle charging stations for Fleet vehicles at City facilities and develop electric capacity for future expansion at City Hall Annex and the Works Yard.
	Replace 47 units incorporating the City's Green Fleet Action Plan targets including the replacement of 14 gas-powered passenger vehicles with electric and/or plug-in hybrid vehicles.
	Implement an electric generator pilot project to utilize silent and clean energy technologies.
	Explore the expansion of electrification of Fleet beyond passenger vehicles to include pick up trucks.
	Develop training mentorship programs to promote maximized use of all units that have auxiliary solar units installed to achieve full benefit of idle reduction technologies.
	Implement a permanent solution for GPS.
	Prepare semi-annual Auntie Idle newsletters for staff to promote new technologies, programs and tips on anti-idling techniques and the operation of City of Richmond's vehicle procedures, policies and expectations.

8. WATER AND WASTEWATER ACTIONS

Managing and reducing water consumption and wastewater is an important aspect of developing a sustainable built environment that supports healthy communities, protects ecological integrity, and reduces GHG emissions. Below are the City of Richmond responses to the Provincial inquiry regarding water and wastewater management in the City, and summary of initiatives conducted in 2019 and planned in 2020.

General Questions - Water Conservation	
Does your local government have water conservation policies, plans or programs?	Yes

Community-Wide Water and Wastewater Actions Taken in 2019	
	Issued 581 toilet rebates to homeowners that replaced old toilets with a low-flush toilet to reduce residential water use. The total incentive paid to homeowners through this program in 2019 was \$58,100.
	Partnered with BC Hydro in spring and fall 2019 to provide a clothes washer rebate program to reduce home water use and electricity. To date, 1201 rebates have been issued to homeowners who replace their less efficient (water and electricity) washer for a new efficient model at a total cost of \$80,650 to the City. It is estimated that this program achieved annual savings in water and energy of 4,530,000 litres per year and 116,000 kilowatt hours per year, respectively.
	Sold 75 rain barrels through the City's Rain Barrel Program to Richmond residents, to help promote the use of rain water for gardening purposes and reduce the use of potable water in gardens.



	Reduced water pressure during from October to May to reduce the volume of leakage and extend the life of our water infrastructure. The City continues its timer-based pressure management program during off-peak hours in the summer months, further reducing leakage volume and extending the life of water infrastructure.
	The City continues its Volunteer Multi-Family Water Meter Program providing outreach and meter installation incentives to non-metered multi-family residences to encourage water conservation. To date, 146 water meter installations at multi-family complexes have been completed. It is mandatory for all new multi-family complexes to have a water meter.
	Commenced an environmental stewardship program for the Mitchell Island community. Highlights included the hosting of a new Environmental Stewardship Information Session on the island attended by 90+ regulators and local workers, undertaking a storm water monitoring program for the island that identified pollution from businesses, and collaborating with provincial and federal regulators on joint site inspections, including a water-based inspection of Mitchell Island foreshore.
Community-Wide Water and Wastewater Actions Proposed for 2020	
	Continue the volunteer Multi-Family water meter program.
	Continue the toilet rebate program in 2020.
	Continue offering the water saving kits to homeowners with a newly installed water meter.
	Continue to participate in the joint clothes washer rebate program with BC Hydro in 2020.
	Continue the City's Rain Barrel Program and promote the use of rain water for gardening and irrigation purposes.
	Distribute, if necessary, educational brochures on water restrictions, describing the stages and what they entail.
	Maintain updated water conservation information on the City's website for public use.
	Continuation of the Mitchell Island Environmental Stewardship program, and additionally conducting a feasibility study of possible green infrastructure improvements.

Corporate Water and Wastewater Actions Taken in 2019 + Additional Actions	
	Participated in the Metro Vancouver Regional Engineers Advisory Committees. The meetings revolve around networking with other municipalities and discussing initiatives, progresses, updates in policies and results.
	Implemented a timer-based pressure management program to decrease system pressures during off-peak hours in the summer months to reduce water loss to system leakage.
	Initiated grease management pilot projects to combat fats, oils, and grease buildup in the sanitary system.
	Participated in Metro Vancouver's local government working group in the Regional Assessment of Residential Water Metering project to assess the costs and benefits of water metering and share Richmond's experience and expertise with regards to successes in water metering.
Corporate Water and Wastewater Actions Proposed for 2019	
	Continue to take part in the Metro Vancouver Regional Engineers Advisory Committees.
	Coordinate with the Metro Vancouver Residential Indoor and Outdoor Uses of Water Monitoring Study.



9. CLIMATE ADAPTION ACTIONS

This section of the CARIP survey is designed to collect information related to the types of climate impacts local governments are experiencing and how they are being addressed. Below are the City of Richmond responses to the Provincial inquiries regarding climate change adaption, and summary of initiatives conducted in 2019 and planned in 2020.

Please identify the THREE climate impacts that are most relevant to your Local Government.	
<ul style="list-style-type: none"> • Warmer winter temperatures reducing snowpack • Extreme weather events contributing to urban and overland flooding • Sea level rise and storms causing coastal flooding and/or erosion 	
In 2019 has your local government addressed the impacts of a changing climate using any of the following?	
Risk and Vulnerability Assessments	Yes
Risk Reduction Strategies	Yes
Emergency Response Planning	Yes
Asset Management	Yes
Natural/Eco Asset Management Strategies	Yes
Infrastructure Upgrades (e.g. stormwater system upgrades)	Yes
Beach Nourishment Projects	No
Economic Diversification Initiatives	Yes
Strategic and Financial Planning	Yes
Cross-Department Working Groups	Yes
Official Community Plan Policy Changes	Yes
Changes to Zoning and other Bylaws and Regulations	Yes
Incentives for Property Owners (e.g. reducing storm water run-off)	Yes
Public Education and Awareness	Yes
Research	Yes
Mapping	Yes
Partnerships	Yes



Climate Change Adaptation Actions Taken in 2019

Please elaborate on key actions and/or partnerships your local government has engaged in to prepare for, and adapt to a changing climate. Add links to key documents and information where appropriate.

	Completed Dike Master Plan Phases 3 and 5 which provide area-specific guidance for dike upgrades.
	Completed the Flood Protection Management Strategy 2019, a long-term flood protection guidance document that updates the previous Strategy with current climate change science and an Implementation Program.
	Completed the Steveston Island Sea Gates and Geotechnical Investigation to inform dike corridor upgrades along Steveston Island.
	Completed the Drainage Pump Station Condition Assessment.
	Continued to investigate soil densification technologies for flood protection infrastructure.
	Worked with regional authorities (First Nations representatives, Provincial Government, and Municipalities) on flood protection and seismic guidelines planning for the Lower Mainland.
	Design or construction in progress on 5 drainage pump stations.
	Initiated construction on 650m of dike from Gilbert to No. 3 Rd.
	Updated intensity-duration-frequency data included in the City's engineering design specifications to reflect increased rainfall intensities experienced in the City.
	Monitored and analyzed data from rain gauges, electronic river level sensors and electronic drainage infrastructure level sensors to assess climate change impacts on the City's drainage network. Real-time river level data is included on the City's webpage and can be found by accessing: https://www.richmond.ca/scadamaps/riverlevelmap.jpg .
	Installed electronic river level sensors and electronic drainage infrastructure level sensors at strategic locations.
	Transportation participating in cross-departmental working group on the City's phased Dyke Master Plan.
	Transportation participating in cross-departmental working group on the City's Community Emissions and Energy Plan (CEEP) Renewal.
	Transportation participating in cross-departmental working group implementing the City's Wellness Strategy.
	Completed the design, tendering and award of the south dike upgrade from Gilbert Rd to No.3 Rd.
	Completed the detailed design and permitting for the south dike raising project from No.3 Rd to 400m west of No.4 Rd excluding the frontage of 13911 Garden City Road.
	Completed the detailed design of the south dike raising project at No.9 Rd.
	Completed designs for 3 drainage pump stations.
	Started construction on 1 drainage pump station.
	Completed the dike raising of the south dike from Gilbert Rd to No.3 Rd.
Climate Change Adaptation Actions Proposed for 2020	
	Complete Dike Master Plan Phase 4.
	Establish a plan for habitat compensation related to flood protection work .
	Continue collaboration with regional authorities on flood protection and seismic guidelines planning for the Lower Mainland.
	Complete construction on 650m of dike from Gilbert to No. 3 Rd.



	Initiate construction on 600m of dike from No. 3 Rd to Crown Packaging.
	Continue negotiations with private owners to complete 1500m of flood protection upgrades.
	Continue design and construction on 6 drainage pump stations.
	Continue to monitor and analyze data from existing rain gauges, electronic river level and electronic drainage infrastructure level sensors, while looking to install new rain gauges and sensors at strategic locations.
	Establish a plan to update the City's drainage model with updated rainfall data and drainage infrastructure.
	Continued participation of Transportation in cross-departmental working group on the City's phased Dyke Master Plan.
	Continued participation of Transportation in cross-departmental working group on the City's Community Emissions and Energy Plan (CEEP) Renewal.
	Investigate the Climate Community Leaders Program, a community engagement model that will build capacity in the community to reduce GHG emissions. Social Capital Strategies Inc. will work through the Canadian Urban Sustainability Practitioners Network in partnership with the City of Richmond to design and implement an approach tailored to the local context. Funding has been secured through various agencies, including BC Hydro to support the Climate Community Leaders Program.
	Procure a design consultant for the 2022 dike raising project.
	Complete construction of the south dike raising project from No.3 Rd to 400m west of No.4 Rd, excluding the frontage of 13911 Garden City Road.
	Complete the permitting of the south dike raising project at No.9 Rd.
	Start construction on 2 drainage pump stations.
	Complete construction on one drainage pump station.

The following are key resources that may be helpful to your local government in identifying climate impacts, as well as, strategies, actions and funding to deal with them. For those resources that you have used, please indicate whether they were useful in advancing your work in climate change adaptation?

Indicators of Climate Change for British Columbia	Useful
Plan2Adapt	Haven't Used
Climate Projections for Metro Vancouver	Useful
Climate Projections for the Capital Region	Haven't Used
Climate Projections for the Cowichan Valley Regional District	Haven't Used
Province of BC's BC Adapts Video Series	Haven't Used
Preparing for Climate Change: Implementation Guide for Local Governments	Useful
Public Infrastructure and Engineering Vulnerability Committee's (PIEVC)	Haven't Used
Sea Level Rise Adaptation Primer	Useful
BC Regional Adaptation Collaborative Webinars	Haven't Used
Retooling for Climate Change	Haven't Used
Water Balance Model	Haven't Used
Water Conservation Calculator	Haven't Used
Funding:	
National Disaster Mitigation Program (NDMP)	Useful



Community Emergency Preparedness Fund (CEPF)	Useful
Municipalities for Climate Innovation Program (MCIP)	Useful
Climate Adaptation Partner Grants (FCM)	Useful
Infrastructure Planning Grants (MAH)	Haven't Used
Federal Gas Tax Fund	Useful

10. INNOVATIVE ACTIONS

This section provides the opportunity to showcase an innovative *Corporate and/or Community-Wide* GHG reduction and/or climate change adaptation activity that your local government has undertaken. Below is summary of two of the innovated initiatives that the City implemented in 2018.

Community-Wide Innovation Action	
	Implementing a fixed-base water meter reading network that provides a tool for helping property owners reduce leakage and adjust water consumption habits.
	Investigating microbial-induced soil densification for increased seismic resilience
	Flood Protection Management Strategy 2019 recommends using a risk-based approach to flood protection and seismic planning.
	The Richmond Green Ambassadors program is coordinated by the City of Richmond in partnership with the Richmond School District. This provides networking and volunteering opportunities for secondary school green teams and other like-minded youth who are interested in environmental sustainability through community engagement. Green Ambassadors participate in monthly symposiums, giving them the opportunity to hone leadership and presentation skills and to learn about environmental sustainability, then apply what they have learned through green initiatives at their schools and volunteering at City events or activities. Each year, the Green Ambassadors also plan and host the annual REaDY Summit (Richmond Earth Day Youth Summit) to teach elementary school students about recycling and other sustainability initiatives such as water conservation, green transportation and wetlands protection.
	City of Richmond is developing a comprehensive policy framework to introduce Circular Economic principles into the City's procurement requirements in 2019. A half-day external stakeholder engagement workshop is being scheduled for Q1 2020, to develop the approach. [Note: Richmond is the first City in Canada to conduct industry engagement on Circular procurement principles.]
	The City of Richmond has partnered with FoodMesh to develop a Richmond Food Recovery Network. It is the first initiative of its kind in Metro Vancouver, with the City of Richmond launching a Food Recovery Network to help address food waste and food insecurity. The online exchange platform creates a network where Richmond-based food businesses and farmers can either donate or sell their surplus food to charities, farmers or other businesses.

Corporate Innovation Action	
	Environmental Programs developed four lunch and learn workshops for internal staff highlighting, Food Waste Reduction, How to Recycle Correctly, Understanding the Recycling Process, and Single-Use Plastics and the Effect on the Marine Environment. The workshops were popular among staff and each workshop was hosted at full capacity. Staff were engaged, asked lots of questions and



indicated they would share the information with friends and family, helping to promote behaviour change in support of climate action.

11. PROGRAMS, PARTNERSHIPS AND FUNDING OPPORTUNITIES

Local governments often rely on programs, partnerships and funding opportunities to achieve their climate action goals. Please share the names of programs and organizations that have supported your local government's climate actions by listing each entry in the box below separated by a forward slash (e.g. program1/program2).

Mitigation

Mitigation Programs, Partnerships and Funding	
	Disaster Mitigation and Adaptation Fund – Infrastructure Canada: The City of Richmond received \$13.78 million in grant funding to complete structural flood mitigation work.
	Union of BC Municipalities – Community Emergency Preparedness Fund – The City of Richmond received \$750,000 in grant funding to complete structural flood mitigation work.
	TransLink (Regional Transportation Authority) – provides funding support towards cycling education and promotion initiatives including Bike to Work/School Week, cycling education courses for elementary students, cycling education courses for adults, and community bike ride.
	TransLink (Regional Transportation Authority) –provides capital funding on a 50-50 cost-share basis for the construction of pedestrian and cycling-related infrastructure including way finding, and for the upgrade of existing bus stops to become fully accessible.
	BikeBC (Ministry of Transportation & Infrastructure) – provides capital funding on a 50-50 cost-share basis for the construction of cycling-related infrastructure.
	ICBC – provides funding support towards the construction of pedestrian-related infrastructure including pathways and crosswalks.
	Transport Canada – contributed capital funding on a 50-50 cost-share basis for the construction of active transportation infrastructure as part of a larger road improvement project.
	BC Hydro – Community Energy Manager co-funding / Corporate Energy Manager co-funding / Building Energy Specialist co-funding / Airtightness Training for Homebuilders grant / Mid-Construction Blower Door Testing grant
	Facilitated approach to investigating policy options for encouraging low carbon energy systems (LCES) in new Part 9 residential buildings, using a one- or two-Step relaxation in BC Energy Step Code performance requirements to help drive LCES installation. BC Hydro provided co-funding for research and local government facilitation in developing three proposed approaches available for local governments.

Adaptation

Adaptation Programs, Partnerships and Funding	
	No response



12. CONCLUSION

This report highlights a wide range of initiatives that the City is undertaking to continue to advance sustainability corporately and in the community, with focus on reducing greenhouse gas emissions, and energy and resource use. This report does not encompass all of the sustainability related initiatives and actions that the City is involved in, but simply provides a “snapshot” of some of the key areas and work that the City has completed and is planning on completing. These efforts help to position the City as a leader in our region and beyond. The City has set aggressive sustainability targets on a range of fronts, including for greenhouse gas emissions reduction and waste diversion. The City will continue to pursue best practices and innovation to achieve its sustainability related goals, which are recognized as critical to Richmond’s Vision of “being the most appealing, livable and well-managed community in Canada”.

Attachment 3: Contracted Emissions Estimate Report 2019

CARIP/Carbon Neutral Progress Report Reporting Year 2019**Supporting Documentation
Contracted Emissions Template**

LOCAL GOVERNMENT
City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1
PROJECT DESIGNATE
Poroshat Assadian, Corporate Energy Manager Sustainability & District Energy Direct 604-244-1239 Passadian@richmond.ca
RATIONALE
<p>An estimation methodology for hired equipment contractor emissions is being utilized for 2019, as actual emissions for some contracts over \$25,000 have not provided fuel usage values.</p> <p>The City has identified four main contract areas that deliver traditional municipal services:</p> <ol style="list-style-type: none"> 1. Cascades Recovery Inc. and Supersave Disposal provide recycling depot container collection and recycling services; 2. Sierra Waste Services provide residential solid waste and recycling services; 3. Maple Leaf Disposal provides waste and recycling collection services at City facilities; 4. Smithrite (GFL) provides waste collection services at the Public Works Yard; 5. Waste Connections provide waste and recycling collection services for special events; and 6. Individual Hired Equipment. <p>Contractor emissions associated with the delivery of traditional municipal services by Sierra Waste Services, Supersave Disposal, Maple Leaf, Waste Connections, and Smithrite have been included in our mobile fleet emissions reporting spreadsheet, as fuel usage and vehicle type information was provided for 2019. Contractor emissions associated with the delivery of services by Cascades Recovery and Hired Equipment were estimated by from total kilometers and hours driven, respectively.</p> <p>The hired equipment contracted emissions, with the exception of equipment used outside of the defined traditional service boundaries or for construction rather than maintenance activities, is listed in the table below by traditional service area.</p> <p>Option 3 is the estimation methodology used:</p> <ol style="list-style-type: none"> 1. Hired equipment records sorted to exclude out of scope contracts; 2. City equipment operating records assessed to determine average consumption factors in liters per charge hour or kilometers driven for each equipment family; 3. Consumption factors used to estimated fuel consumption for contractor or hired equipment; 4. BC GHG emissions factors applied to calculate GHG emissions.

Attachment 3: Contracted Emissions Estimate Report 2019

CONTRACTED EMISSIONS Option 3: Vehicle/Equipment Type and Kilometers or Hours of Usage	
Traditional Service Area	Estimated Annual GHGs (tonnes)
Drinking, Storm and Wastewater	410.6
Solid Waste Collection, Transportation and Diversion	5.9
Roads and Traffic Operations	82.6
Parks, Recreation, Arts, and Cultural Services	15.5
Corporate Operations	4.1
Total	518.7



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cecilia Achiam,
General Manager, Community Safety
Date: April 14, 2020
File: 09-5126-01/2020-Vol
01
Re: **UBCM Community Emergency Preparedness Fund**

Staff Recommendation

1. That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Emergency Support Services for the City of Richmond be endorsed;
2. That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Emergency Operations Centres & Training for the City of Richmond be endorsed;
3. That the application to the Union of British Columbia Municipalities Community Emergency Preparedness Fund for up to \$25,000 in grant funding to support Evacuation Route Planning for the City of Richmond be endorsed;
4. That should the funding application be successful, the Chief Administrative Officer and the General Manager, Community Safety be authorized to execute the agreements on behalf of the City of Richmond with the UBCM; and
5. That should the funding application be successful, the 2020-2024 Five Year Financial Plan Bylaw be adjusted accordingly.

Cecilia Achiam
General Manager, Community Safety
(604-276-4122)

REPORT CONCURRENCE	
REVIEWED BY SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

Staff are seeking Council endorsement for an application to the Union of British Columbia Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) for grant funding to build local Emergency Support Services (ESS) and Emergency Operation Centre (EOC) capacity and embark on further Evacuation Route Planning. The UBCM requires council endorsement of grant funding applications before final approval is given. Current 2020 application deadlines for February and March are extended until May 25, 2020 while pending Council endorsement.

Analysis

An EOC is an environment where City representatives and response agency representatives gather during an emergency to coordinate response, recovery and resources while also supporting response personnel in the field and coordinating all official communications regarding the emergency. If the application for this grant funding is successful, the \$25,000 will purchase new equipment for EOC operations and provide staff with related emergency operations training. City staff continuously train and exercise to build and maintain capacity for a coordinated response through EOC operations.

The City of Richmond faces the reality that following a catastrophic event City facilities and services may be disrupted and/or compromised, thus hindering the City's ability to effectively and efficiently provide Emergency Support Services (ESS). The current service delivery model is tethered and solely dependent on City infrastructure including City facilities such as community centres and IT systems. If the application for this grant funding is successful, the \$25,000 will enhance the mobility and modernization of ESS registration and evacuee services by introducing a online service system.

Efficient and safe evacuation routes are needed for the movement of people, livestock and personal property from an area of imminent or actual threat to an area of safety. Successful and detailed planning is the key to effectively execute evacuations when an event occurs in consideration of the various modes of transportation. If the application for this grant funding is successful, the \$25,000 will enhance the City's Evacuation Route Planning by hiring a consultant and update signage.

Financial Impact

None.

Conclusion

As part of the submission process, the Union of British Columbia Municipalities requires Council to endorse the application for funding. This project aligns with the City's goals and vision and is well positioned to receive funding through the Community Emergency Preparedness Fund given the program criteria and the expected results of the project if program funding remains available. Staff recommend the endorsement of the applications to the CEPF for grant funding.



Norman Kotze
Program Manager, Emergency Planning
(604-244-1211)

NK:cp



City of Richmond

Report to Committee

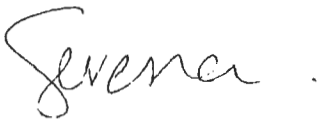


To: General Purposes Committee
From: Marie Fenwick
Director, Arts, Culture and Heritage Services
Date: April 20, 2020
File: 11-7000-01/2020-Vol 01
Re: Revised City Event Program 2020

Staff Recommendation

1. That the Revised City Event Program 2020 and budget as outlined in Table 1 of the staff report titled "Revised City Event Program 2020", dated April 20, 2020, from the Director, Arts, Culture and Heritage Services be approved; and
2. That \$790,000 be returned to the Rate Stabilization Account.

CM Fenwick

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Parks Services Recreation Services	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.4 Foster a safe, caring and resilient environment.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.

3.2 Enhance arts and cultural programs and activities.

3.3 Utilize an interagency and intercultural approach to service provision.

3.4 Celebrate Richmond's unique and diverse history and heritage.

Background

The City of Richmond has a long history of hosting a variety of events. Events enrich the lives of residents by providing the opportunity for the community to connect, learn and celebrate together. They contribute to social and economic well-being and build a sense of community. Well planned and appropriately scaled events will be an important means to reconnect the community as Richmond moves out of the current period of physical distancing.

At the regular Council meeting on December 18, 2019, Council approved the 2020 Major Event program and budget for the following programs and events:

- Children's Arts Festival;
- Doors Open Richmond;
- Neighborhood Celebration Grants;
- Steveston Salmon Festival;
- Richmond Maritime Festival;
- Farm Fest at Garden City Lands; and
- Richmond World Festival.

The purpose of this report is to provide Council with a proposed revised program and budget in light of restrictions on public gatherings as a result of COVID-19. Under the current restrictions, the remaining Council-approved program of events would be not permitted by provincial health authorities in their current forms. The planning phase for many of these events is also difficult without the ability to gather with members of the community, volunteers and contractors. In the scenario that restrictions are lifted in advance of the proposed event date(s), effective planning

would still not be feasible. Several key sponsors have also informed the City that they will not be able to provide sponsorship support for City events as they have in previous years. With the ability to secure new sponsors at this time unlikely, staff have accounted for no further sponsorship dollars for 2020.

With these factors in mind, a proposed revised event program has been designed to be delivered at scale more suitable to the period after physical distancing has ended, or been relaxed to the extent that this type of programming is permitted and reasonable. According to the World Health Organization, large public gatherings can amplify the spread of infectious diseases and therefore planning and hosting of these events must be considered carefully at this time. All of the programs proposed in this report will only be planned and produced in accordance with the provincial health authority guidelines.

The proposed revised program recommendations are designed to meet both the City Event Strategy Guiding Principles endorsed by Council on March 9, 2020, as well as the objectives initially approved by Council for the 2020 Major Events Program for individual events.

Council endorsed the principles that City Events will:

1. Build local capacity by prioritizing and investing in community-driven events.
2. Provide opportunities for Richmond residents and community groups to collaborate, contribute and participate.
3. Maximize social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging.
4. Celebrate local themes and include programming that is uniquely Richmond.
5. Advance the City's environmental sustainability goals.
6. Ensure events are safe, well-organized and sustainably funded.
7. Encourage and support the development of unique events with a regional draw that bring economic and community benefit, and raise the profile of Richmond.

2020 City Event Update and Proposed Revised Program

Table 1 below provides a high level outline of the proposed revised event program and budget.

Table 1: 2020 Proposed Revised City Event Program and Budget

Event	Description	Approved City-Funding	Total Proposed Revised City-Funding *	Return to Rate Stabilization Account
Children's Arts Festival	Event Complete	\$75,000	\$75,000	
Cherry Blossom Festival	Cancelled	\$35,000		\$35,000
Doors Open	Continues Online	\$20,000	\$20,000	
Neighbourhood Celebration Grants	Deferred to 2021	\$75,000	\$75,000	
Steveston Salmon Festival / Canada Day	Revised program on July 1	\$250,000	\$10,000	\$240,000
Richmond Maritime Festival	Revised program over multiple days	\$250,000	\$45,000**	\$205,000
Farm Fest at Garden City Lands	Cancelled, funding redirected to support farmers markets	\$40,000	\$10,000	\$30,000
Richmond World Festival	Cancelled	\$200,000		\$200,000
City Wide Marketing Campaign	Not required to meet sponsorship obligations for large events, marketing included in individual budgets	\$60,000		\$60,000
City-Branded Shared Resources	Not required due to revised program	\$15,000		\$15,000
Program Contingency	Not required due to revised scale	\$45,000		\$45,000
Welcome Back Richmond	Small-scale activations and marketing campaign		\$40,000	(\$40,000)
Total		\$ 1,065,000	\$ 275,000 *	\$ 790,000

* This total includes \$112,000 of expenses already incurred or committed including \$75,000 for the Children's Arts Festival, \$20,000 for Doors Open Richmond and \$17,000 for the Providence Flagship.

** Plus \$65,000 Grant from the Department of Canadian Heritage to the Richmond Arts Coalition.

Children's Arts Festival (Complete)

The objective of the Children's Arts Festival is to spark the imagination of children through music, hands on activities, literary and performing arts.

The 12th annual Children's Arts Festival welcomed over 6,500 attendees between February 17 and 21, 2020, at the Richmond Library/Cultural Centre and Minoru Plaza.

The event boasted a fun-filled public day of creativity and entertainment on Family Day, February 17. Attendees of all ages wandered through multiple zones, enjoyed fun performances and participated in hands-on arts activities. Between February 18 - 21, school children and their teachers experienced a tailor-made version of the Festival. For many of the schools, this event has become an annual tradition.

Highlights this year included a new poster design from local Richmond artist, Dawn Lo, feature children's author presentation by Jeff Chiba Stearns and *The Hungry Feast Dish* presentation from the award-winning Axis Theatre Company. The event achieved new goals in sustainability, becoming balloon and glitter free and placing a focus on waste reduction with all arts activities.

Attendance was down by approximately 7% from 2019, likely in response to public concerns about the then emerging COVID-19 pandemic.

Doors Open Richmond

The purpose of Doors Open Richmond is to help visitors discover Richmond by offering "behind the scenes" access to some of Richmond's most interesting places including museums and heritage sites, places of worship, cultural centres, businesses, and more.

Planning for Doors Open Richmond, initially scheduled for June 6 and 7, 2020, was well underway when physical distancing measures were put in place as a result of COVID-19. Doors Open is completely reliant on the support of the participating partner sites. As such, staff contacted the participating partners to assess their interest and availability in participating in an on-line version of Doors Open, postponing the event for later in the year pending the direction of provincial health authorities, or cancelling the event. Both the Richmond Museum Society and the majority of site partners support a revised online event. Doors Open Richmond will launch online on Saturday, June 6, 2020 and take place over 8 days, finishing Saturday June 13, 2020, allowing for engagement with the general public and school students.

The event will be hosted on the Richmond Museum Society's Doors Open website with daily content pushed out through Facebook, Twitter and Instagram. Partner sites can choose their methods of participation which might include activities such as virtual tours, captioned behind-the-scenes images, exclusive recipes or anecdotes, speaking appearances and/or readings. A unifying hashtag will be used to link content on the Richmond Museum Society, City of Richmond and participating partners' social media.

This newly imagined event will be produced with the support of the Richmond Museum Society and within the existing Council-approved budget of \$20,000.

Neighbourhood Celebration Grants

The Richmond Neighbourhood Celebration Grant Program was established to help small, Richmond based non-profit organizations and neighbourhood groups plan and execute activities and events to create lasting memories.

The 2020 Neighbourhood Celebration Grant Program was announced to the public on February 11, 2020 via the City website, various social media channels, and in community facilities throughout Richmond. In total, 62 applications were received by the March 8, 2020 deadline. Applicants included parent advisory committees, student councils, neighbourhood and strata groups, and societies.

Staff recommend leaving the \$75,000 of Council-approved funding in place and extending the deadline for proposed activities to 2021. Pending Council approval, applicants will be contacted and given the option to extend the date of their proposed activity to occur later this year or in 2021 (subject to provincial health authority guidelines), or withdraw their application. Staff will then prepare a report with grant recommendations for Council's consideration and report back in Q3 2020.

Steveston Salmon Festival / Canada Day

The objectives of the Steveston Salmon Festival are to encourage community engagement, community and national pride, promote volunteer engagement and raise funds for the Steveston Community Society.

The Steveston Community Society voted to cancel the 2020 Steveston Salmon Festival in April 2020. The Steveston Salmon Festival Organizing Committee, comprised of members from the Society and City staff, continue to meet regularly to discuss alternative program options to celebrate Canada Day. This group will continue to meet and consider options for July 1.

These may include:

- A brief online program that could include some traditional program elements such as an address from the City to the residents of Richmond and the singing of Oh Canada;
- The creation of an online gallery where people can share their photographs, videos and memories of the Steveston Salmon Festival;
- A marketing campaign to encourage residents to show their national and community pride by decorating their homes and sharing photos of their decorations on-line; and
- Encouraging residents to participate in national initiatives such as *Canada Day Drumming Celebration*, or other national initiatives that are being developed in response to the cancellation of Canada Day celebrations in Ottawa.

The current Council-approved funding for Steveston Salmon Festival is \$250,000. Staff recommend retaining \$10,000 of this funding for the revised program.

Richmond Maritime Festival

The objective of the Richmond Maritime Festival is to showcase the cultural and maritime heritage of Steveston. This event is produced in partnership with the Richmond Arts Coalition (RAC) and the Britannia Shipyards National Historic Site Society.

On April 17, 2020 RAC received notification that its application for \$65,000 for a *Building Communities through Arts and Culture Grant* from the Department of Canadian Heritage was successful and could be awarded pending confirmation of a revised program that meets the same objectives as the original program.

Staff propose that this event be broken into a series of smaller events that can be delivered over a period of several months when provincial health authority guidelines allow. These smaller events include:

- Celebrate Britannia's Flagship
 - On April 14, 2020 Council supported entering into an agreement with the Providence to serve as the flagship for Britannia Shipyards National Historic Site. This event would encourage residents and visitors to come to Britannia Shipyards and learn about the site's new flagship.
- Experience Maritime Heritage on the Waterfront
 - Funding currently allocated for ship recruitment for the Richmond Maritime Festival can be directed to a series of boat-rendezvous events over several weekends. Visitors can walk the docks at Britannia and learn about a variety of vessels. The events can be tailored based on the availability of boats due to any travel restrictions and general availability. Appropriate measures to respond to evolving direction from the provincial health authorities may include timed entry to docks, physical distancing measures, etc.
- Richmond Maritime Arts Festival
 - This event would deliver the arts elements of the Richmond Maritime Festival in a series of smaller events over a longer period of time. This could include live music and dance performances, art installations, and participatory arts experiences as appropriate given evolving direction from the provincial health authorities.

The current Council-approved funding for Richmond Maritime Festival is \$250,000. Staff recommend retaining the Ship Recruitment portion of this budget. The initial Council-approved budget accounted for \$45,000 for ship recruitment and related expenses. \$17,000 of this has been allocated for the flagship agreement with the Providence, leaving \$28,000 for the Celebrate Britannia's Flagship and Maritime Heritage on the Waterfront events.

It is proposed that the Richmond Maritime Arts Festival be delivered in partnership with the RAC using the \$65,000 grant should the revised program be approved by the Department of Canadian Heritage.

Farm Fest at Garden City Lands

The objective of the Farm Fest at Garden City Lands is to celebrate Richmond's connection with agriculture, showcase local farmers and vendors, educate the public on agricultural practices and connect residents to the Garden City Lands.

Staff recommend cancelling the 2020 Farm Fest as there are currently challenges to recruiting farmers, vendors, and sponsors as a result of the COVID-19 pandemic.

Staff have investigated the viability of hosting a single day farmers market to replace the Farm Fest, which would be permissible under the existing ALC non-farm use application. To host a single day farmers market on the Garden City Lands is projected to be \$20,000. As no site services exist on the Garden City Lands, the base level infrastructure costs are high to host any type of event on the site. Due to lack of parking and access to public transportation, traffic control personnel and shuttle buses are required to facilitate bringing people to the site. The British Columbia Centre for Disease Control has also issued strict guidelines on how temporary food markets are to operate, including restricting the types of vendors and activities, enhanced measures for hygiene, and physical distancing measures.

Due to the relatively high cost for the City to host a single day farmers market on the Garden City Lands, staff recommend that \$10,000 be re-allocated to support and enhance existing markets.

Richmond World Festival

The goal of the Richmond World Festival is to showcase Richmond's cultural diversity through food, art, dance, performance and crafts.

Richmond World Festival was launched in 2015 as the City's signature multicultural festival in Minoru Park. Following the approval of the 2020 Major Event Program, and the referral to explore Richmond World Festival Options, staff were developing plans to further engage the community in the planning phase to enhance the festival programming for 2020. These plans included the re-establishment of the Richmond World Festival Community Steering Committee, consultation with the City's Richmond Intercultural Advisory Committee (RIAC), connecting and engaging with Richmond children and youth through summer day-camps in the Community Centres and the Richmond Cultural Centre and connecting and engaging with residents of all ages through a variety of programming opportunities in the Community Centres, Minoru Centre for Active Living and the Richmond Cultural Centre that will encourage intercultural dialogue and understanding.

In order to ensure opportunities for residents of all ages and backgrounds to participate and contribute more meaningfully to the Richmond World Festival, the actions detailed above are key to the development and delivery of an event consistent with the Council-approved guiding principles. Additionally, the Richmond World Festival has relied heavily on sponsorship support to provide the funding to deliver its program, and sponsorship funding is unlikely for 2020.

As such, staff recommend cancellation of the 2020 Richmond World Festival.

Welcome Back Richmond

In addition to the revision to the existing programs as described above, building on the success of the #RichmondHasHeart initiative, staff propose the addition of a *Welcome Back Richmond* community engagement campaign. This campaign would seek to inform residents that facilities are open and safe to use, and also seek to educate them about any emerging provincial health authority guidelines.

This could be accomplished through a series of coordinated virtual and neighbourhood-scale activations that will provide opportunities for residents to gradually re-engage with each other and in community facilities in a carefully controlled manner.

Programming could include:

- Marketing campaign highlighting emerging provincial health authority guidelines and what to expect through the various phases to “*Welcome Back Richmond*”;
- Participatory activities reflective of themes that are uniquely Richmond that incorporate appropriate physical distancing and hygiene considerations; and
- Collaborating with community partners, local businesses and Richmond-based artists to provide opportunities to invite residents back to rediscover neighbourhood offerings while enjoying local entertainment.

Staff recommend allocating \$40,000 of funding to support this initiative.

Financial Impact

Council approved \$1,065,000 to support the 2020 Major Event Program. \$112,000 has been incurred or committed to date. The total City cost of the proposed revised event program is \$275,000 (\$112,000, plus \$163,000 for future programs).

If approved, \$790,000 will be returned to the Rate Stabilization Account.

Conclusion

The City of Richmond’s program of events enriches the lives of residents by providing the opportunity for the community to connect, learn and celebrate together. They contribute to social and economic well-being and build a sense of community.

Properly planned and appropriately scaled events will be an important means to reconnect the community as Richmond moves out of the current period of physical distancing.



Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)



City of Richmond

Bylaw 10090

Housing Agreement (7811 Alderbridge Way) Bylaw No. 10090

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: NPA Lot 1, Section 5, Block 4, North Range 6 West and Section 32,
Block 5, North Range 6 West, Plan EPP91427

2. This Bylaw is cited as **Housing Agreement (7811 Alderbridge Way) Bylaw No. 10090.**

FIRST READING

JAN 13 2020

SECOND READING

JAN 13 2020

THIRD READING

JAN 13 2020

ADOPTED

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

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (7811 Alderbridge Way) Bylaw No. 10090

HOUSING AGREEMENT BETWEEN ONNI 7811 ALDERBRIDGE HOLDING CORP. AND
THE CITY OF RICHMOND

HOUSING AGREEMENT – AFFORDABLE HOUSING
(Section 483 Local Government Act)

THIS AGREEMENT is dated for reference December 10, 2019,

AMONG:

ONNI 7811 ALDERBRIDGE DEVELOPMENT LIMITED PARTNERSHIP, a limited partnership duly formed under the laws of the Province of British Columbia and having its registered office at Suite 200 – 1010 Seymour Street, Vancouver British Columbia, V6B 3M6, by its general partner **ONNI DEVELOPMENT (7811 ALDERBRIDGE) CORP.**, a corporation duly incorporated under the laws of the Province of British Columbia and having its registered office at Suite 200 – 1010 Seymour Street, Vancouver British Columbia, V6B 3M6

(the “Beneficiary”)

AND:

ONNI 7811 ALDERBRIDGE HOLDING CORP., a company duly incorporated under the laws of the Province of British Columbia and having its registered office at Suite 200 – 1010 Seymour Street, Vancouver British Columbia, V6B 3M6

(the “Nominee”)

(the Beneficiary and the Nominee are, together, the “Owner” as more fully defined in section 1.1 of this Agreement)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the “City” as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of

{00572037; 8 }

Housing Agreement (Section 483 Local Government Act)

7811 Alderbridge Way

Application No. RZ 17-765420, Bylaw 9867

Rezoning Consideration No. 17

housing units to classes of persons, administration of housing units and rent which may be charged for housing units;

- B. The Beneficiary is the only beneficial owner of the Lands and the Nominee is the registered owner of the Lands; and
- C. The Owner and the City wish to enter into this Agreement to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be updated, amended or replaced from time to time;
- (b) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Units charged by this Agreement;
- (c) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **"Building Permit"** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (e) **"City"** means the City of Richmond;
- (f) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (g) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (h) **"Daily Amount"** means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a

{00572037; 8 }

*Housing Agreement (Section 483 Local Government Act)
7791 and 7811 Alderbridge Way
Application No. RZ 17-765420, Bylaw 9867
Rezoning Consideration No. 17*

written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year will be final and conclusive;

- (i) **“Development”** means the mixed-use residential, office and commercial development to be constructed on the Lands;
- (j) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (k) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan;
- (l) **“Eligible Tenant”** means a Family having a cumulative gross annual income of:
 - (i) in respect to a one-bedroom unit, \$38,250.00 or less;
 - (ii) in respect to a two-bedroom unit, \$46,800.00 or less; and
 - (iii) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2019, the annual incomes set-out above will be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year will remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year will be final and conclusive;

- (m) **“Family”** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (n) **“GST”** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

- (o) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (p) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (q) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

"Lands" means the lands and premises legally described as follows PID: NPA, Lot 1, Section 5, Block 4, North Range 6 West and Section 32, Block 5, North Range 6 West, Plan EPP91427, including a building or a portion of a building, into which said lands are Subdivided;

- (r) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (s) **"LTO"** means the New Westminster Land Title Office or its successor;
- (t) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (u) **"Permitted Rent"** means no greater than:
 - (i) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
 - (ii) \$1,218.00 (exclusive of GST) a month for a two-bedroom unit; and
 - (iii) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2019, the rents set-out above will be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year will remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year will be final and conclusive;

- (v) “**Real Estate Development Marketing Act**” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (w) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (x) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (y) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (z) “**Tenancy Agreement**” means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (aa) “**Tenant**” means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;

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- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant at Permitted Rent. An Affordable Housing Unit must not be occupied by the Owner, the Owner’s family members (unless the Owner’s family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, “permanent residence” means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner will, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor’s discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner (or in the case of a corporate owner the director, officer or authorized signatory of the Owner), containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner will provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if the City reasonably believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:

- (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
- (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and
- (c) request final inspection permitting occupancy, nor occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to carry out the final inspection permitting occupancy, or to permit occupancy of any Dwelling Unit or building constructed on the Lands, until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed to the satisfaction of the City;
 - (ii) the Affordable Housing Units have received final building permit inspection granting occupancy; and
 - (iii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands.

If and to the extent that the Housing Covenant contemplates staged construction and occupancy of the Affordable Housing Units, the Housing Covenant will govern.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
 - (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one building;

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- (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a “building” for the purposes of this Agreement; and
- (c) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.

3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

- (a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City’s strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Affordable Housing Unit:

- (i) a statement of gross annual income from all sources (including employment, disability, retirement, investment, and other) of all members of the Tenant’s household who are 18 years of age and over and who reside in the Affordable Housing Unit;
- (ii) number of occupants of the Affordable Housing Unit;
- (iii) number of occupants of the Affordable Housing Unit 18 years of age and under; and
- (iv) number of occupants of the Affordable Housing Unit 55 years of age and over.”

- (b) defines the term “Landlord” as the Owner of the Affordable Housing Unit; and
- (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

3.5 If the Owner sells or transfers the Affordable Housing Units (pursuant to section 3.3), the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.

3.6 The Owner will not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

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- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces that are available to the owners of the residential strata lots contained within the same building as the Affordable Housing Unit, including guest suites;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees,
 - (ii) strata fees,
 - (iii) strata property contingency reserve fees;
 - (iv) any fees and charges for the use of parking spaces assigned for the exclusive use of the Affordable Housing Unit;
 - (v) any fees and charges for the use of any common property, limited common property, or other common areas, facilities or amenities, including without limitation guest suites (except as set out in paragraph (x), below), parking, bicycle storage, electric vehicle charging stations or related facilities;
 - (vi) any fees and charge for the use of sanitary sewer, storm sewer, water; or
 - (vii) property or similar tax;

provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, the Owner may charge the Tenant the Owner's cost, if any, of:

- (viii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure);
- (ix) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the building), by or on behalf of the Tenant; and

- (x) security and fees for the use of guest suites (if any), provided that such charges are the same as payable by other residential occupants of the building in which the Affordable Housing Units are located;
- (e) subject to any contrary provisions in the *Residential Tenancy Act*, the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(l) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for paragraph (e)(ii), above [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(l) of this Agreement*], the notice of termination will provide that the termination of the tenancy will be effective two months following the date of the notice of termination. In respect to paragraph (e)(ii), above, termination will be effective on the day that is six months following the date that the Owner provided the notice of termination to the Tenant;

- (f) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
 - (g) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.7 The Owner will not impose any age-based restrictions on Tenants of Affordable Housing Units.

- 3.8 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement. This requirement will not lessen the Owner's obligations under this Agreement, or be deemed a delegation of the Owner's obligations under this Agreement.
- 3.9 The Owner will attach a copy of this Agreement to every Tenancy Agreement.
- 3.10 If the Owner has terminated the Tenancy Agreement, then the Owner will use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit, as applicable, to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations,

and, in each case, a demolition permit for the Affordable Housing Unit, as applicable, has been issued by the City and the Affordable Housing Unit, as applicable, has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as affordable rental accommodation, imposes age-based

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restrictions on Tenants of Affordable Housing Units, or is otherwise inconsistent with this Agreement, will have no force and effect.

- 5.3 No strata corporation will pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as affordable rental accommodation in accordance with this Agreement.
- 5.4 No strata corporation will pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to section 3.6(d).
- 5.5 No strata corporation will pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to section 3.6(d). Notwithstanding the foregoing, the strata corporation may levy parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units.
- 5.6 The strata corporation will not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities, except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the same strata plan as the Affordable Housing Unit.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
 - (a) an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent; or
 - (b) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten days written notice from the City to the Owner stating the particulars

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of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant will also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the index of the common property of the strata corporation stored in the LTO and on title to all strata lots in the Development (including Affordable Housing Units and non-Affordable Housing Units);
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands;
- (d) if the Lands are Subdivided pursuant to the *Land Title Act* (including standard and air space parcels), this Agreement will secure only the legal parcels which contain the Affordable Housing Units. The City will partially discharge this Agreement accordingly, provided however that:
 - (i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of discharge;
 - (ii) the cost of the preparation of the aforesaid discharge, and the cost of registration of the same in the Land Title Office is paid by the Owners;
 - (iii) the City has a reasonable time within which to execute the discharge and return the same to the Owners for registration; and
 - (iv) the Owners acknowledge that such discharge is without prejudice to the indemnity and release set forth in Section 7.5.

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Notwithstanding a partial discharge of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial discharge, otherwise unamended;

- (e) if the Lands, or a portion of the Lands, containing the Affordable Housing Units is Subdivided pursuant to the *Strata Property Act*, this Agreement will remain noted on the common property sheet of the strata corporation stored in the LTO and on title to all strata lots which are Affordable Housing Units; and
- (f) if the Lands, or a portion of the Lands, containing the Affordable Housing Units is Subdivided in any manner not contemplated in paragraph (d) or (e), this Agreement will remain on title to interests into which the Lands are subdivided.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

This Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. At the request of the City, the Owner will, at the Owner's expense, hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement will, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner will be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner

is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

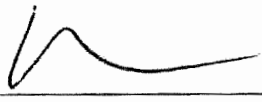
IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

ONNI 7811 ALDERBRIDGE DEVELOPMENT LIMITED PARTNERSHIP,

by its general partner

ONNI DEVELOPMENT (7811 ALDERBRIDGE) CORP.,

by its authorized signatory(ies):

Per: 
Name: **Rossano De Cotiis**

Per: _____
Name:

ONNI 7811 ALDERBRIDGE HOLDING CORP.,

by its authorized signatory(ies):

Per: 
Name: **Rossano De Cotiis**

Per: _____
Name:

[signature block by City of Richmond follows]

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

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

Schedule A to Housing Agreement

**STATUTORY DECLARATION
(Affordable Housing Units)**

)	IN THE MATTER OF Unit Nos. _____ - _____
)	(collectively, the "Affordable Housing Units") located
CANADA)	at
)	_____
PROVINCE OF BRITISH COLUMBIA)	(street address), British Columbia, and Housing
)	Agreement dated _____, 20____ (the
TO WIT:)	"Housing Agreement") between
)	_____ and
)	the City of Richmond (the "City")

I, _____ (full name),
of _____ (address) in the Province
of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "Owner") of the Affordable Housing Units;
or,
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20____ to December 31, 20____ (the "Period");
3. To the best of my knowledge, continuously throughout the Period:
 - a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
 - b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to

{00572037; 8 }

*Housing Agreement (Section 483 Local Government Act)
7791 and 7811 Alderbridge Way
Application No. RZ 17-765420, Bylaw 9867
Rezoning Consideration No. 17*

the Affordable Housing Units;

4. To the best of my knowledge, the information set out in the table attached as Appendix A hereto (the “**Information Table**”) in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and
5. The tenancy agreements entered into between the Owner and the respective occupants of the Affordable Housing Units contains the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at

_____ in the

Province of British Columbia, Canada, this

_____ day of _____, 20____

A Notary Public and a Commissioner for
taking Affidavits in and for the Province of
British Columbia

Name:

(Signature of Declarant)

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

APPENDIX A (to Statutory Declaration)
Information Table

Development Name, Address, Property Manager, Phone #, E-mail																
	Unit #	Unit Type	# of Occupants	Related to Owner	# of Occupants 18 Years and Under	# of Occupants 55 Years and Over	Before-tax Employment Income (if Tenant is 18+ Years)	Other Income (if Tenant is 18+ Years)	Income Verification Received	Before-tax (gross) Income of all Tenants	Monthly Rent	Planned % Rent Increase in the Next Year	Parking Fees	Move-In/Move-out Fees	Storage Fees	Amenity Usage Fees
1																
2																
3																
4																
5																

Document Number: 5960485 Version: 1

{00572037; 8 }

Housing Agreement (Section 483 Local Government Act)
 7791 and 7811 Alderbridge Way
 Application No. RZ 17-765420, Bylaw 9867
 Rezoning Consideration No. 17

42568228_3|NATDOCS



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9867 (RZ 17-765420)
7811 Alderbridge Way**

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 for that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9867", repealing the existing zoning designation and by designating it **"RESIDENTIAL/LIMITED COMMERCIAL (RCL2)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9867"**.

FIRST READING

JUN 25 2018

A PUBLIC HEARING WAS HELD ON

JUL 16 2018

SECOND READING

JUL 16 2018

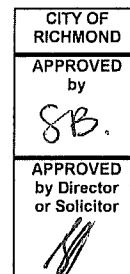
THIRD READING

JUL 16 2018

OTHER CONDITIONS SATISFIED

MAY 13 2020

ADOPTED



MAYOR

CORPORATE OFFICER



**Development Permit Panel
Wednesday, April 29, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on March 11, 2020 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-876699
(REDMS No. 6415132 v. 3)

APPLICANT: Oval 8 Holdings Ltd.

PROPERTY LOCATION: 6899 Pearson Way

INTENT OF PERMIT:

1. Permit the construction of a child care facility at 6899 Pearson Way on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”; and

Development Permit Panel
Wednesday, April 29, 2020

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) decrease the minimum rear (northeast) setback from 3 m to 0.4 m;
 - (b) decrease the minimum side (northwest) setback abutting 6811 Pearson Way from 3 m to 0.4 m;
 - (c) increase the maximum lot coverage for buildings from 45% to 55%;
 - (d) remove the requirement for an on-site loading bay; and
 - (e) increase the maximum height of a fence from 2.4 m to 3.9 m.

Applicant's Comments

Brian Wakelin, Public Architecture and Communication, with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the proposed child care facility is part of several amenities provided in the overall "River Green" development;
- the design of the one-storey building and proposed landscaping reflects the area's historical built form and landscape and considers its site context, including the adjacent Environmentally Sensitive Area (ESA) to the east of the subject site;
- the proposed child care facility is intended for two distinct children's age groups and informs the programming of the indoor and outdoor spaces of the facility;
- the railroad heritage of the area is expressed in the proposed landscaping along the River Road frontage including, among others, the provision of pedestrian amenities commemorating the railroad;
- the children's play area in the courtyard will receive adequate sun exposure;
- children's drop-off areas are located at the front of the building's main entrance on the west side and in the underground parkade which is accessed on the north side;
- an elevator will provide accessibility from the Pearson Way sidewalk and the underground parkade to the main floor of the building;
- there is connectivity between the subject site and the adjacent ESA and the boardwalk to the east and continuity of the street wall of the subject site and Lot 12 to the west;
- the children's play area provides various play opportunities appropriate for the two children's age groups; and
- the project aims to achieve a sustainability target of LEED Silver Equivalency certification.

Development Permit Panel

Wednesday, April 29, 2020

In reply to a query from the Panel, Mr. Wakelin acknowledged that the proposed height variance of the proposed fence on the east side was requested to comply with child care facility regulations.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement for frontage works associated with the project along Pearson Way, (ii) staff support the proposed variances which are the result of the site context, the project's interface with the City-owned wooded lot to the northeast, the constrained site size, and the provision of an on-site loading bay on the access easement on the adjacent site to the north, (iii) the child care facility will be transferred by the developer to the City prior to the occupancy of the adjacent development to the north, (iv) the project will be connected to the Oval Village District Energy Utility (DEU), and (v) the project design has been reviewed by the City's child care and facilities staff and Vancouver Coastal Health staff to confirm child care licencing requirements.

In reply to a query from the Panel, Mr. Craig confirmed that the proposed variances are consistent with the master planning of the overall River Green development.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a child care facility at 6899 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *decrease the minimum rear (northeast) setback from 3 m to 0.4 m;*
 - (b) *decrease the minimum side (northwest) setback abutting 6811 Pearson Way from 3 m to 0.4 m;*
 - (c) *increase the maximum lot coverage for buildings from 45% to 55%;*
 - (d) *remove the requirement for an on-site loading bay; and*
 - (e) *increase the maximum height of a fence from 2.4 m to 3.9 m.*

CARRIED

3.

Development Permit Panel
Wednesday, April 29, 2020

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a single-storey building with drive-through restaurant use at 13020 Delf Place on a site zoned "Industrial Business Park (IB1)".

CARRIED

3. DEVELOPMENT PERMIT 18-826280
(REDMS No. 6345235)

APPLICANT: Gradual Architecture Inc.

PROPERTY LOCATION: 4100 Vanguard Road

INTENT OF PERMIT:

Permit the development of a 927 m² light industrial building at 4100 Vanguard Road on a site zoned "Industrial Retail (IR1)".

Applicant's Comments

Ian Guan, Gradual Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the proposed site layout, i.e., surface parking lot at the front and the two-storey light industrial building at the rear, provides easy access for vehicles and bicycles into the site;
- the proposed industrial building will be set back 10 feet from the east property line to address the residential uses to the east of the subject site;
- the shadow analysis indicates that the proposed two-storey industrial building will result in minimal shadowing to the residential properties to the east as there is a large existing hedge that will be retained to the east;
- there are no overlook concerns for the adjacent residential properties to the east due to the screening provided by the existing tall hedge along the east property line;
- warehouse and office spaces are provided in the two-storey industrial building,

5.

Development Permit Panel

Wednesday, April 29, 2020

- windows and openings will be installed only on the front (west) façade of the building to avoid potential overlook and privacy concerns for neighbouring properties, particularly for residential properties to the east;
- varying materials and colours are proposed for the front façade to provide visual interest; and
- rooftop mechanical units will be installed on the west portion of the building away from residential properties and will be screened.

Patricia Campbell, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) plantings, hedges and trees are proposed on the front (west) side, (ii) permeable paving treatment is proposed for the pedestrian pathway to the site, and (iii) the 10-foot buffer zone along the east side of the property will be landscaped.

In reply to queries from the Panel, Ms. Campbell acknowledged that (i) the climbing vine proposed to grow on the trellis structure mounted to the east building wall is shade tolerant, and (ii) the mature hedge along the east property line provides visual screening to the residential properties to the east.

In reply to a query from the Panel, Mr. Guan confirmed that the proposed building will be occupied by a single tenant.

In reply to a further query from the Panel regarding the appropriate size of trees proposed to be planted on-site considering their small number, Ms. Campbell advised that the caliper of trees to be installed on the site could be upsized.

Direction was then given to staff to work with the applicant to increase the caliper of trees to be planted on-site prior to the application moving forward for Council consideration.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement for frontage improvements along Vanguard Road, (ii) two Level 2 EV charging stations will be provided in the parking area, and (iii) a legal agreement will be secured to ensure that a 10 percent total energy savings beyond the minimum BC Building Code 2018 requirements will be implemented with the project.

Gallery Comments

None.

Correspondence

None.

Development Permit Panel

Wednesday, April 29, 2020

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the development of a 927 m² light industrial building at 4100 Vanguard Road on a site zoned "Industrial Retail (IR1)".

CARRIED

4. DEVELOPMENT PERMIT 18-829204 (REDMS No. 6407865)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 9391, 9393 and 9411 No. 2 Road

INTENT OF PERMIT:

1. Permit the construction of 11 townhouse units at 9391, 9393 and 9411 No. 2 Road on a site zoned "Medium Density Townhouses (RTM2); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the front yard setback from 6.0 m to 5.05 m; and
 - (b) increase the allowable small car parking spaces from 0 to 20% (5 spaces).

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the proposed development includes 11 family-oriented townhouse units and one secondary unit;
- three-storey units front onto No. 2 Road, with the exception of the northernmost unit which is two storeys, and two-storey duplexes are sited at the rear (west side), adjacent to single-family homes;
- significant trees along the north property line and smaller trees along the west property line are proposed to be retained;
- the proposed architectural styles for the project include a "brownstone" rowhouse concept with "modern farmhouse" finish;
- proposed primary exterior building materials include, among others, brick cladding and board and batten;
- permeable paving treatment is proposed for prominent areas on the site and parking stalls;

Development Permit Panel

Wednesday, April 29, 2020

- internal pedestrian pathways are proposed; and
- the common outdoor amenity area includes, among others, a children's play area, bicycle racks and seating;

In reply to queries from the Panel, Mr. Fougere acknowledged that (i) the rear yards of the rear townhouse units will be raised by two feet, (ii) the proposed front yard setback variance will result in a larger rear yard setback, (iii) future developments to the north will be allowed access through the site, and (iv) significant measures are being adopted to protect the roots of retained trees along the north property line during construction.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement for frontage works and bus stop upgrades, (ii) the proposed front yard setback variance is consistent with Official Community Plan (OCP) guidelines which support a reduced front yard setback where a larger rear yard setback is provided, (iii) an acoustical report was provided by the applicant which indicates that interior noise standards in the OCP will be achieved, and (iv) the proposed small car parking variance will allow more side-by-side arrangements in parking garages.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 11 townhouse units at 9391, 9393 and 9411 No. 2 Road on a site zoned "Medium Density Townhouses (RTM2); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the front yard setback from 6.0 m to 5.05 m; and*
 - (b) *increase the allowable small car parking spaces from 0 to 20% (5 spaces).*

CARRIED

5. **Date of Next Meeting: May 13, 2020**

8.

Development Permit Panel
Wednesday, April 29, 2020

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:30 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, April 29, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk



**Development Permit Panel
Wednesday, May 13, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on April 29, 2020 be adopted.

CARRIED

**1. GENERAL COMPLIANCE – REQUEST BY 0989705 B.C. LTD. FOR A
GENERAL COMPLIANCE RULING AT 5333 NO. 3 Road (FORMERLY 7960
ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD)**

(File Ref. No.: DP 16-740262) (REDMS No. 6431988 v. 2)

APPLICANT: 0989705 B.C. Ltd.

PROPERTY LOCATION: 5333 No. 3 Road (formerly 7960 Alderbridge Way and 5333
& 5411 No. 3 Road)

INTENT OF PERMIT:

To consider the attached plans to change cladding materials on the building elevations, as well as changes to parking, bicycle facilities and electrical service areas, to be in General Compliance with the approved Development Permit (DP 16-740262).

Development Permit Panel

Wednesday, May 13, 2020

Applicant's Comments

Amela Brudar, GBL Architects, Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed changes to the approved Development Permit (DP 16-740262), highlighting the following:

- the proposed changes in the underground parkade were the result of design development to increase bicycle storage efficiency and create additional parking spaces;
- new bicycle storage lay-out, additional regular parking stalls and new tandem parking stalls will be incorporated in each level of the three-level underground parkade; however, the original parking structure will be retained;
- the BC Hydro Vista switch and LPT layout area will be reconfigured to accommodate the new BC Hydro equipment and revised servicing requirements;
- architectural louvres above the storefront at ground level are proposed to be reduced in size and lowered in the north, south, east and west building elevations, with spandrel panels proposed to be installed above the louvres;
- the heavier terracotta panels are proposed to be replaced with lighter custom metal panel cladding on the six residential buildings to reduce thermal bridging and address structural concerns;
- the proposed changes in cladding materials will not change the fenestration and profile of the buildings; and
- steel framed glass canopies over top floor residential balconies facing the internal courtyard are proposed to be replaced with painted concrete canopies for consistency with the proposed materials for top floor residential balconies facing the streets.

In reply to a query from the Panel, Ms. Brudar confirmed that a total of 115 parking spaces will be added, including 31 regular and 84 tandem parking spaces.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed changes in parking and bicycle storage layouts were reviewed and supported by the City's Transportation Division, and (ii) proposed changes on the buildings' exterior elevations are in keeping with and an improvement upon the approved Development Permit.

Gallery Comments

None.

Development Permit Panel

Wednesday, May 13, 2020

Correspondence

None.

Panel Decision

It was moved and seconded

That the attached plans to change cladding materials on the building elevations, as well as changes to parking, bicycle facilities and electrical service areas, be considered to be in General Compliance with the approved Development Permit (DP 16-740262).

CARRIED

2. DEVELOPMENT PERMIT 18-821292

(REDMS No. 6445244)

APPLICANT: Pinnacle Living (Capstan Village) Lands Inc.

PROPERTY LOCATION: 3208 and 3211 Carscallen Road

INTENT OF PERMIT:

1. Permit the construction of a single-tower high-density residential building, consisting of 207 dwelling units, including 41 affordable housing units, at 3208 Carscallen Road on a lot zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) Capstan Village (City Centre)";
2. Permit the construction of a two-tower, mixed-use, high-density building including retail and café/restaurant space, 131 hotel rooms and 115 residential units in the south tower, and retail and office space in the north tower, at 3211 Carscallen Road on a lot zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) Capstan Village (City Centre)"; and
3. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum permitted balcony projection for balconies into required setbacks at 3208 Carscallen Road and 3211 Carscallen Road, from 1.0 m to 1.7 m; and
 - (b) increase the maximum permitted projection for architectural features into required setbacks at 3208 Carscallen Road and 3211 Carscallen Road from 0.6 m to 1.7 m.

Applicant's Comments

John Bingham, Bingham Hill Architects, with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

3.

Development Permit Panel

Wednesday, May 13, 2020

- the subject development represents Phases 3 and 4 of the four-phase high-rise mixed-use development;
- the new westerly private road along the south side of Building K (Phase 4) provides, among others, a passenger pick-up and drop-off area for the hotel in Building K and a Kiss and Ride facility for the future Canada Line Capstan Station;
- a weather-protected pedestrian arcade is proposed along the north side of the westerly private road;
- the proposed auto-court on Phase 4 provides loading spaces, a garbage and recycling collection area, access to the underground parkade for Phases 3 and 4, and an alternate drop-off and pick-up area for the hotel;
- the new easterly private road to the south of Building J (Phase 3) provides connection to Sexsmith Road;
- ground level townhouses in Building J front onto the new easterly private road and Sexsmith Road;
- affordable housing units are distributed throughout Building J;
- the red vertical fins on the face of Building L located at the corner of No. 3 Road and Sea Island Way provide a strong corner treatment and help make the building a landmark in the area;
- a linear park is proposed underneath the Canada Line guideway structure along No. 3 Road fronting the proposed development and extends around the corner to the Sea Island Way frontage;
- the buildings in the proposed development have been sited and designed to allow solar access to the common outdoor amenity areas; and
- inaccessible green roofs are provided on Phase 3 and Phase 4 buildings.

Peter Kreuk, Durante Kreuk Landscape Architects, reviewed the proposed landscaping under the Canada Line guideway, noting that (i) a park is proposed under the guideway structure which includes an outdoor exercise area, and (ii) weather-protected support facilities are provided within the building immediately adjacent to the park.

In reply to queries from the Panel, the design team acknowledged that (i) there is adequate manoeuvring space for trucks in the auto-court including those used for garbage and recycling collection, (ii) planting along the No. 3 Road frontage is part of a bioswale system, and (iii) the green space on the roof decks of buildings help mitigate heat island effect.

Development Permit Panel

Wednesday, May 13, 2020

Staff Comments

Mr. Craig noted that (i) 41 affordable housing units will be provided in Building J (Phase 3), (ii) 65 Basic Universal Housing (BUH) units are proposed, including all 41 affordable housing units, (iii) there are extensive Servicing Agreements associated with the proposed development for frontage works along No. 3 Road and Sea Island Way and for the construction of the Kiss and Ride facility for the future Canada Line Capstan Station, (iv) the project has been designed to achieve the City's Aircraft Noise Sensitive development standards, (v) the proposed development will be District Energy Utility (DEU) ready, (vi) the two proposed variances associated with the project are similar to variances granted on previous phases of the overall development, and (vii) the proposed variances contribute to greater articulation of the building façade and located well above grade, which will not impact pedestrian circulation and vehicle sightlines.

In reply to a query from the Panel, Mr. Craig advised that the provision of affordable housing is a requirement of the project through rezoning.

Gallery Comments

None.

Correspondence

Stanley Liu, Richmond resident ([Schedule 1](#))

Mr. Craig noted that the email correspondence from Mr. Liu asked questions related to (i) the impact of affordable housing to the neighbourhood and its effect on market prices, (ii) the height of the buildings, and (iii) whether off-site traffic improvements associated with the project along Sea Island were considered. He added that staff have responded to Mr. Liu and provided detailed answers to his queries.

Panel Decision

The Panel expressed support for the project, noting that it is consistent with the master plan for the overall project at rezoning.

Development Permit Panel
Wednesday, May 13, 2020

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a single-tower high-density residential building, consisting of 207 dwelling units, including 41 affordable housing units, at 3208 Carscallen Road on a lot zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) Capstan Village (City Centre)";*
2. *permit the construction of a two-tower, mixed-use, high-density building including retail and café/restaurant space, 131 hotel rooms and 115 residential units in the south tower, and retail and office space in the north tower, at 3211 Carscallen Road on a lot zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) Capstan Village (City Centre)"; and*
3. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum permitted balcony projection for balconies into required setbacks at 3208 Carscallen Road and 3211 Carscallen Road, from 1.0 m to 1.7 m; and*
 - (b) *increase the maximum permitted projection for architectural features into required setbacks at 3208 Carscallen Road and 3211 Carscallen Road from 0.6 m to 1.7 m.*

CARRIED

3. DEVELOPMENT PERMIT 19-853070

(REDMS No. 6434781)

APPLICANT: Eric Law Architect Inc.

PROPERTY LOCATION: 9091 and 9111 No. 2 Road

INTENT OF PERMIT:

1. Permit the construction of eight townhouse units at 9091 and 9111 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum lot width from 50.0 m to 40.7 m;
 - (b) reduce the minimum front yard setback from 6.0 m to 4.5 m; and
 - (c) increase the allowable small car parking spaces from 0 to 42% (8 spaces).

Development Permit Panel

Wednesday, May 13, 2020

Applicant's Comments

Eric Law, Eric Law Architect, Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the proposed form and character of the proposed development has been designed to fit into its site context;
- the drive aisle provides barrier-free access to the common outdoor amenity area; and
- the proposed development includes a secondary unit and one convertible unit designed to accommodate a future vertical lift.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the existing grade along the west property line will be maintained to enable the retention of 10 on-site trees, (ii) the common outdoor amenity area at the rear of the site includes natural play elements, a small play structure, open lawn space and a bench, and (iii) permeable surface paving treatment is proposed for the vehicle entrance, visitor parking, and at the ends of the drive aisle.

In reply to queries from the Panel, the project's design team acknowledged that (i) the existing grade will be maintained in the critical root zone of trees proposed to be retained, and (ii) the two duplex buildings on the north side front onto a road which provides separation to the townhouse units across.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement for frontage works and site services including upgrades to the existing bus pad on No. 2 Road, and (ii) staff support the three proposed variances related to site assembly size, decreased front yard setback to increase rear yard setback, and provision of small car parking spaces.

Gallery Comments

None.

Correspondence

None.

Development Permit Panel
Wednesday, May 13, 2020

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of eight townhouse units at 9091 and 9111 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot width from 50.0 m to 40.7 m;*
 - (b) *reduce the minimum front yard setback from 6.0 m to 4.5 m; and*
 - (c) *Increase the allowable small car parking spaces from 0 to 42% (8 spaces).*

CARRIED

4. DEVELOPMENT VARIANCE 19-869780
(REDMS No. 6405804)

APPLICANT: Omicron Architecture Engineering Construction Ltd.

PROPERTY LOCATION: 8011 Zylmans Way & 15111 Williams Road

INTENT OF PERMIT:

To issue a Development Variance Permit which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height as measured from the finished foundation slab elevation for Building #1 from 13.0 m to 15.4 m to the top of the building parapet and 17.4 m to the top of the building rooftop equipment.

Staff Comments

Mr. Craig noted that (i) the subject development variance permit application is proposing to increase the height of one industrial building on the subject site, (ii) a previous Development Permit was issued to the project that included a variance to increase the maximum building height from 12 meters to 13 meters, (iii) the subject application is requesting to increase the height of Building 1 from 13 meters to 15.4 meters from the slab elevation to the top of the parapet with an additional allowance of two meters to the top of the building rooftop equipment, (iv) the subject application includes a provision to ensure that the rooftop mechanical equipment is set back from the parapet so it would not be visible from the street level, and (v) a number of sustainability commitments have been provided by the applicant and included in the development variance permit proposal to ensure that the building will function at a high level of sustainability.

In reply to a query from the Panel, Mr. Craig acknowledged that staff worked with the applicant to come up with a package of sustainability measures for the building.

Development Permit Panel
Wednesday, May 13, 2020

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height as measured from the finished foundation slab elevation for Building #1 from 13.0 m to 15.4 m to the top of the building parapet and 17.4 m to the top of the building rooftop equipment.

CARRIED

5. Date of Next Meeting: May 27, 2020

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:26 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, May 13, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk



City of Richmond

Report to Council

To: Richmond City Council

Date: May 12, 2020

From: Peter Russell
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting Held on January 29, 2020

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-841057) for the property at 7811 Alderbridge Way be endorsed, and the Permit so issued.

Peter Russell
Chair, Development Permit Panel
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JL/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on January 29, 2020.

DP 18-841057 – ONNI 7811 ALDERBRIDGE HOLDING CORP INC.
– 7811 ALDERBRIDGE WAY
(January 29, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of a mid-rise mixed use development containing approximately 275 square meters of commercial space and 368 dwelling units, including 21 affordable housing units, on a site zoned “Residential/Limited Commercial (RCL2)”. A variance is included in the proposal to reduce the number of required on-site large size loading space from one to zero.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc.; and Landscape Architect, Marina Rommel, of Connect Landscape Architecture, provided a brief presentation, noting that:

- The project is the second phase of the overall Riva development and is located to the east of the previous development.
- The key corners of the site are located on the northeast and southeast, with a retail space provided on the southeast corner.
- The location of the lobbies of the two proposed buildings (Buildings 5 and 6) in the subject site is consistent with the buildings to the west.
- Private amenity spaces overlook the east-west public pedestrian greenway that is proposed to extend through the middle of the site.
- A shared one and a half level parkade is provided, with loading and vehicular access for the two buildings provided on the west edge of the site.
- Some patios on the east and south sides of Building 5 have been lowered to address grade changes and provide an appropriate interface with the sidewalk elevation.
- The design and articulation of the two buildings in the subject site are slightly different from the two buildings to the west.
- The affordable housing units are distributed throughout the proposed development.
- Almost all dwelling units have Basic Universal Housing (BUH) features.
- The two north-south pedestrian connections are bicycle-friendly, and the east-west public pedestrian greenway will be provided with public amenities.
- Courtyard spaces provide most of the outdoor amenities for the residents, with the courtyard in Building 6 being accessible from the building or from the greenway and the courtyards in Building 5 provided in two levels. Private patios overlook the outdoor amenity spaces for the two buildings and the east-west public pedestrian greenway.

Staff noted that: (i) 21 affordable housing low-end market rental residential units are provided in the project; (ii) the project has been designed to achieve LEED Silver equivalency and will connect to the Oval district energy utility (DEU); (iii) six existing on-site trees and three existing off-site trees are proposed to be removed; (iv) 61 new trees are provided as part of the Development Permit plans and will be secured through a landscaping security Letter of Credit; (v) the project's outdoor and indoor amenity spaces exceed the minimum requirements of the Official Community Plan (OCP); (vi) 95 percent of the units will have a Basic Universal Housing (BUH) level of design; (vii) all units will have aging-in-place features; (viii) the applicant will provide a contribution to the City's Public Art Fund; (ix) there is an associated Servicing Agreement which includes the extension of Minoru Boulevard, widening of Alderbridge Way, widening of River Parkway across the site frontages, provision of an on-site public pedestrian link from Alderbridge Way to River parkway, extension of an on-site public pedestrian greenway from Cedarbridge Way to the proposed Minoru Boulevard extension, and infrastructure works including frontage improvements and site services upgrades; (x) the City's surplus lane lands along the west edge of the site will be acquired; (xi) the proposed variance to reduce the requirement for a large loading space from one to zero is supported by staff; and (xii) a total of four medium loading spaces are provided in the project.

In reply to Panel queries, Taizo Yamamoto and Marina Rommel acknowledged that: (i) the second level outdoor amenity area in Building 5 could be accessed either through the stairs from the ground level or through the second level of the building; (ii) the project's indoor amenity spaces are not accessible to the public; (iii) there are more affordable housing units provided in Building 5 than in Building 6 due to the phasing of the project; (iv) parking will be provided for the commercial unit in Building 5; (v) 108 out of 514 parking stalls are tandem parking, each set of tandem stalls will be owned by one dwelling unit; (vi) the recessed area of the commercial unit facing Alderbridge Way will provide the commercial unit the ability to spill out onto the sidewalk; and (vii) the proposed exterior lighting along the public pedestrian greenway is consistent with the City's standards.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends the Permit be issued.