



City Council

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

**Monday, May 26, 2014
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the **minutes** of the Regular Council meeting held on Monday, May 12, 2014 (distributed previously);*
- CNCL-11 (2) *adopt the **minutes** of the Special Council meeting held on Tuesday, May 20, 2014;*
- CNCL-15 (3) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on Tuesday, May 20, 2014; and*
- CNCL-38 (4) *receive for information the Metro Vancouver **'Board in Brief'** dated Friday, May 2, 2014.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

- CNCL-47 **Liesl Jauk**, Manager, Community Cultural Development, to present the Culture Days Marketing Award.
- CNCL-48 **Austrian Trade Commission** to present the 2014 Canadian National Energy Globe Award for the Alexandra District Energy Utility.

COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

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

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
- Business Licence Regulation Bylaw 7538, Amendment Bylaw No. 9142
- Blacksmith Shop and Foundry at Britannia Shipyards
- Agreement with the Sharing Farm Society
- World Union of Olympic Cities Membership
- Richmond Community Services Advisory Committee Communication Tool – Social Policy Framework
- Housing Agreement Bylaw No. 9051 to Permit the City of Richmond to Secure Affordable Housing Units located at 8380 Lansdowne Road (CCM Investment Group Ltd.)
- Application by Kutny's Landscaping Ltd. for an Agricultural Land Reserve Non-Farm Use (Subdivision) at 9811 and 9771 No. 6 Road

Pg. # ITEM

- Land use applications for first reading (to be further considered at the Public Hearing on Monday, June 16, 2014):
 - 8320 Cambie Road & 8431 Brownwood Road – Temporary Use Permit to allow an outdoor parking lot (Fairchild Developments Ltd. – applicant)
 - 9111 Beckwith Road – Zoning Text Amendment to IB2 (Traschet Holdings Ltd. – applicant)
 - 4160 Garry Street – Rezone from RS1/E to ZT35 (Penta Homes (Princess Lane) Ltd. – applicant)
- Multi-Material BC Program – Post Collection Arrangements
- Climate Action Revenue Incentive Program (CARIP) & Carbon Neutral Implementation Strategy Reporting Update

5. *Motion to adopt Items 6 through 18 by general consent.*



Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-49 (1) *the **Community Safety Committee** meeting held on Tuesday, May 13, 2014;*
- CNCL-60 (2) *the **General Purposes Committee** meeting held on Tuesday, May 20, 2014;*
- CNCL-65 (3) *the **Planning Committee** meeting held on Wednesday, May 21, 2014;*
(4) *the **Public Works & Transportation Committee** meeting held on Thursday, May 22, 2014; (to be distributed separately / on table)*

be received for information.



Consent
Agenda
Item

7. BUSINESS LICENCE REGULATION BYLAW 7538, AMENDMENT BYLAW NO. 9142

(File Ref. No. 12-8060-20-009142) (REDMS No. 4215807)

CNCL-72

See Page CNCL-72 for full report

Pg. # ITEM

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9142 which amends Schedule A of Bylaw 7538 to include the premises at Unit 118 - 4411 No. 3 Road among the sites which permit an amusement centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

Consent
Agenda
Item

8. **BLACKSMITH SHOP AND FOUNDRY AT BRITANNIA SHIPYARDS**
(File Ref. No. 11-7140-20-BSHI1) (REDMS No. 4218344 v. 12)

CNCL-76

See Page CNCL-76 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the staff report "Blacksmith Shop and Foundry at Britannia Shipyards" , dated May 5, 2014 from the Senior Manager, Parks, which details a functioning blacksmith shop and foundry, be received for information; and*
- (2) *That staff provide a further update within six months.*

Consent
Agenda
Item

9. **AGREEMENT WITH THE SHARING FARM SOCIETY**
(File Ref. No. 11-7025-01) (REDMS No. 4188370 v. 4)

CNCL-81

See Page CNCL-81 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Chief Administrative Officer and the General Manager, Community Services be authorized to execute all documentation required to implement a five year agreement with the Sharing Farm Society for the purposes of the Society farming a 2.8 acre portion of land at Terra Nova Rural Park, at a rental rate of \$10.00 per year and other terms and conditions set out in attachment 2 of the staff report, dated May 5, 2014.

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10. **WORLD UNION OF OLYMPIC CITIES MEMBERSHIP**
(File Ref. No. 03-1000-12-073) (REDMS No. 4196842 v. 15)

CNCL-87

See Page CNCL-87 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That staff be directed to apply for membership, by the City of Richmond, in the World Union of Olympic Cities (UMVO);*
- (2) *That the Mayor or Alternate and Chief Administrative Officer be designated to be the City's representatives to the UMVO, with the Chief Administrative Officer having responsibility for managing associated functional and operational matters;*
- (3) *That funding for this legacy program be funded from Council Contingency; and*
- (4) *That a further analysis of the benefits be provided to Council in one year.*



Consent
Agenda
Item

11. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE COMMUNICATION TOOL – SOCIAL POLICY FRAMEWORK**
(File Ref. No.)

CNCL-95

See Page CNCL-95 for full report

PLANNING COMMITTEE RECOMMENDATION

That Council support the resolution going forward to the Union of BC Municipalities, which has been created by City of Duncan and supported by City of Nelson.



Consent
Agenda
Item

12. **HOUSING AGREEMENT BYLAW NO. 9051 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8380 LANSDOWNE ROAD (CCM INVESTMENT GROUP LTD.)**
(File Ref. No.) (REDMS No. 3939414)

CNCL-100

See Page CNCL-100 for full report

Pg. # ITEM

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 9051 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 9051 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 12-600815.



Consent
Agenda
Item

13. **APPLICATION BY KUTNY'S LANDSCAPING LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SUBDIVISION) AT 9811 AND 9771 NO. 6 ROAD**
(File Ref. No. AG 12-613731) (REDMS No. 4223361)

CNCL-124

See Page CNCL-124 for full report

PLANNING COMMITTEE RECOMMENDATION

That authorization for Kutny's Landscaping Ltd. to apply to the Agricultural Land Commission for a non-farm use to subdivide in order to adjust the lot lines at 9811 and 9771 No. 6 Road, be granted.



Consent
Agenda
Item

14. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD**
(File Ref. No. TU 14-653009) (REDMS No. 4210925)

CNCL-137

See Page CNCL-137 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the application by Fairchild Developments Limited for a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road to allow an outdoor parking lot be considered for a period not to exceed three years; and*
- (2) *That this application be forwarded to the June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*



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Consent
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Item

15. **APPLICATION BY TRASCHEH HOLDINGS LTD. FOR A TEXT AMENDMENT TO THE “INDUSTRIAL BUSINESS PARK (IB2)” ZONE**

(File Ref. No. 12-8060-20-009145, ZT 14-660990) (REDMS No. 4222637 v. 5)

CNCL-153

See Page CNCL-153 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 to amend the “Industrial Business Park (IB2)” zone to allow animal grooming and indoor recreation uses on the ground floor be introduced and given first reading.



Consent
Agenda
Item

16. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)”**

(File Ref. No. 12-8060-20-009108, RZ 13-641596) (REDMS No. 4227336)

CNCL-165

See Page CNCL-165 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended by replacing Section 1 (i) with the following:*

“1. Richmond Zoning Bylaw 8500 is amended by:

i. Inserting the following new subsection directly after Section 17.35.6.3:

4. The minimum setback to Yoshida Court is 2.0 m.”

- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be referred to the Monday, June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*



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Consent
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17. **MULTI-MATERIAL BC PROGRAM - POST COLLECTION ARRANGEMENTS**

(File Ref. No. 10-6370-03-01) (REDMS No. 4229060)

CNCL-253

See Page CNCL-253 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an amendment to Contract T.2988, Residential Solid Waste & Recycling Collection Services with Sierra Waste Services Ltd. (in accordance with the May 9, 2014 staff report titled Multi-Material BC Program – Post Collection Arrangements from the Director, Public Works (the ‘staff report’)) to establish a recycling materials consolidation facility under the terms outlined in the staff report; and*
- (2) *That additional funding for the consolidation facility in the amount of \$140,000 plus applicable taxes for one-time costs, and related service costs per tonne of approximately \$320,000 annually be approved, with funding from the Sanitation and Recycling provision.*



Consent
Agenda
Item

18. **CLIMATE ACTION REVENUE INCENTIVE PROGRAM (CARIP) & CARBON NEUTRAL IMPLEMENTATION STRATEGY REPORTING UPDATE**

(File Ref. No. 10-6000-01) (REDMS No. 4221410 v. 5)

CNCL-272

See Page CNCL-272 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That Climate Action Revenue Incentive Program reports indicating the City’s achievement of carbon neutrality in 2013, included as attachments in the staff report titled Climate Action Revenue Incentive Program (CARIP) & Carbon Neutrality Reporting – Update, dated April 30, 2014, from the Director, Engineering, be posted on the City’s website,*

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- (2) *That staff work with the Climate Action Secretariat, joint Provincial-UBCM Green Communities Committee, and other municipalities to refine carbon accounting methods that are part of the Carbon Neutral Progress Reporting and Climate Action Recognition programs; and*
- (3) *That copies be sent to the Richmond MLA's and the Richmond School District.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-297

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9048**
(7311/7331 Lindsay Road, RZ 12-603352)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.



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ADJOURNMENT





**Special Council
Tuesday, May 20, 2014**

Place: Anderson Room
Richmond City Hall

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

David Weber, Corporate Officer

Absent: Councillor Chak Au

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

RES NO. ITEM

RICHMOND OLYMPIC OVAL CORPORATION

1. **UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER OF RICHMOND OLYMPIC OVAL CORPORATION**
(File Ref. No.: 01-0060-20-ROVA1) (REDMS No. 4232131, 4222798)

SP14/1-1

It was moved and seconded

RESOLVED THAT:

- (1) *the Shareholder acknowledges and confirms the previous receipt of financial statements of the Company for the period from January 1, 2013 to December 31, 2013, together with the auditor's report on such financial statements, which financial statements were approved by the Company's board of directors on April 23, 2014 and presented to the Shareholder at the Finance Committee meeting of Richmond City Council on May 5, 2014;*



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RES NO. ITEM

- (2) *the shareholder acknowledges that the following directors are currently serving a 2 year term and will continue to serve as directors for the coming year:*

Name

Edward Michael O'Brien

Dennis Skulsky

George Duncan

Moray Keith

- (3) *in accordance with Article 14.1 of the Company's Articles, the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office for the term ending immediately prior to the election or appointment of directors at the annual general meeting of the Company held in the year set out opposite their name below:*

Name

Term

Linda Sanderson

2016

Umendra Mital

2016

Victor John Farmer

2016

Wayne Duzita

2016

- (4) *KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors;*
(5) *the 2013 Annual Report of the Company is hereby received; and*
(6) *May 20, 2014 be and is hereby selected as the annual reference date for the Company for its current annual reference period.*

CARRIED



Special Council
Tuesday, May 20, 2014

RES NO. ITEM

LULU ISLAND ENERGY COMPANY LTD.

2. **UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER OF LULU ISLAND ENERGY COMPANY LTD.**

(File Ref. No.: 01-0060-20-LEIC1) (REDMS No. 4223910)

SP14/1-2

It was moved and seconded

RESOLVED THAT:

- (1) *the shareholder acknowledges and confirms the previous receipt of financial statements of the Company for the period from August 19, 2013 to December 31, 2013, prepared in accordance with generally accepted accounting principles, and the report of the auditors thereon, which financial statements were approved by resolution of the Company's directors on May 2, 2014 and presented to the shareholder at an open meeting of the City of Richmond Council on May 5, 2014;*
- (2) *all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since incorporation of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;*
- (3) *the number of directors of the Company is hereby fixed at 5;*
- (4) *in accordance with Article 13.1 of the Company's Articles, the current directors of the Company, all of whom are named below, being the persons designated as directors of the Company in the Notice of Articles filed when the Company was first recognized under the Business Corporations Act (BC), and each of whom has consented in writing to act as a director, are the first directors of the Company, and they are hereby confirmed as directors of the Company, to hold office for a term ending immediately prior to the election or appointment of directors at the Company's second annual general meeting, contemplated to be held in 2015, in accordance with Articles 14.1 and 14.2:*

3.



Special Council
Tuesday, May 20, 2014

RES NO. ITEM

Cecilia Maria Achiam George Duncan John David Irving
Jerry Ming Chong Robert Gonzalez

- (5) *the Annual Report of the Directors is hereby received;*
- (6) *KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and*
- (7) *May 20, 2014 be and is hereby selected as the annual reference date for the Company for its current annual reference period.*

CARRIED

ADJOURNMENT

SP14/1-3

It was moved and seconded
That the meeting adjourn (4:04 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Tuesday, May 20, 2014.

Mayor (Malcolm D. Brodie)

Corporate Officer
(David Weber)



**Regular Council Meeting for Public Hearings
Tuesday, May 20, 2014**

- Place: Council Chambers
Richmond City Hall
- Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
- Michelle Jansson, Acting Corporate Officer
- Absent: Councillor Chak Au
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9094
(RZ 12-602748)**

(Location: 13040 No. 2 Road; Applicant: Kirk Yuen of Cape Construction (2001) Ltd.)

Applicant's Comments:

Tom Bell, Principal, gBL Architects, reviewed site plans of the proposed development and expressed the opinion that the design fits well with the surrounding buildings. The distance between the proposed development and the adjacent buildings exceed municipal requirements. Mr. Bell commented that the architectural concept creates a safer neighbourhood. The edges of the site have been carefully designed to meet grade requirements and will complete the neighbourhood with a building of similar density.

Mr. Bell advised that, in response to concerns raised at the February 17, 2014 Public Hearing, the requirement for access across the neighbouring development has been resolved by eliminating the second loading bay at the southeast corner of the site. All access for the development will now be provided through the No. 2 Road driveway.



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Discussion ensued regarding concerns with the large wall on the north side of the site. In response to questions from Council, Mr. Bell responded that the 4-foot wall is required to comply with floodplain management requirements and is concealed by the existing fence.

Mr. Bell confirmed that the cross access agreement is no longer required.

Written Submissions:

- (a) Brian Howe, 6233 London Road (Schedule 1)
- (b) Katherine Covell, 6233 London Road (Schedule 2)
- (c) Margaret Robinson, 6077 London Road (Schedule 3)
- (d) Virgil Lee, Unit 13028 No. 2. Road (Schedule 4)
- (e) Donald Coffin, 13028 No. 2 Road (Schedule 5)
- (f) Neil Gnyp, 6233 London Road (Schedule 6)
- (g) Klaus Gade, 6233 London Road (Schedule 7)

Submissions from the floor:

Klaus Gade, 6233 London Road, expressed concern with the size of the proposed development, its proximity to the building, in which he resides, and the change that it will bring to the south end of No. 2 Road. Mr. Gade remarked that he is pleased with the elimination of the requirement for the cross access agreement. Mr. Gade commented that the proximity of the development will invade his privacy. The need for more commercial space in Steveston was questioned given the current abundance of vacant commercial space.

Discussion ensued regarding whether the adjacent parkade would be impacted as the requirement for access from the neighbouring property has been eliminated. In response to questions from Council, Mr. Bell confirmed that the proposed development is above the neighbouring parking podium, and the landscaping will be developed around the site, which will include a combination of trees, shrubs and ground cover. Wayne Craig confirmed that an engineering study on the impact to the parking podium will be required as part of the Development Permit process.



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Michael Cober, 13028 No. 2 Road, resides in the property located directly to the north of the proposed development. Mr. Cober advised that he raised the issue of north wall at February 17, 2014 Public Hearing. The construction atop the parking podium results in an elevated walkway that will invade the privacy of his residence.

Wendy Hollingshead, 6233 London Road, expressed her concern with the cumulative increase in traffic along the single lane on No. 2 Road and issues at the three way stop sign at the intersection of No. 2 Road and Moncton Street. Ms. Hollingshead remarked on the proposed height of the new building.

Discussion ensued regarding the Transportation Division's indication that there is sufficient road capacity for the infill proposal. Staff advised that they plan to investigate the future widening of No. 2 Road from Steveston Highway south to London Road in the City's upcoming 2015 – 2019 Capital Plan, to address long-term development in the area. If approved, road improvements would commence in 2017.

Staff confirmed that the development meets the City's zoning requirements with respect to parking.

Discussion ensued regarding the necessity for taking additional land for road improvements. Staff advised that, if the project is approved, this would be determined during the design of the road improvements. Council requested that staff investigate the implementation of traffic calming measures along No. 2 Road.

In response to the concerns expressed by the public, Mr. Bell advised that the walkway will be below the fence height and will not be invasive.

Discussion ensued regarding the amount of green area that would buffer the building from the adjacent buildings.

PH14/5-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9117 (RZ 13-638852)**
(Location: 9671 Alberta Road; Applicant: Citimark-Western Alberta Road Townhouse Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH14/5-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9117 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9128 (RZ 13-646115)**
(Location: 7100/7120 Marrington Road; Applicant: Nirmal Takhar)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Steven Lee, 3380 Lockhart Road, expressed concern that the north side of the proposed single detached building will block his view and his residence from natural light, resulting in increased natural gas usage.

Staff advised that shading studies have not been requested however, if the



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project were approved, the 4-foot minimum setback from the existing duplex would be maintained. Council requested that the developer meet with Mr. Lee to attempt to address his request for sunlight.

PH14/5-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9128 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9132
(RZ 12-620563)**

(Location: 9211 and 9231 No. 2 Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

The resident of 9326 Laka Drive, spoke on behalf of residents at 9320, 9328 and 9360 Laka Drive. The resident is opposed to the development because they believe that this development will negatively impact the living conditions resulting from the blockage of airflows and privacy invasion. The proposed townhouses will be built a few feet from the shared fence and in his opinion, will be too close to the existing homes. The resident expressed their concern with the potential for public hygiene issues emanating from the centralized garbage area and noise issues. The resident is of the opinion that the applicant is proposing the demolition of two houses and is maximizing profit by building a high-density townhouse without any regard to the destruction of the current living environment.

Discussion ensued regarding the existing Official Community Plan (OCP) designation for the townhouse development, the setback requirements for an arterial townhouse and the garbage and landscaping requirements of the



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proposed development. Staff confirmed that the view from the second story of the townhouses would be refined through the Development Permit process to minimize the impact on the neighbouring residences.

Staff explained that the OCP provides a vision for the future evolution of the City to 2041. The OCP directs densification of arterial roads because they are Frequent Transit Routes. The densification would be achieved through the introduction of rear laneways to subdivide lots or development of townhouse complexes. The existing lot geometry makes it difficult to introduce a rear lane, and more suitable for a two-storey townhouse development.

Carol Jean Miller, 9900 Parsons Road, and Christine Yau, 9988 Parsons Road, both commented on the negative effects of construction in their neighbourhood. Ms. Miller commented on the noise, dust and privacy issues resulting from the construction at No. 2 Road and Williams Road. Ms. Yau spoke to the negative impacts of the construction on the existing residents' living conditions at No. 2 Road and Williams Road and requested that Council consider imposing a moratorium or slow the pace of development in the City. Council suggested that the Ms. Miller and Ms. Yau consult with staff to determine measures that could be taken to address their concerns.

David Wong, 9220 Laka Drive, expressed concern that the proposed development will have privacy, noise and traffic impacts, particularly on Maple Drive.

Staff advised that vehicle access to the townhouses would be provided from No. 2 Road. The Transportation Division has confirmed that the current traffic configuration can accommodate the small infill development.

Discussion ensued on the elevations facing Laka Drive. Staff advised that the elevations facing the adjacent homes on Laka Drive will be two stories and privacy issues will be addressed through the Development Permit process to minimize the impact on the neighbouring residences.



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PH14/5-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9132 be given second and third readings.

CARRIED

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9133
(RZ 13-650094)**

(Location: 11440/11460 Seabrook Crescent; Applicant: Kulwant K. Bhullar)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH14/5-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9133 be given second and third readings.

CARRIED

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9135
(RZ 12-610011)**

(Location: 3200, 3220, 3240, 3300, and 3320 No. 3 Road and 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, and 3371 Sexsmith Road; Applicant: Pinnacle International (Richmond) Plaza Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) D. Whalen, 13631 Blundell Road (Schedule 8)



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Submissions from the floor:

D. Whalen, 13631 Blundell Road, appeared as a representative of Richmond Poverty Response Committee in support of the proposed bylaw amendment. Ms. Whalen commented that that the affordable housing units being proposed exceed the requirements of the City's Affordable Housing Strategy. In addition, the artist work/live units support the City's Arts Strategy.

Ms. Whalen questioned the reference to "+/-63" affordable units in the staff report. Staff advised that the current estimate of required affordable housing units is 63, however, the actual number will be determined based on the habitable floor area built in each phase of the project.

Staff advised that the affordable housing units will be built in each of the four phases and the percentage of the affordable housing will vary in each phase. The Artist Residential Tenancy Studio (ARTS) units will all be constructed in the first phase. Staff confirmed the affordable housing units will be dispersed throughout the development and the ARTS units will be concentrated in one area.

Council questioned whether there has been any thought given to transit passes, particularly for the residents of the affordable housing units. Council requested that the developer investigate this concept.

Discussion ensued regarding the need to integrate the affordable housing units into the community. The development has the potential to benefit the City through the inclusion of community amenities such as the Early Childhood Development centre, neighbourhood park and Canada Line transit station.

PH14/5-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9135 be given second and third readings.

CARRIED



Regular Council meeting for Public Hearings
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ADJOURNMENT

PH14/5-7

It was moved and seconded
That the meeting adjourn (8:09 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Tuesday May 20, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

Schedule 1 to the Minutes of the
 Council Meeting for Public
 Hearings held on
 Tuesday, May, 20, 2014.

To Public Hearing
 Date: MAY 20 2014
 Item # 1
 Re: BL 9094
RZ 12-602748

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 11 May 2014 14:48
To: Mayor and Councillors
Subject: Send a Submission Online (response #785)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #785)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2014 2:47:32 PM

Survey Response

Your Name	Brian Howe
Your Address	302-6233 London Road, Richmond, BC VE7S3
Subject Property Address OR Bylaw Number	13040 No. 2 Road, Richmond, BC
Comments	<p>May 12, 2014 Re - Public Hearing Proposed Development - Richmond Zoning Bylaw 8500 Amendment Bylaw 9094 Location: 13040 No. 2 Road, Richmond BC Unable to attend the public hearing, I am submitting a written comment on the proposed project. Simply put, I believe the development is too large for the location and should be abandoned or scaled back. I have two reasons. First, this four-storey building would be only a few feet away from one adjacent building and 50 feet from another adjacent building. This would compromise the privacy of many tenants and block the views of many people not only in nearby condos but also in the surrounding townhouses. Jamming such a building between other buildings might make sense in Yaletown but it is not appropriate in a people-friendly community like Steveston. Second, the development would add to the densification of the area, increasing</p>



noise levels and putting at risk the safety of children as well as adults. No. 2 Road already is a very busy street with speeding cars, motorcycles, and noise. It will become even busier and noisier with the two new condos currently being built nearby, south of Dyck Road. The proposed project with its 66 units will greatly add to the problem. The development should be rejected or, at the very least, scaled back. Rather than a four-storey building sandwiched into the area, I believe townhouses or a three-storey building with fewer units would be more appropriate for the location. Respectfully Brian Howe 302-6233 London Road, Richmond BC Phone: 604-272-2777 Email: brian_howe@cbu.ca

Schedule 2 to the Minutes of the
 Council Meeting for Public
 Hearings held on
 Tuesday, May, 20, 2014.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 12 May 2014 14:40
To: Mayor and Councillors
Subject: Send a Submission Online (response #786)

To Public Hearing
Date: <u>MAY 20 2014</u>
Item # <u>1</u>
Re: <u>En. 9094</u>
<u>R212-602748</u>

Send a Submission Online (response #786)

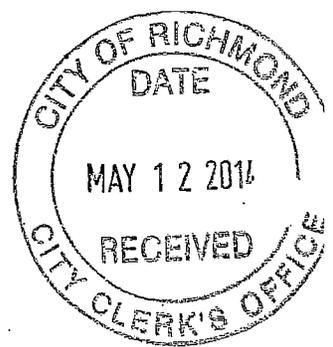
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2014 2:39:57 PM

Survey Response

Your Name	Katherine Covell
Your Address	302-6233 London Rd, Richmond
Subject Property Address OR Bylaw Number	13040 No 2 Road, Richmond
Comments	<p>Although Mr Yuen has now addressed the easement issue, he has failed to take into account the serious concerns of area residents as to the height, density, and proximity of the proposed complex. I believe that Richmond City Council has an excellent opportunity here to show leadership in issues of development. Concerns have been raised across the Greater Vancouver Area about unnecessarily large buildings which are changing the nature of the area in their footprint – a footprint that leaves no space for trees, grass, and flowers. The gardens and the tree canopy – what makes the area so pleasing and liveable --are rapidly disappearing. In addition, high density areas create many social and health problems for residents. You can make a difference. Richmond can lead the way. There is no need for the complex as proposed. A smaller complex would be much more consistent with the area, more environmentally friendly, less destructive of privacy, and less of a threat to an already over-crowded road. This is not a dense inner city area. It is a semi-rural area in</p>

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the process of transition from commercial to residential. The existing condos and townhouses have been built to include green space and appropriate density for the area. The proposed building does neither. Rather it is designed to fill the area among the existing buildings – to be wider, taller, and in very close proximity. The proposed building remains unacceptable to area residents. We again request your leadership in requiring a smaller building; one that does not block the sun and sky and compromise our privacy by being so close and so high; one that is not so large there is still space for trees, grass, and flowers, and one that does not add hundreds more cars to an already inadequate and unsafe #2 Road.

Schedule 3 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

To Public Hearing
Date: <u>May 20/14</u>
Item # <u>1</u>
Re: <u>13040 No. 2 Road</u>

MayorandCouncillors

From: vwebgraphics
Sent: Tuesday, 20 May 2014 12:31 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #788)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #788)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/20/2014 12:30:32 AM

Survey Response

Your Name	Margaret Robinson
Your Address	210-6077 London Road, Richmond
Subject Property Address OR Bylaw Number	13040 No. 2 Road
Comments	I bought my condo for the mountains view, and am concerned that this new building will block my view of the mountains. Regards, Margaret Robinson

Schedule 4 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May 20, 2014.

To Public Hearing
Date: <u>May 20 /14</u>
Item # <u>1</u>
Re: <u>13040 No. 2 Road</u>

MayorandCouncillors

From: Vwebgraphics
Sent: Tuesday, 20 May 2014 8:35 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #789)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #789)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/20/2014 8:34:27 AM

Survey Response

Your Name	Virgil Lee
Your Address	6-13028 No 2 Road
Subject Property Address OR Bylaw Number	Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9094
Comments	Concern about the traffic during construction, together with another development on London Rd at the same time. Also concern about damage to my complex during construction.

Schedule 5 to the Minutes of the
 Council Meeting for Public
 Hearings held on
 Tuesday, May, 20, 2014.

Mayor and Councillors

From: Webpage
Sent: Tuesday, 20 May 2014 12:28 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #790)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

To Public Hearing	
Date:	May 20, 2014
Item #	1
Re:	13040 No. 2 Rd

Send a Submission Online (response #790)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/20/2014 12:27:29 PM

Survey Response

Your Name	Donald Coffin
Your Address	13028 No.2 Rd Unit-13, V7E 6S3 (Waterside Village)
Subject Property Address OR Bylaw Number	9094 (RZ 12-602748)
Comments	<p>Hello City of Richmond City Council, I attended the previous hearing regarding the rezoning application to develop 13040 No.2 Rd building into a new commercial mixed use. I have multiple concerns regarding the true 3-storey complex I reside in (13028 No.2 Rd Waterside Village) and how it may be affected by the construction of a new 4-storey building with above ground level parking (5-levels) directly to the south of our property. As Waterside Village was constructed prior to many of the neighboring buildings which now encircle us, Waterside Village was constructed at true road level. Our parking lot and complex are constructed level to the roadway, No.2 Rd. All other multi-storey buildings neighboring us have been built above ground level on top of their parkades in many instances. With all of the architect renderings of the new proposed building, has anyone considered</p>

how a new taller building yet again dwarfing our complex may negatively affect the value of our complex, one which is extremely close? Has anyone surveyed our complex in correlation to the other neighboring buildings, along with the new proposed 13040 No.2 Rd building to determine how property values may be adversely affected? I suspect sunlight gets blocked by the ever enclosing taller neighboring buildings? I would like to see an accurate artist or architect rendering of how the neighborhood would appear once all of these current and proposed buildings are in place. With the Dyke trail to the north, and surrounded by taller buildings all around, Waterside Village is soon to become a dark basin. With many of these proposed multi-storey buildings, I'm now convinced the lines are blurred as to the true height as the garage at ground level isn't typically disclosed as a "storey". Should the new proposed building at 13040 No.2 road proceed, I would also like to know what measures are in place to protect neighboring buildings from disruptions to the ground and the possible adverse reactions and damage that may occur to our foundations and building construction. Currently buildings are all extremely close, reach out and touch close. Hopefully this is taken into consideration when approving the construction permit, and obligations by the builder are in place to repair any damages by which demolition and construction of the new building may cause, including stirring up dust and debris onto neighboring properties. Thank you for your time and consideration, Donald Coffin

Schedule 6 to the Minutes of the
 Council Meeting for Public
 Hearings held on
 Tuesday, May, 20, 2014.

To Public Hearing
Date: <u>May 20 /14</u>
Item # <u>1</u>
No. <u>13040 No. 2 Road</u>

Mayor and Councillors

From: Webgraphics
Sent: Monday, 19 May 2014 9:28 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #787)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #787)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/19/2014 9:26:34 AM

Survey Response

Your Name	Neil Gnyp
Your Address	420- 6233 London Road, Richmond BC
Subject Property Address OR Bylaw Number	RZ 12-602748
Comments	<p>It appears that we are at the verge of continuing to pursue density, under the moniker of "eco density" in the effort to "grow" the city of Richmond. It appears the premier method of "improving" Richmond is to merely make it a residential area without a balance of commercial or industrial space that will provide jobs that will allow people to afford such residences. The fact about this project is this: the developer will make a majority of the money from the investment from the residential side making any possible residual income from the commercial suites that remain inconsequential. As far as the idea that this model will contribute to the well-being of the local residents is theoretical at best and when applied to this real life scenario some obvious consequences for the locals (such as myself) arise: 1. This project will necessitate an infrastructure upgrade for the area for both the existing and new residents that inhabit this area, in particular the roads. The additional traffic that will</p>

be associated to these people and the proposed commercial space for both this unit and the project not more than 100m away will bring. Currently there is not even bus service that extends south of Moncton. If you use Translink's "trip planner" with our address it says that I live too far from accessible transit. In addition, the 402 bus was part of the last transit reduction effort. 2. The jobs that will be available on these proposed commercial spaces will likely not enable a resident to reside in one of the residences. This will compound the new traffic to the area as (assuming the commercial space will be occupied) will necessitate employees driving in to work. This begs the question: if you need to drive to these jobs but the job likely will not pay enough for you to live in a unit upstairs, why would one take this job? 3. The commercial space, in Steveston as whole, already suffers from low traffic and has glaring vacancies likely due to poor access for the general public and zoning issues (Imperial Landing). As it stands today a majority of the local business is not useful to most residents and without local bus service, this proposed eco-density project will be made moot before it's started. I can certainly understand when one runs a city as business and the "numbers" make so much to sense to move forward with this project, while there is clearly a lack of creativity in Richmond's plan to supply a community for the local residents. When I say community I mean a balance of adequate paying jobs nearby (a large ask for being able to live in Steveston), useful commercial entities nearby (food/house supplies, entertainment, etc) and proper access to transit or proper roads to accommodate the amount of traffic from the local residents. Richmond is already a joke in the lower mainland for having terribly congested roads and this is prime example of how the lucrative housing market trumps infrastructure investment as Richmond appears to have adopted a "build it and they will come strategy" rather than how to build a balanced community. Keep in mind, I support the idea of not needing a vehicle for work, shopping, and/or local entertainment, which is the main reason I moved to Steveston, although given what the community has to offer for career opportunities it's required that only my leisure time can be spent at home. The combination of an unfortunate work location and the lack of easy access to transit means that economically speaking having my own car for work is necessary and the upcoming changing to our traffic density with this project and the Pier (currently under construction) are going to adversely affect my enjoyment of the area that I paid a premier to

inhabit. I have been told multiple times that these new projects will benefit my property value, while I assure you, having this building in the position that it will occupy will only detract from that value as it will likely allow me to increase viewing barriers to prevent the new tenants from having to see into my home and me into theirs. Also, unless that promise comes with a cash guarantee, I take little solace from this suggested, possibly mythical, "benefit" as my estimated sale price is still approximate 7% less than my provincial property assessment. We have a lot of catching up to do for any "new developments" to put money in my pocket. So please consider that money is not always the best solution to making a happy life before I am told, one more time, that more (not easily accessible) commercial space and 55 more residences (plus the 100+ at the Pier) will make my property value soar. This is NOT a selling feature to gain my acceptance; it is simply insulting to my intelligence. I urge council to look past the dollars and re-invent how business is conducted in Richmond. We're certainly on a losing streak (this unit, The Pier, WalMart.)

Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, May, 20, 2014.

To Public Hearing
Date: <u>May 20, 2014</u>
Item # <u>1</u>
Re: <u>13040 No. 2 Road</u> <u>RZ 12-602748</u>

Mayor and Councillors

From: klaus yuon [klausyuon@northman.com]
Sent: Tuesday, 20 May 2014 15:57
To: Mayor and Councillors
Cc: Badyal, Sara
Subject: Development 13040 No.2 Rd
Attachments: Dear Mayor and Councilors.docx

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Dear Mayor and Councilors,

Regarding the proposed development at 13040 No.2 Road, I am concerned about the size, proximity and change it will bring to the South end of No.2 Road.

Let me say I am at least pleased to hear the Developer has offered to not use the easement and has come up with an alternative to garbage/recycle pick up location.

I am still very concerned with the proximity of the new proposed development to our building. It is a very "In your face" development; that is, it is too big and too close. It appears there is no consideration for a green buffer zone between our building and the new proposed building. There will be no privacy for those living on the west side of our building. Why does it have to be as high as is proposed? No doubt to maximize profits. Why can the new development not be one less storey?

I used to live in the village of Steveston. I moved and have stayed at 6233 London Road because it offers a quieter, less busy, less crowded surrounding. Building and densifying is not in tune with this part of Richmond. Even the ALR is disappearing with the building of super mansions on it. Why must the character of this side of Richmond be compromised? Is it not enough another development is being built at the end of No.2 road?

Did no one find it odd at the last meeting, Mr. Dana Westermarck of Oris Development was supposedly concerned with the esthetics of a building he has nothing to do with. If this is worth noting, then would the size and proximity to our building not be worth noting?

Further, what happened to the engineer's report that was proposed for the parkade/easement behind 6233 London Road? Does anyone remember the parkade that collapsed in Eliot Lake? Supposedly the city's engineers had signed off on that to.

Thank you for your time

Klaus Gade

6233 London road

My name is Deirdre Whalen and I live at 13631 Blundell Road. I am here as a representative of the Richmond Poverty Response Committee (PRC). The PRC is in support of the City of Richmond's zoning bylaw 8500 and amendment bylaw 9135 concerning a rezoning permit development for Pinnacle International.

I understand the applicant wishes to build approximately 1,228 ~~market-purchase~~ units, ^{including} +/- 63 affordable housing units and 17 affordable dwelling units for professional artists. Although the PRC would like to see more affordable housing units in each development, the 80 or so affordable units is above the 5% ceiling set by the City's Affordable Housing Strategy and they are very much needed in Richmond.

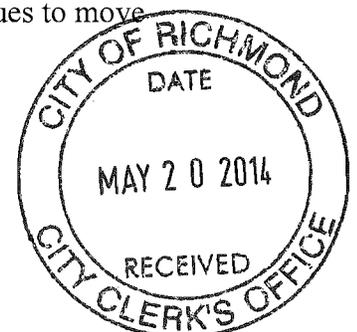
With regard to the artist work/live units, I am reminded of the City of Richmond's Arts Strategy (2012-2017), which states its purpose is *"to help facilitate the growth of the arts in Richmond by creating an environment and culture in the city that ensures the arts play a strong role in place-making, community building, tourism and economic development."* Two of the Strategy's five strategic directions are to: increase the number of art spaces and more effectively use existing ones and broaden the economic potential and contribution of the arts.

This development proposal moves the City in that direction and will be a welcome addition to the only artists' community in Richmond, Finn Slough. I would add that every local emerging artist I know lives in Vancouver mainly because of the price of rent-both for a home and for studio space. Bringing some of that talent back to Richmond would be an important step in building a creative, inventive city.

In addition, the City's Social Development Strategy (2013-2022) seeks as its first goal: *"Social Equity and Inclusion."* The strategy emphasizes an expansion of housing choices with priority attention to people living on limited income as well as an increase in the supply of "workforce housing" so people can afford to live where they work.

The PRC works with local community agencies that provide services to low-income individuals and families. The served population is primarily seniors, youth at risk, single parents, homeless people, recent immigrants and refugee families. There are also more reports of low-wage workers with children seeking help to make ends meet. For instance over 1500 people a week use the Food Bank and 1/3 of these are children. We also hear of Richmond rooming houses where several people or several families share kitchen and bathrooms. This is because rents are too high to live one family to a home or one person to an apartment. People living on limited budgets cannot continue to spend 50% of more on rent. The City of Richmond can start to change that by encouraging more building of affordable rentals.

In conclusion, Council will know that the PRC urged the City to establish the Affordable Housing Strategy. We are pleased to see that the City of Richmond continues to move forward on creating affordable rental housing. Thank you.



For Metro Vancouver meetings on Friday, May 2, 2014

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

For more information, please contact either:

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

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

Greater Vancouver Regional District - Parks

Colony Farm Regional Park – Sheep Paddocks Trail: Route Selection APPROVED

The Sheep Paddocks trail at Colony Farm is set to be replaced. Following community consultation, staff has presented several options for the design of the trail.

The Board directed staff to proceed with detailed design of a multi-use trail, comprised of a southern riverside route and a northern inland route, providing a connection from Colony Farm Regional Park to the Pitt River Bridge; and directed staff to further explore and report back to Committee with options for the route.

Matsqui Trail Regional Park - Riverfront Erosion Cost-sharing Request DEFERRED

The Board deferred a decision on whether to re-allocate \$175,000 for Matsqui Trail Regional Park from the 2014 capital works program and Parks Capital Replacement and Development Program Reserve, towards the protection and reclamation of regional parkland.

Greater Vancouver Regional District

Letter of Request for Continuation of the Provincial Clean Energy Vehicle (CEV) Incentive Program APPROVED

Since 2011, the Clean Energy Vehicles (CEV) for British Columbia Program has encouraged the adoption of electric vehicles in BC.

Metro Vancouver and partner municipalities have been facilitating the uptake of electric vehicles through direct provision of public electric vehicle charging stations and efforts to increase the number of public stations hosted by private businesses. With provincial support, BC's charging network has grown to nearly 1,000 public charging stations and 12 fast chargers.

The Board will send a letter to the B.C. Minister of Energy, Mines and Responsible for Core Review requesting continuation of CEV and forward a copy of this report to the Mayor and Council of each member municipality, and Chief and Council of Tsawwassen First Nation, for their consideration in making a similar request.



Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 – Officer Appointment **APPROVED**

Metro Vancouver's Air Quality Regulatory Program empowers officers to investigate and enforce compliance with air quality management bylaws.

Officers enter lands, conduct inspections to assess compliance, and collect evidence on facilities to enforce Metro Vancouver's air quality bylaws.

The Board appointed Karen Pyne as an Officer, pursuant to the Environmental Management Act and Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008.

2014 Caring for the Air Report **RECEIVED**

Caring for the Air is an annual, plain-language report which summarizes information each about the state of our air quality. The report also summarizes the activities carried out each year by Metro Vancouver and partners in the Lower Fraser Valley Airshed to continuously improve our air quality.

Key topics in the 2014 Caring for the Air report include:

- How air quality management programs can prevent health impacts;
- Emissions trends and projections for smog-forming pollutants and greenhouse gases;
- Air quality in near-roadway environments;
- Transportation alternatives, including electric vehicles, active transportation and options for school children;
- Next steps for addressing emissions from heavy-duty diesel vehicles;
- More improvements in sulphur dioxide levels by updating the ambient air quality objective;
- Improvements being made to the air quality monitoring network;
- Actions being taken by local governments to address climate change; and
- The role commercial refrigerants play in climate change.

Metro Vancouver Membership in Community Energy Association **APPROVED**

In 2007, the Province introduced Bill 27, which required local government to incorporate greenhouse gas reduction targets into regional growth strategies and official community plans. The Community Energy Association (CEA), a charitable non-profit organization, provided research and planning support to Metro Vancouver and a number of member municipalities during this process.

Several years later, as most local governments move from planning to implementation stages, there continue to be knowledge gaps on climate and energy, which the CEA is well-poised to fill. As a corporate member of CEA, Metro Vancouver can better ensure that CEA's efforts are directed to where they are most needed in our region.

The Board authorized staff to apply for membership for Metro Vancouver in the Community Energy Association (CEA).

Metro Vancouver Participation in the Roberts Bank Terminal 2 Review Process **APPROVED**

The proposed Roberts Bank Terminal 2 Project is a new container shipping terminal in Delta, B.C.

Port Metro Vancouver has invited Metro Vancouver to designate a representative as part of an Elected Officials Roundtable. The Roundtable is intended to be used for information sharing rather than decision making during the Independent Review Panel process.

Port Metro Vancouver has established a number of mechanisms for consultation for the review, to facilitate input into their preparation of an Environmental Impact Statement which will be considered by the review panel. As part of the consultation process, Metro Vancouver staff are participating in a Technical Working Group.

The Board designated Director Darrell Mussatto as a representative to participate in the Roberts Bank Terminal 2 Elected Officials Roundtable.

Revised (2013) Howe Sound Community Forum Principles for Cooperation **APPROVED**

The Howe Sound Community Forum was created in 2000 to provide a forum for local governments, regional districts, and First Nations to discuss the well-being of Howe Sound.

Metro Vancouver has received a request from the Mayor of the Village of Lions Bay for the GVRD Board to be a signatory to the revised (2013) Howe Sound Community Forum Principles for Cooperation.

The Board will be a signatory to the Revised (2013) Howe Sound Community Forum Principles for Cooperation.

Metro Vancouver Comments on Port Metro Vancouver's Draft Land Use Plan **APPROVED**

The Port Metro Vancouver Land Use Plan is an important policy document that will have significant implications for the successful implementation of the Metro Vancouver 2040, the Integrated Air Quality and Greenhouse Gas Management Plan, and other established policies of the Metro Vancouver Board.

Port Metro Vancouver is currently consulting with stakeholders as part of Phase 4 (the final phase) of the Port Land Use Plan development.

There are elements of the draft Port Land Use Plan that are consistent with Metro 2040 and other areas where some work needs to be done to ensure closer alignment.

Metro Vancouver staff recommend improvements in a range of areas to achieve better



alignment between the Port Land Use Plan and both Metro Vancouver 2040 and TransLink's Regional Transportation Strategy. As well, it appears that many of the 2013 comments previously provided by Metro Vancouver to Port Metro Vancouver were not incorporated into the draft Port Land Use Plan. As a result, a number of the current Metro Vancouver comments reiterate previous comments, along with requests that these be considered for incorporation into the final Port Land Use Plan.

The Board:

- a) Endorsed the comments on Port Metro Vancouver's Draft Land Use Plan as contained in the report titled, "Metro Vancouver Comments (2014) on Port Metro Vancouver's Draft Land Use Plan", dated February 24, 2014; and
- b) Reiterated the Board's objection to the use of agricultural land for port purposes; and c) request that Port Metro Vancouver respond to the issues identified in the report prior to finalizing the Draft Land Use Plan.
- c) Directed staff to compile comments on the Port Metro Vancouver land use plan that had been submitted by all affected local governments directly to Port Metro Vancouver, and to re-submit them to Port Metro Vancouver as a separate package.

2012/13 (Year 8) TransLink Federal Gas Tax Application

RECEIVED

Negotiations are now underway with the provincial and federal governments to renew the Federal Gas Tax Agreement. It is anticipated that, under the new funding agreement, the Metro Vancouver Board will be formally be recognized as the local government authority with responsibility for dispersing funds for TransLink Gas Tax projects.

The Board received a report on why TransLink's application for funding under the Federal Gas Tax Program for 2012/13 included a project list that varied from the list approved by the Board in October, 2012.

The Board also requested that the Province and Union of British Columbia Municipalities replace the Gas Tax Management Committee with the Metro Vancouver Board for the approval and distribution of future Gas Tax Program funds under the new Federal Building Canada Program.

Regional Affordable Housing Strategy Update - Discussion Paper

APPROVED

Metro Vancouver is working on updating its Regional Affordable Housing Strategy

A discussion paper conveys the background research, analysis and technical input of the Regional Planning Advisory Committee, Housing Subcommittee to frame the goals and strategies for consideration by the Board and external stakeholders.

The Board endorsed the discussion paper and directed staff to initiate stakeholder consultation and forward the report to member municipalities and other interested agencies for their information and comment.



Draft Audited 2013 Financial Statements

APPROVED

The Board approved the Audited 2013 Consolidated Financial Statements for the Greater Vancouver Regional District, and received for information the Metro Vancouver Housing Corporation Audited 2013 Financial Statements.

2013 Financial Results Year-End

RECEIVED

The Board received a report containing an update on financial performance year ending December 31, 2013 as compared to the 2013 annual budget. Overall, the Districts and Housing Corporation are in a surplus position of approximately \$31.1 million for the 2013 fiscal year. The overall surplus is mainly due to the deferral of some operating projects, savings from staff vacancies as needs were assessed as part of the corporate reorganization, lower than budgeted debt service costs in the utilities as well as higher than anticipated water sales.

Status of Reserves

APPROVED

A report presented for approval additional reserve applications to those previously approved by the Board in November 2013 and to project the reserve status of operating and designated reserves for 2014.

Elevator Replacement at MP111 – 5945 Kathleen Avenue

APPROVED

The elevators at Kathleen building, of Metro Vancouver's head office have been repeatedly breaking down and require upgrading.

The Board approved the use of up to \$600,000 (exclusive of GST) from corporate reserves to implement and fund the upgrade of both main elevators at 5945 Kathleen Avenue.

City of Burnaby Hotel Room Tax Renewal

APPROVED

The Hotel Room Tax Act enables collection of an additional tax of up to two per cent on sales of accommodation in designated areas of the province. These funds are generally used for local tourism marketing, programs and projects.

The Board consented to the City of Burnaby renewing the Hotel Room Tax for an additional 5 year period at the existing rate of 2%.

Change in Directorship of the Metro Vancouver Housing Corporation – 2014

APPROVED

The Greater Vancouver Regional District as sole shareholder of the Metro Vancouver Housing

Corporation, needed to change the directorship of the Metro Vancouver Housing Corporation to reflect the members appointed to the Housing Committee in 2014.

The Board removed Bob Long as Director of the Company and appointed Stephen Ferguson, effective May 2, 2014.

GVRD Nominee to the 2014-2015 E-Comm Board of Directors**APPROVED**

E-Comm is a non-profit agency whose main responsibilities are to maintain the wide-area radio system for police, fire and ambulance services, operate the regional 9-1-1 call centre, and provide dispatch services for various police and fire departments.

A 19 member Board of Directors, elected annually by the E-Comm shareholders, provides governance to E-Comm and is responsible for overseeing the Corporation's strategic direction, finances and operating results.

The Board designated Gayle Martin as Metro Vancouver nominee to the E-Comm Board of Directors for the 2014-2015 term.

Greater Vancouver Regional District Procedure Bylaw Number 1205, 2014**ADOPTED**

The Board adopted a bylaw that changes the general proceedings followed by the Board and committees in conducting their business at meetings.

Greater Vancouver Sewage and Drainage District**Metro Vancouver Feedback on the FVRD Solid Waste Management Plan****RECEIVED**

This report provides feedback from Metro Vancouver on the content of the FVRD's Solid Waste Management Plan that was approved by the FVRD Board in November 2013.

Key feedback related to the FVRD plan is provided below:

- More meaningful consultation with neighboring regional districts should have been conducted in developing the FVRD plan.
- The FVRD plan is generally consistent with the ISWRMP seeking to increase waste diversion
- The FVRD plan makes claims regarding Mixed Waste Material Recovery (MWMR) facilities and waste - to - energy without providing information related to the technical analysis conducted by the FVRD to reach its conclusions.
- Although the FVRD intends to put in place a waste flow management regulatory framework, the FVRD has been critical of Metro Vancouver's Bylaw 280. The FVRD plan contemplates the delivery of residential and commercial/institutional waste from Metro Vancouver into the FVRD. Migration of residential and



commercial/institutional waste from Metro Vancouver into the FVRD may undermine Metro Vancouver's ability to enforce Bylaw 280.

- The FVRD plan includes the continued operation of landfills for up to 100 years into the future, provides limited information on the environmental performance for any of the landfills, and no apparent mechanism for communicating the environmental performance of those facilities to the public or surrounding regional districts.

The Board received the report containing feedback on the FVRD Solid Waste Management Plan. The Board Chair will forward this report to the FVRD and to the Minister of Environment.

2013 Disposal Ban Inspection Program Update

RECEIVED

The material disposal bans inspection program is one of the waste reduction strategies identified in Metro Vancouver's solid waste plan. In 2015, bans for clean wood and organics are important tools in achieving diversion targets. Staff and the material disposal ban inspectors continue to work closely with facility users and other stakeholders to further improve the success of the current program.

The Board received a report that provides an update on the Metro Vancouver disposal ban inspection program.

Zero Waste Challenge: Create memories, not garbage 2013 Christmas Campaign and 2013 Organics Campaign

RECEIVED

The Board received for information a report that summarizes two advertising and social media campaigns were held in the fourth quarter of 2013 to support regional efforts to reduce, re-use and recycle solid waste and dispose less garbage.

Status of Solid Waste Capital Expenditures to December 31, 2013

RECEIVED

The Board received a report on the status of utilities capital expenditures for Solid Waste. Utility Capital projects are typically multi-year in nature; therefore this report provides a comparison between the total project budgets and total projected expenditures to project completion.

New Waste - to - Energy Project - Updated Business Case

RECEIVED

The Board received a report that provides an updated business case for new waste-to-energy (WTE) capacity, in the Metro Vancouver region or another region of B.C.

The business case for new WTE was prepared by CDM Smith, on behalf of Metro Vancouver

Results of the business case demonstrate that new WTE capacity is cost effective in comparison to landfill disposal, subject to securing an appropriate price from B.C. Hydro for

electricity generated by the project.

Metro Vancouver will work with B.C. Hydro and the Ministry of Mines and Energy to establish an appropriate price for electricity, and a value for money analysis will be presented to the Board specifying potential procurement options for new WTE capacity.

The GVS&DD Board received the report, dated April 23, 2014 and titled “New Waste-to-Energy Project – Updated Business Case” for information.

The Board directed staff to update the business case prior to the final RFP being issued with the following information:

1. A sensitivity analysis on landfill and the three short-listed technologies (mass burn incineration, gasification and refuse derived fuel) that considers a range of hydro purchase prices and other potential generated energy products, the impact of additional sites, the impact of transportation in and out of region.
2. An analysis of the impact of landfill and the three short-listed technologies (mass burn incineration, gasification and refuse derived fuel) on meeting goals 1 and 2 in the ISWRMP.
3. The greenhouse gas emission profile of landfill and the three short-listed technologies (mass burn incineration, gasification and refuse derived fuel) including the energy recapture method anticipated to be used by the technology.

Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007 – Officer Appointment **APPROVED**

Metro Vancouver’s Liquid Waste Regulatory Program empowers officers to investigate and enforce compliance with liquid waste management bylaws.

Officers enter lands, conduct inspections to assess compliance, and collect evidence on facilities to enforce Metro Vancouver’s liquid waste management bylaws.

The Board appointed Karen Pyne as a Municipal Sewage Control Officer pursuant to the Environmental Management Act and Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007.

Status of Utilities Capital Expenditures to December 31, 2013 **RECEIVED**

The Board received a report on the status of utilities capital expenditures for Water and Liquid Waste. Utilities capital projects are typically multi - year in nature; therefore, this report provides a comparison between the total project budgets and total projected expenditures to project completion.

Lions Gate Secondary Wastewater Treatment Plant – Quarterly Report **RECEIVED**

The Board received a report that contains updates about the work underway for the Lions Gate Secondary Wastewater Treatment Plant (LGSWWTP) upgrade, including consultation activities,



updates on the Indicative Design and the funding application for the project under the new Building Canada Plan.

Draft Audited 2013 Financial Statements

APPROVED

The Board approved the Audited 2013 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

Greater Vancouver Sewerage & Drainage District Sewer Use Amending Bylaw No. 277, 2014

ADOPTED

The Board approved a correction to a bylaw for sewer use.

Greater Vancouver Water Regional District

Status of Utilities Capital Expenditures to December 31, 2013

RECEIVED

The Board received a report on the status of utilities capital expenditures for Water and Liquid Waste. Utilities capital projects are typically multi - year in nature; therefore, this report provides a comparison between the total project budgets and total projected expenditures to project completion.

Coquitlam UV Disinfection Facility – Project Status

RECEIVED

Water treatment at the Coquitlam source is being upgraded to include Ultraviolet (UV) disinfection in order to meet Health Canada's Guidelines for Canadian Drinking Water Quality for treatment of microorganisms such as Cryptosporidium and Giardia. An official opening of the new \$110 million facility is scheduled for May 21, 2014.

The Board received a report with updates on the Coquitlam UV Disinfection Facility project.

Draft Audited 2013 Financial Statements

ADOPTED

The Board adopted the Audited 2013 Financial Statements for the Greater Vancouver Water District.

Culture Days award

The 2013 Culture Days Marketing Award (inaugural award) was presented to the City at the Culture Days National Congress in Winnipeg on May 23rd.

Culture Days is an annual collaborative Canada-wide volunteer program to raise the awareness, accessibility, participation and engagement of Canadians in the arts and cultural life of their communities. Last year, creative people and organizations in nearly 850 communities presented some 7,000 free activities over the last weekend of September. Richmond was ranked as the No. 1 Regional or Belt City in Canada based on the number activities registered at culturedays.ca. With 90 free opportunities on offer, Richmond was also listed in the Top Three cities overall, after Winnipeg and Toronto.

In 2013, Culture Days launched an Awards program to recognize and showcase outstanding initiatives taken to engage the public in arts and culture during the annual Culture Days event. Thirty-one award nominations were assessed by an independent jury of Canadian arts and community leaders based on published guidelines and criteria, as follows:

The **MARKETING AWARD** honours an individual, organization, group or municipality that has implemented an innovative and effective Marketing campaign for one or more Culture Days events and the selection considers the following criteria:

- Use of traditional and non traditional media in their Culture Days Marketing campaign
- Use and engagement through social media or other digital/on-line forms
- Media outreach and coverage
- Innovative promotional and PR events
- Effective use of Culture Days branding, including logo, customizable promotional materials and key messaging in their materials, advertising and promotion, media relations and at their Culture Days event/activity venues
- Innovative partnerships and/or collaborations
- Innovative sponsor activations
- Lasting impact of efforts past Culture Days (eg, attracted new clients or audiences, increased Twitter followers during Culture Days campaign, established or strengthened a relationship with a sponsor or news outlet)

On May 6, the national Culture Days organization, officially announced the winners in four categories. For more information, please visit <http://culturedays.ca/en/about-culture-days/awards>.

TO: MAYOR & COUNCILLORS
FROM: CITY CLERK'S OFFICE



City of Richmond

Memorandum Engineering & Public Works Sustainability

To: Mayor and Councillors **Date:** May 22, 2014

From: Alen Postolka, P.Eng., CP
District Energy Manager **File:** 10-6600-10-02/2014-Vol 01

Re: **Alexandra District Energy Utility awarded the 2014 Canadian National ENERGY GLOBE Award**

The 2014 ENERGY GLOBE Awards has awarded the Canadian National ENERGY GLOBE Award to the City of Richmond's Alexandra District Energy Utility.

The ENERGY GLOBE Awards determine the best sustainable project submission from each country. With 161 participating countries, the ENERGY GLOBE Awards are amongst the world's most prestigious environmental awards. National ENERGY GLOBE Awards are given out annually to projects focusing on energy efficiency, renewable energy and conservation of resources. An ENERGY GLOBE Award certificate is an internationally recognized hallmark for sustainability.

National ENERGY GLOBE Awards are presented in the recipients' countries in cooperation with the international offices of the Austrian Chamber of Commerce. Recognition of the City of Richmond as the Canadian National ENERGY GLOBE Award winner will take place Monday, May 26, 2014 at the Open Council Meeting where the Austrian Deputy Trade Commissioner will be in attendance to present the award certificate.

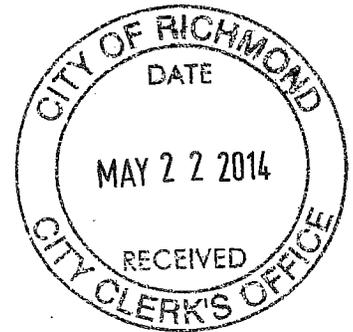
Alen Postolka, P.Eng., CP, CEM
District Energy Manager
604-276-4283

PHOTOCOPIED

MAY 22 2014

SAD

& DISTRIBUTED



pc: SMT
John Irving, P.Eng. MPA, Director, Engineering
Peter Russell, Senior Manager, Sustainability and District Energy



Community Safety Committee

Date: Tuesday, May 13, 2014
Place: Anderson Room
Richmond City Hall
Present: Councillor Derek Dang, Chair
Councillor Linda McPhail
Councillor Ken Johnston
Councillor Bill McNulty
Absent: Councillor Evelina Halsey-Brandt
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on Tuesday, April 15, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 10, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATIONS

1. (1) With the aid of a PowerPoint presentation Neil Dubord, Chief Officer, Metro Vancouver Transit Police spoke of Transit Police operations and the following was discussed:
 - the tier-level of security and policing services within the transit system;
 - the identification of incidents by type and location;

Community Safety Committee

Tuesday, May 13, 2014

- partnerships with different jurisdictions within the Metro Vancouver transit system;
- the geographical area where the Metro Vancouver Transit Police operate; and
- predictive policing and identification of crime-prone areas.

Chief Officer Dubord played an audio clip of a 9-1-1 call where an incident was reported away from the original location and noted that various municipal police forces responded to this incident. He added that since the Metro Vancouver transit system spans across several municipalities, Metro Vancouver Transit Police can respond to incidents throughout the Lower Mainland.

Chief Officer Dubord then spoke of using statistical analysis to efficiently allocate resources to high crime areas at specific times of the day.

In reply to queries from Committee, Chief Officer Dubord spoke of alarms on the Canada Line and advised that these alarms, when activated, are dispatched by E-Comm.

- (2) With the aid of a PowerPoint presentation, Brian Hobbs, Coxswain, Royal Canadian Marine Search and Rescue (RCMSAR) commented on RCMSAR's activities, including (i) the equipment used; (ii) the new equipment acquired; (iii) number of calls received in 2013; (iv) types of incidents RCMSAR responds to; (v) community events attended (v) 24-hour contact number available; (vi) areas assigned to RCMSAR and the allocation of resources; and (vi) training standards.

Discussion ensued with regard to RCMSAR's training and recruiting efforts and Mr. Hobbs noted that a strong community presence helps garner interest in the organization. He noted that training takes place over the course of four months and the program was developed with the Canadian Coast Guard.

In reply to queries from Committee, Mr. Hobbs advised that the closure of the Kitsilano Canadian Coast Guard Station has had little effect on the number of calls to RCMSAR. Also, he added that the Canadian Coast Guard hovercraft, stationed locally, is well staffed and is able to respond to incidents.

In reply to queries from Committee, Mr. Hobbs noted that the Canadian Lifeboat Institution and can assist with distress calls as required.

Community Safety Committee
Tuesday, May 13, 2014

- (3) Frances Clark, 8160 Railway Avenue, expressed her concern regarding the City's emergency response resources and commented on (i) adding or upgrading Richmond Fire-Rescue (RFR) equipment and fire halls; (ii) increasing the number of first responders to reflect the increase in the city's population; (iii) balancing fire prevention initiatives with first responder capabilities; (iv) RFR insurance rates; and (v) addressing the increase in air traffic at the Vancouver International Airport.

Ms. Clark referenced the Burnaby Fire Department's equipment complement, (attached to and forming part of these minutes as **Schedule 1**) and spoke of these figures in comparison to RFR's.

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

It was moved and seconded

That staff review the presentation given by Ms. Frances Clark and report back.

CARRIED

LAW AND COMMUNITY SAFETY DEPARTMENT

2. **RICHMOND FIRE-RESCUE – MARCH 2014 ACTIVITY REPORT**
(File Ref. No. 09-5000-01) (REDMS No. 4213407)

Fire Chief John McGowan commented on fires for March 2014 and reported that there was minimal property loss attributed to fires.

Discussion ensued regarding the insurance rates for RFR and in reply to queries from Committee, Fire Chief McGowan advised that RFR's insurance rating are improving.

It was moved and seconded

That the staff report titled, Richmond Fire-Rescue – March 2014 Activity Report, dated April 17, 2014, from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

3. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – MARCH 2014**
(File Ref. No.) (REDMS No. 4201925)

Committee thanked staff for their efforts in addressing the bird feeding concerns at Lang Park.

Community Safety Committee
Tuesday, May 13, 2014

It was moved and seconded

That the staff report titled, Community Bylaws Monthly Activity Report – March 2014, dated April 28, 2014, from the General Manger, Law & Community Safety, be received for information.

CARRIED

4. **RCMP'S MONTHLY REPORT – MARCH 2014 ACTIVITIES**

(File Ref. No. 09-5000-01) (REDMS No. 4185094)

Superintendent Renny Nessel, Officer in Charge, Richmond RCMP, reviewed RCMP activities for March 2014 and noted the following:

- an increase in the number of reported sexual offences is attributed to an individual charged with multiple offenses;
- Richmond RCMP have uncovered a credit card factory which is suspected of committing credit card fraud;
- an increase in thefts from motor vehicles was in part attributed to a group targeting parking lots along No. 5 Road's religious institutions; Richmond RCMP have since detained said suspects and issued a press release to increase public awareness;
- the number of arsons is decreasing, and most incidents considered minor in nature.

In reply to queries from Committee, Supt. Nessel noted that thefts from motor vehicles parked adjacent to the Canada Line cannot be attributed to one factor, and noted that one individual can often skew the statistics by committing multiple offenses in a short period of time.

It was moved and seconded

That the report titled, RCMP's Monthly Report – March 2014 Activities, dated April 28, 2014, from the Officer in Charge, Richmond RCMP be received for information.

CARRIED

5. **SUMMER DOG PROGRAMS**

(File Ref. No. 12-8060-01) (REDMS No. 4218478 v. 3)

Edward Warzel, Manager, Community Bylaws commented on the reported high rates of unlicensed dogs in the Richmond Animal Protection Society shelter.

Committee thanked staff for their animal control enforcement initiatives and in reply to queries from Committee, Mr. Warzel noted that the Summer Dog Program will start spring 2014.

Community Safety Committee
Tuesday, May 13, 2014

Discussion ensued with regard to complaints received regarding off-leash dogs along the dikes and in reply to queries from Committee, Mr. Warzel advised that staff have attempted to reach the complainant but have been unsuccessful. Committee then directed staff to examine the implications of photographing members of the public without their knowledge or consent.

It was moved and seconded

*That the staff report titled **Summer Dog Programs (dated April 28, 2014 from the General Manager, Law & Community Safety)** be received for information.*

CARRIED

6. FIRE CHIEF BRIEFING

(Verbal Report)

*(i) **Doors Open – Sea Island Fire Hall No. 4***

Fire Chief McGowan spoke of the Doors Open event scheduled for June 7 to 8, 2014, highlighting that the Sea Island Fire Hall No. 4 will be participating, and noted the event will include family-friendly activities.

7. RCMP/OIC BRIEFING

(Verbal Report)

None.

8. JOINT BRIEFING – FIRE CHIEF AND RCMP/OIC

(Verbal Report)

*(i) **Summer Camps***

Fire Chief McGowan commented on the upcoming youth summer camps, noting that the camps are low-cost and will cater to youths ages 8 to 12. Also, he noted that the camps will bring awareness of the roles of the Richmond RCMP and RFR.

*(ii) **Tim Horton's Camp Day***

Fire Chief McGowan spoke of the Tim Horton's Camp day scheduled for June 4, 2014, and advised that Richmond RCMP and RFR will be on location at the Ironwood Tim Horton's starting at 6:00 a.m. to 12:00 p.m.

*(iii) **Summer Safety***

Fire Chief McGowan commented on summer safety and noted that the Richmond RCMP will focus on boating safety awareness and RFR will focus on barbeque safety awareness.

Community Safety Committee
Tuesday, May 13, 2014

(iv) Public Works Open House – Emergency Programs

Fire Chief McGowan spoke of the Public Works Open House and noted that emergency programs will feature kitchen safety, preventable fires and fire extinguisher training. Also, he noted that a new feature from Engineering and Public Works will include a mobile exhibit that would highlight the Public Works programs in the city.

9. **MANAGER’S REPORT**

(i) Emergency Preparedness Week

Deborah Procter, Manager Emergency Programs, spoke of Emergency Preparedness Week and distributed a pamphlet providing residents with information regarding emergency preparedness (attached to and forming part of these minutes as **Schedule 2**).

Ms. Procter advised that the City was invited to participate in the Provincial Earthquake Preparedness Consultation process in which the City can provide input on the Province’s earthquake preparedness initiatives.

Ms. Procter then commented on the spring snow melt and noted that water levels in the Fraser River basin are currently normal and she anticipates that if weather conditions remain favourable, the threat of flooding will remain low.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:03 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, May 13, 2014.

Councillor Derek Dang
Chair

Evangel Biason
Auxiliary Committee Clerk



> Home > City Services > Welcome to the City of Burnaby Fire Department > Equipment

Equipment

The Fire Department's apparatus deployment is organized on this page by fire station. Read through and find out where our equipment is housed.

No. 1 Fire Station – 4867 Sperling Ave.

Engine 1	2006 Spartan/Smeal CAFS
Engine 21 (Reserve)	1995 Saulsbury Spartan
Engine 22 (Reserve)	1995 Saulsbury Spartan
Engine 25 (Reserve)	1992 Saulsbury Spartan
Ladder 4 (Reserve)	1995 Spartan LTI 100' Aerial
Rescue 1	2008 Spartan/SVI
Rescue 2	2008 Spartan/SVI Emergency 1
Emergency 1	2003 Hub Ford 4 x 4
Emergency 2	1981 Anderson Chev 4 x 4
Command 1	1999 Freightliner

No. 2 Fire Station – 7578 Edmonds St.

Engine 2	2009 Spartan/Smeal
Ladder 2	2006 Spartan/Smeal 100' Platform
Hazmat 1	2003 ITB Ford Van
Hazmat Trailer	2003 Wells Cargo

No. 3 Fire Station – 6511 Marlborough Ave.

Engine 31	2009 Spartan/Smeal
Engine 32	2000 Spartan/Smeal
Ladder 3	1992 Superior Pierce 100' Platform Aerial



No. 4 Fire Station – 2326 Duthie Ave.

Engine 4	2006 Spartan/Smeal CAFS
Engine 24 (Reserve)	1989 Spartan

No. 5 Fire Station – 4211 Hastings St.

Engine 5	2010 Spartan/Smeal
Ladder 5	2000 Spartan LTI 100' Aerial
Technical Rescue Trailer	2003 Wells Cargo

No. 6 Fire Station – 3620 Brighton Ave.

Engine 6	2010 Spartan/Smeal
Ladder 6	2006 Spartan/Smeal 100' Platform



Engine 6



Ladder 6

No. 7 Fire Station – 3151 Gilmore

Diversion Engine 7

2008 Spartan/Smeal

CNCL - 57

Lower Mainland Disaster Response Route Network

A dedicated route for emergency responders in a disaster situation

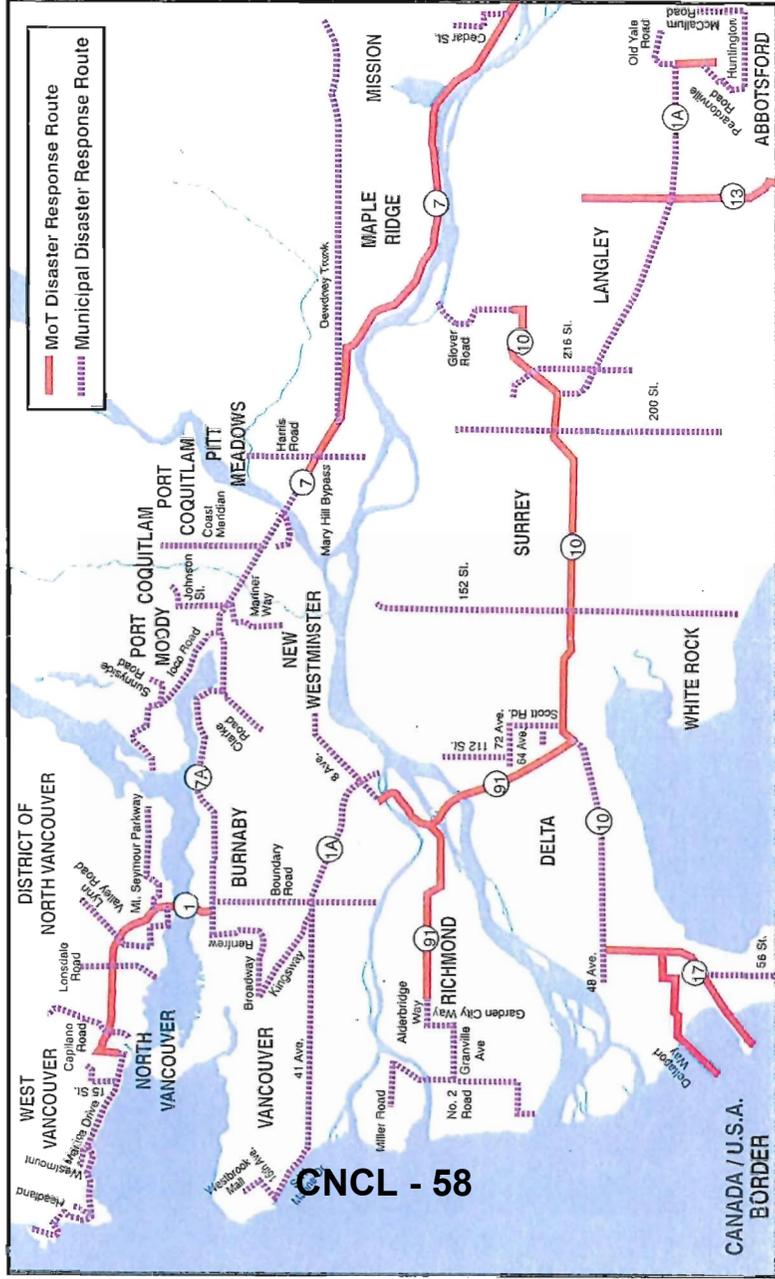
More than just roads...

Planners are now working on an integrated multi-modal Disaster Response Route network that includes designated municipal and provincial roadways, marine connections along the Fraser River and Vancouver harbour, the Lower Mainland rail network and air facilities. The result will be a comprehensive transportation network that will give emergency response authorities a variety of intermodal options for moving personnel and resources around the Lower Mainland in emergency situations.



DISASTER RESPONSE ROUTE

EMERGENCY VEHICLES ONLY
NOTICE & DISREGARD



CNCL - 58

For more information:

www.richmond.ca/emergency



Are you ready for a disaster?

City of Richmond Staff
Emergency Response



Schedule 2 to the Minutes of the Community Safety Committee Meeting of Tuesday, May 13, 2014.

City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

May 1, 2014

Emergency Programs

www.richmond.ca

Are you ready for a disaster?

Before a disaster

Have an emergency plan for your family

Also know your child's school's plan.

Out of Area Contact

Ensure everyone in your family knows the number. After an emergency, call to advise how you are and where you plan to be. Pay phones are most likely to come back in service before home phones. Or try texting.

Have a family meeting place

First meeting place: right outside of your home.
Second meeting place: open area outside of your neighbourhood.

Have emergency supplies for your home, your vehicle, your workplace

Ensure you have adequate supplies for everyone in your family including your pets for three to seven days.

Make your home safe

If your house were made of jello and it was shaken, what would fall over? Secure or anchor items that may be a hazard.

During an earthquake

- Duck cover and hold on.
- Do NOT immediately run out into the street—you may be struck by falling debris.
- Evacuate only if the building you are in is unsafe.

After an earthquake, prepare for aftershocks, usually for the next couple of days.

If you are at home when the disaster or civic emergency occurs, make sure your family and home are okay. During regular working hours, come to work as you normally would. After hours or on weekends, please contact PW Dispatch at 604-270-8721 first to determine if you should come in. If the telephones are not working, please come in to work. Use Disaster Response Routes to get to and from work. Staff that were already working will appreciate you coming in so they can go home and check on their own families. The City will likely need your help to respond to the emergency and help the community get back on the road to recovery.

After a disaster has struck

- Check for injuries.
- Check utilities. Turn gas off ONLY if you hear the hissing sound of leaking gas or smell gas. If you turn the gas off at the meter, do not turn it back on. You must wait for a gas technician to do so.
- Clean up any spilled chemicals.
- Protect your hands and feet from hazards. Use work gloves and wear sturdy shoes.
- Turn on your radio and listen for any instructions.

Telephones

Don't use the telephone immediately after an emergency. Only call 911 if it is for a life threatening emergency. If you see a telephone off the hook, hang it up.

Power

Know where and how to shut off electrical power.

If the power is out, turn off lights and appliances but leave one light on so you know when the power is restored. If you see downed power lines, call BC Hydro with the location. Stay back 10 metres.

If your car comes into contact with a downed power line, stay in the car until help arrives. If you must leave your car, hop OR shuffle without lifting your feet off the pavement.

If the electricity goes off...

- First use perishable foods from the refrigerator.
- Second use the food from the freezer.
- Third use non-perishable foods and staples.

Fire

Remain calm. Know two escape routes out of each room in your home. Pull the fire alarm or call 911 from outside your home.

Sanitation

Ensure sewer lines are intact. Have an alternate toilet method. Dispose of waste wisely.

Water

Essential to survival. Store four (4) litres of water per person, per day. Additional water sources for washing, NOT DRINKING—hot water tank, toilet tank, pool water.

Purification

Boil water vigorously for 1 minute, **OR** use water purification tablets—follow directions, **OR** add 8 drops of bleach for every 1 litre of water and let sit 30 minutes before drinking.



General Purposes Committee

Date: Tuesday, May 20, 2014

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:05 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Tuesday, April 22, 2014, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

- BUSINESS LICENCE REGULATION BYLAW 7538, AMENDMENT
BYLAW NO. 9142**
(File Ref. No. 12-8060-20-009142) (REDMS No. 4215807)

General Purposes Committee
Tuesday, May 20, 2014

It was moved and seconded

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9142 which amends Schedule A of Bylaw 7538 to include the premises at Unit 118 - 4411 No. 3 Road among the sites which permit an amusement centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

CARRIED

COMMUNITY SERVICES DEPARTMENT

2. BLACKSMITH SHOP AND FOUNDRY AT BRITANNIA SHIPYARDS

(File Ref. No. 11-7140-20-BSH1) (REDMS No. 4218344 v. 12)

Discussion ensued regarding incorporating a glass blowing facility at the Britannia shipyards and that the function of the blacksmith shop and foundry be refined.

Marie Fenwick, Britannia Site Supervisor, advised that the report was broad in nature with regard to the development of the blacksmith shop and foundry as further research and exploration of operational models will be required prior to refining any potential uses.

It was moved and seconded

(1) That the staff report "Blacksmith Shop and Foundry at Britannia Shipyards" , dated May 5, 2014 from the Senior Manager, Parks, which details a functioning blacksmith shop and foundry, be received for information; and

(2) That staff provide a further update within six months.

The question on the motion was not called as Committee directed staff to review the feasibility of a glass blowing facility at the Britannia shipyard. Discussion ensued regarding the timeframe for the staff update and with respect to the glassblowing and forging proposals being constructed in keeping with the adjacent Phoenix Gillnet Loft project.

Mike Redpath, Senior Manager, Parks, advised that, with respect to the Phoenix Gillnet Loft, the structural assessment will be undertaken in the near future which will in turn determine potential uses for the building.

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

General Purposes Committee
Tuesday, May 20, 2014

3. **AGREEMENT WITH THE SHARING FARM SOCIETY**

(File Ref. No. 11-7025-01) (REDMS No. 4188370 v. 4)

It was moved and seconded

That the Chief Administrative Officer and the General Manager, Community Services be authorized to execute all documentation required to implement a five year agreement with the Sharing Farm Society for the purposes of the Society farming a 2.8 acre portion of land at Terra Nova Rural Park, at a rental rate of \$10.00 per year and other terms and conditions set out in attachment 2 of the staff report, dated May 5, 2014.

CARRIED

4. **WORLD UNION OF OLYMPIC CITIES MEMBERSHIP**

(File Ref. No. 03-1000-12-073) (REDMS No. 4196842 v. 15)

In response to a query from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that the World Union of Olympic Cities (UMVO) is an exclusive group of cities which have organized an Olympics or have been a venue city that meet annually to promote and strengthen the legacy component associated with the Olympic Games.

Discussion ensued regarding the benefits of the UMVO membership to the City of Richmond. In response to queries from Committee, Ms Carlile and George Duncan, Chief Administrative Officer, provided the following information:

- UMVO membership allows the City of Richmond to be represented at future discussions related to the Olympics;
- the City of Richmond would provide input into future best practices related to the Olympic legacy;
- the City would gain access to a broader range of speakers to further Richmond's Olympic legacy;
- the relationship with the UMVO would advance Richmond's leadership in promoting sports and active/healthy communities;
- the development of Richmond's Olympic legacy and the achievements made to promote active communities is a model for future Olympic and venue cities;
- the UMVO membership provides direct access and input to the International Olympic Committee (IOC);
- in the past three years, the City of Richmond had been approached to join the UMVO and have presented for the organization in Lausanne, Switzerland, and Peru with all expenses being paid by the UMVO;

General Purposes Committee
Tuesday, May 20, 2014

- the City partnered with the IOC in the 2010 Olympic Games and has entered into significant business dealings, at no cost to the City, with the shipment of valuable IOC artifacts for Richmond's Olympic Legacy experience;
- becoming a member of the UMVO provides an opportunity for the City to give back to the IOC;
- UMVO membership involves a commitment to attend a yearly summit and may include attendance at meetings to be held in conjunction with future Olympic games and SportAccord Conventions; and
- UMVO membership would require an approximate budget of \$20,000 annually.

Discussion ensued regarding staff reporting back to Committee on the return on the investment as a UMVO member.

It was moved and seconded

- (1) *That staff be directed to apply for membership, by the City of Richmond, in the World Union of Olympic Cities (UMVO);*
- (2) *That the Mayor or Alternate and Chief Administrative Officer be designated to be the City's representatives to the UMVO, with the Chief Administrative Officer having responsibility for managing associated functional and operational matters;*
- (3) *That funding for this legacy program be funded from Council Contingency; and*
- (4) *That a further analysis of the benefits be provided to Council in one year.*

The question on the motion was not called as discussion ensued regarding the staff analysis including any additional activities being planned by the UMVO and the benefits of such activities to the City of Richmond. The question on the motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

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

CARRIED

General Purposes Committee
Tuesday, May 20, 2014

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, May 20, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Planning Committee

Date: Wednesday, May 21, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, May 6, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 3, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA MCPHAIL

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
COMMUNICATION TOOL FROM RICHMOND ADDICTION
SERVICES & RICHMOND YOUTH MEDIA PROGRAM**
(File Ref. No.)

Discussion ensued with regard to funding the Richmond Addiction Services Society and Richmond Youth Media Program.

Planning Committee
Wednesday, May 21, 2014

Discussion then ensued regarding potential sponsorship opportunities and long-term staffing strategies for the Richmond Addiction Services Society and Richmond Youth Media Program.

In reply to queries from Committee, Kim Somerville, Manager, Arts Services, advised that funding received from the Vancouver Coastal Health SMART Fund as well as funding received from sponsorships is anticipated to end in early 2015.

Discussion ensued regarding the timing of the report from staff regarding funding for the Richmond Addiction Services Society and Richmond Youth Media Program.

In reply to queries from Committee, Rick Dubras, Executive Director, Richmond Addiction Services Society, advised that funding from the Vancouver Coastal Health SMART fund will end in March 2015.

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

It was moved and seconded

That the Richmond Community Services Advisory Committee Communication Tool From Richmond Addiction Services Society and Richmond Youth Media Program, dated April 7, 2014, be referred to staff to examine:

- (1) future funding and partnership opportunities for the Richmond Addiction Services Society and Richmond Youth Media Program;*
 - (2) other programs that are operating out of the Richmond Media Lab;*
 - (3) how these programs support the City's strategies; and*
 - (4) the long-term strategy to staff these programs.*
- and report back.*

CARRIED

**RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
COMMUNICATION TOOL – SOCIAL POLICY FRAMEWORK**

(File Ref. No.)

Discussion ensued with regard to the public consultation on the Social Policy Framework, from the City of Duncan, which is anticipated to be introduced to the Union of BC Municipalities later this year.

Discussion then ensued with regard to timing the submission of future reports so that it can be received at the Lower Mainland Local Government Association.

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

Planning Committee
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It was moved and seconded

That Council support the resolution going forward to the Union of BC Municipalities, which has been created by City of Duncan and supported by City of Nelson.

CARRIED

COMMUNITY SERVICES DEPARTMENT

2. **HOUSING AGREEMENT BYLAW NO. 9051 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8380 LANSDOWNE ROAD (CCM INVESTMENT GROUP LTD.)**

(File Ref. No.) (REDMS No. 3939414)

It was moved and seconded

That Bylaw No. 9051 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 9051 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 12-600815.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY KUTNY'S LANDSCAPING LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SUBDIVISION) AT 9811 AND 9771 NO. 6 ROAD**

(File Ref. No. AG 12-613731) (REDMS No. 4223361)

Wayne Craig, Director, Development, spoke of the proposed application noting that the adjustment in lot lines will not create any new parcels and will allow the business operations to be located on the same property as the primary business operator.

It was moved and seconded

That authorization for Kutny's Landscaping Ltd. to apply to the Agricultural Land Commission for a non-farm use to subdivide in order to adjust the lot lines at 9811 and 9771 No. 6 Road, be granted.

CARRIED

3.

Planning Committee
Wednesday, May 21, 2014

4. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD**

(File Ref. No. TU 14-653009) (REDMS No. 4210925)

Mr. Craig briefed Committee on the proposed application, noting that the temporary use permit would allow for overflow parking on the site for a period of three years. He added that perimeter landscaping will be installed to provide screening to the site.

In reply to queries from Committee, Mr. Craig advised that the parking lot would function as overflow parking for trades workers from the adjacent shopping mall. Mr. Craig noted that the applicant anticipates the parking spaces will no longer be required after three years when improvement projects in the mall are completed.

It was moved and seconded

(1) *That the application by Fairchild Developments Limited for a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road to allow an outdoor parking lot be considered for a period not to exceed three years; and*

(2) *That this application be forwarded to the June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

CARRIED

5. **APPLICATION BY TRASCHEH HOLDINGS LTD. FOR A TEXT AMENDMENT TO THE “INDUSTRIAL BUSINESS PARK (IB2)” ZONE**

(File Ref. No. I2-8060-20-009145, ZT 14-660990) (REDMS No. 4222637 v. 5)

Mr. Craig briefed Committee on the proposed application that would remove the current zoning restrictions and allow for animal grooming and indoor recreation tenants on the first floor of the building.

In reply to queries from Committee, Mr. Craig noted that the applicant was unaware of the restrictions until the units were set to be leased.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 to amend the “Industrial Business Park (IB2)” zone to allow animal grooming and indoor recreation uses on the ground floor be introduced and given first reading.

CARRIED

Planning Committee
Wednesday, May 21, 2014

6. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)”**

(File Ref. No. 12-8060-20-009108, RZ 13-641596) (REDMS No. 4227336)

Mr. Craig spoke of the proposed application, noting that changes to design and vehicle access were incorporated into the proposed application following additional public consultation.

In reply to queries from Committee, Mr. Craig noted that the currently proposed tree retention plan is the same plan included in the original application.

Discussion ensued with regard to the sustainability features of the proposed application and Mr. Craig advised that the proposed application’s EnerGuide rating of 82 is anticipated to reduce energy consumption by 15%. Also, Mr. Craig noted that staff are working with developers to raise sustainability standards in new developments.

In reply to queries, Mr. Craig advised that incremental cost increases as a result of adding sustainability features is anticipated to be approximately \$1000 per unit. Mr. Craig noted however that costs can be offset by energy rebates for the developer and a reduction in Canada Mortgage Housing Corporation costs for the end purchaser.

In reply to queries, Cynthia Lussier, Planning Technician, advised that there are not changes to the original traffic calming proposal.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended by replacing Section 1 (i) with the following:*

“1. Richmond Zoning Bylaw 8500 is amended by:

i. Inserting the following new subsection directly after Section 17.35.6.3:

4. The minimum setback to Yoshida Court is 2.0 m.”

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be referred to the Monday, June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

CARRIED

5.

7. **MANAGER'S REPORT**

(i) Trites Road

Terry Crowe, Manager, Policy Planning, referred to an area map of Trites Road and noted that developers were proposing expanding townhome development in the existing single-family designated area. Also, he added that community residents have expressed their preference that the area remain designated for single-family homes.

In reply to queries from Committee, Mr. Crowe advised that it is premature to amend the Area Plan to allow multi-family uses in the single-family area. Also, he noted that developers have not acquired a sufficiently large enough area to effectively service and develop a suitable range of uses.

(ii) City of New Westminster Official Community Plan Amendments

Mr. Crowe advised that the City of New Westminster is amending their Official Community Plan to add a Regional Context Statement. Also, he added that since the amendments do not affect the City, a response from the City is not required.

(iii) West Cambie Area Plan

Mr. Craig spoke of the southeast portion of the West Cambie area and commented on the area's re-designation for townhouse development and the area's environmentally sensitive designation. Mr. Craig noted that staff requested applicants undertake an environmental assessment. As a result of these assessments, staff are recommending that existing landscaping be replaced with new environmental assets that can support new wildlife corridors.

In reply to queries from Committee, Mr. Craig advised that proposed environmental assets will include a wildlife corridor approximately four to six metres wide and a landscape buffer along Alderbridge Way.

Discussion then ensued with regard to a proposal by Richmond Holdings Ltd. for seniors residences in the city centre area.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development commented on the proposal to rezone sites in the city centre area for seniors residences and indicated that portions of the development will be allocated for affordable housing.

Planning Committee
Wednesday, May 21, 2014

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:36 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, May 21, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk



City of Richmond

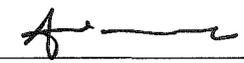
Report to Committee

To: General Purposes Committee **Date:** April 16, 2014
From: W. Glenn McLaughlin **File:** 12-8275-01/2014-Vol
 Chief Licence Inspector & Risk Manager 01
Re: **Business Licence Regulation Bylaw 7538**
Amendment Bylaw No. 9142

Staff Recommendation

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9142 which amends Schedule A of Bylaw 7538 to include the premises at Unit 118 - 4411 No. 3 Road among the sites which permit an amusement centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.


 W. Glenn McLaughlin
 Chief Licence Inspector & Risk Manager
 (604-276-4136)

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

Staff Report

Origin

Amongst the regulated businesses in Richmond are Amusement Centres, which contain Amusement Machines which are defined in the Business Regulation Bylaw 7538 as:

“a machine on which mechanical, electrical, automatic or computerized games are played for amusement or entertainment, and for which a coin or token must be inserted or a fee charged for use, and includes machines used for the purposes of gambling.”

Business Regulation Bylaw 7538 restricts a business premises to only 4 amusement machines unless the location is listed in Schedule A of the bylaw.

On April 15, 2014, Jun Hao Du, the owner (Applicant) of Q1 Billiards, located at Unit 118 – 4411 No. 3 Road, applied to the City for consideration that his location be permitted to add an additional 4 amusement machines to his existing Business Licence to enable him to operate a total of 8 amusement machines.

This report recommends that the Applicant’s establishment be included among those locations specified in the bylaw where more than 4 amusement machines would be permitted.

Analysis

The subject property is zoned Automobile-Oriented District (CA). One of the permitted uses in this zoning district is an Amusement Centre with a billiard/pool hall included within the scope of the Amusement Centre definition.

DMD Enterprise Ltd., doing business as Q1 Billiards, currently operates a billiard/pool hall; refreshment stand; retail accessories and 4 amusement machines from the premises. There has been a billiard/pool hall operating from this location since 2004. The Applicant was approved for a transfer of the then current business licence and has been operating this business since June of 2013.

Billiard/Pool Halls are a regulated business with operator obligations and prohibitions; age restrictions, hours of operations and other regulations. If approved, this establishment will also be regulated by the Amusement Centre regulations in the Business Regulation Bylaw, with the more restrictive regulations applying to the common premises.

All Amusement Centres are inspected from time to time by the Richmond Joint Inspection Team to ensure compliance with the City’s regulations. There have been no violations or infractions noted against this business or the operator. The RCMP was contacted with details of the proposal and did not have any concerns regarding the request to add additional amusement machines.

April 16, 2014

- 3 -

Financial Impact

None

Conclusion

Amusement Centres are regulated under the City's Business Regulation Bylaw No. 7538 and staff are recommending that Unit 118 – 4411 No 3 Road be added to Schedule A of the bylaw to enable the applicant to operate more than 4 amusement machines at this premises.



Joanne Hikida
Supervisor Business Licence
(604-276-4155)

JMH:jmh



Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9142

The Council of the City of Richmond enacts as follows:

- 1. That Business Regulation Bylaw No. 7538, as amended, is further amended by adding the following in Schedule A after item 35:

Table with 3 columns: Civic address, Civic Number, Original Bylaw Reference. Row 1: 35A. No. 3 Road, 4411 - Unit 118, 9142

- 2. This Bylaw is cited as "Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9142".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures

Approval stamp: CITY OF RICHMOND, APPROVED for content by originating dept., APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 5, 2014

From: Mike Redpath
Senior Manager Parks

File: 11-7140-20-
BSH11/2014-Vol 01

Re: Blacksmith Shop and Foundry at Britannia Shipyards

Staff Recommendation

That a functioning blacksmith shop and foundry as detailed in the report "Blacksmith Shop and Foundry at Britannia Shipyards" dated May 5, 2014 from the Senior Manager, Parks be received for information.

Mike Redpath
Senior Manager Parks
(604-247-4942)

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

Staff Report

Origin

The Parks, Recreation and Cultural Services Committee passed the following referral motion at their meeting on February 25, 2014:

That staff examine the feasibility of incorporating a blacksmith shop that could showcase a traditional foundry at Britannia Heritage Shipyard and report back.

The purpose of this report is in response to the above referral by exploring the programming opportunities, infrastructure requirements, human resources, and materials that would be required to implement a working blacksmith shop and/or foundry at Britannia Shipyards.

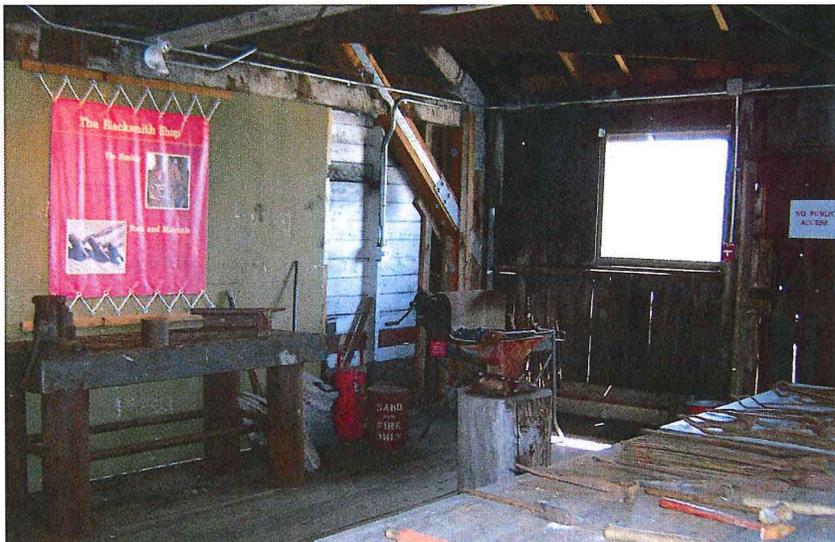
This report supports the following 2011-2014 Council Term Goal 9.5:

Promote existing cultural resources and activities to increase public awareness, enhance quality of place and engage citizens across generations.

Background

A blacksmith creates objects from wrought iron or steel by shaping and cutting heated metal with tools into the desired shape. Heating is accomplished using a forge (a fireplace or furnace used specifically for heating metal) fuelled by propane, natural gas or charcoal. Some modern blacksmiths use a blowtorch or induction heating methods.

The blacksmith shop was an important part of any shipbuilding community. Blacksmiths created and repaired tools and metal parts for boat building and repair. Britannia currently has a blacksmith shop exhibit, including a coal-fired forge, on display in the machine shop in the main shipyard. This exhibit is situated in the historically accurate location of the blacksmith shop at Britannia.



The Blacksmith Shop Exhibit at Britannia Shipyards

A foundry is a factory that produces metal castings. Metal is melted into a liquid and poured into a mould to produce the desired shape. In boat building and repair, foundries are commonly used to produce metal parts including ships' wheel hardware, struts, toggles, swivel pins, knobs and plaques.

Programming Opportunities

Blacksmith shops are popular attractions at many national historic sites and museums. In Metro Vancouver, both Burnaby Village Museum and Fort Langley National Historic Site have active blacksmith shops. Mystic Seaport, the world's largest maritime museum, is also home to a shipsmith shop (a blacksmith who specializes in metal work for boats and ships).

Programs at these sites include hourly or on-going demonstrations for the public and school groups. Burnaby Village Museum and Mystic Seaport both offer courses in blacksmithing to the public. Burnaby Village Museum offers several half-day courses including Basic Blacksmithing, Forge Welding, Tool Making, Tong Making and Ornamental Hook Making. Mystic Seaport offers private and small group lessons for three to six people.

While there are several stand alone foundry museums around the world, staff are not aware of any examples of demonstration foundries located in historic sites or museums in North America.

Amos Pewter is a privately owned and operated pewter shop in Mahone Bay, Nova Scotia. Artisans produce pewter jewelry and decor items using traditional techniques. Hot, free-flowing molten pewter is poured from a melting pot into a wax mould. Once removed from the form, objects are hand-finished.

Amos Pewter is the first artisan shop in Nova Scotia to become a member of the international ÉCONOMUSÉE network. The mission of ÉCONOMUSÉE is to showcase traditional trades and skills in a for-profit, living museum environment. Visitors are invited to learn about the history of a trade or craft, watch artisans work, and purchase items in a boutique.

Infrastructure Requirements

The incorporation of a functioning blacksmith shop or a foundry at Britannia Shipyard would require:

- A purpose built structure located on-site. Using a forge or foundry in the existing buildings would not be feasible due to the risk of fire. Concrete floors, fireproof walls, proper venting, and fire suppression equipment would all be considerations;
- An assessment and review of building code, safety, and risk management issues;
- The construction or installation of a forge or foundry. The size and type would be dependent on its use. For example, if it was to be used for demonstration purposes only, a small forge would be adequate. If courses and hands on programs were considered, a larger double forge would be preferable; and
- A review and estimate of the equipment that would be required and associated costs.



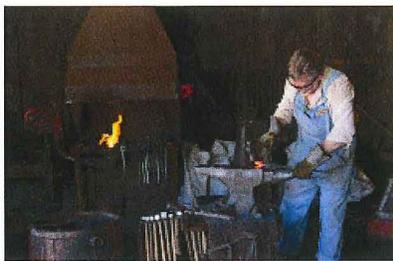
The Blacksmith Shop at Fort Langley



The old forge at Fort Langley



The new brick forge at Fort Langley



Blacksmith Shop, Burnaby Village Museum



Shipsmith Shop, Mystic Seaport



Shipsmith Shop, Mystic Seaport



Amos Pewter, Mahone Bay, NS



Amos Pewter, Mahone Bay, NS

Operating Costs

In order to safely operate a forge or foundry, specialized training would be required. As a benchmark, Burnaby Village Museum pays their blacksmith \$30 per hour. Fort Langley National Historic Site is currently reviewing their staffing in this area. They are moving away from training interpreters to deliver the blacksmith programs and are looking to recruit a full-time professional blacksmith. The salary is currently under review.

Based on daily demonstrations in the summer months (May to September), the estimated annual material cost at the Burnaby Village Museum is \$8,000 to \$10,000.

Additionally, a full-time programmer position at Britannia Shipyards would be recommended. A staff person to oversee the activation of a blacksmith shop or foundry, along with other

programming at Britannia, would be essential to ensure that it could be used effectively for demonstration and program purposes. The development of a detailed business case in support of a future blacksmith or foundry operation would be required.

Financial Impact

There is no financial impact to this report.

Conclusion

While the blacksmith shop was historically an important part of Britannia Shipyards, the incorporation of a functioning blacksmith shop or foundry is not recommended at this time. The Britannia Shipyards Strategic Plan 2014-2018, endorsed by Council on April 14, 2014, identified the following as capital development priorities for the next four years:

- Create capital development and interpretation plan for the Japanese Duplex and First Nations Bunkhouse;
- Examine the feasibility of making the Shipyard ways and winch operational, and explore options for their future use; and
- Complete the existing capital projects including wayfinding, Shipyard ways stabilization, Richmond Boat Builders ways, boardwalk replacement and Seine Net Loft Dock.

The strategic plan allows for the exploration of an active blacksmith shop and/or foundry as part of the implementation of the plan under the following action:

- Update capital development plan for Britannia Shipyards to identify priorities and future opportunities and prioritize within the five year plan.

The feasibility of a functioning blacksmith shop and foundry will be considered as part of this capital development plan. Consideration will be given to operating it as either a program or following the ÉCONOMUSÉE model.



Marie Fenwick
Britannia Site Supervisor
(604-718-8044)



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 5, 2014

From: Mike Redpath
Senior Manager, Parks

File: 11-7025-01/2014-Vol
01

Re: Agreement with the Sharing Farm Society

Staff Recommendation

1. That the Chief Administrative Officer and the General Manager, Community Services be authorized to execute all documentation required to implement a five year agreement with the Sharing Farm Society for the purposes of the Society farming a 2.8 acre portion of land at Terra Nova Rural Park, at a rental rate of \$10.00 per year and other terms and conditions set out in attachment 2 of the staff report, dated May 5, 2014.

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 2

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

Staff Report

Origin

At the July 14, 2008 Council meeting, Council approved the following resolution:

A license from the City to the Richmond Fruit Tree Sharing Project for the use of a portion of the land at Terra Nova Rural Park for a Community Sharing Farm be approved as detailed in the staff report dated June 11, 2008 and other terms as deemed necessary by the City.

The purpose of this report is to update Council on the activities of the Sharing Farm Society (SFS) and recommend that the City enter into a revised agreement with SFS for an additional five year term.

This report responds to the following Council Term Goals #8 Sustainability and #10 Community Wellness:

8. *To demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework; and*
10. *Continue to collaborate with community organizations and agencies to optimize resources in the implementation of the City's adopted Wellness Strategy.*

Analysis

Background:

Since 2008, the SFS has harvested and donated over 200,000 pounds of healthy fruits and vegetables to assist low income and families in need in Richmond. The majority of the food has been donated to the Richmond Food bank and other local charitable organizations.

The Fruit Sharing Project began in 2001 with the harvesting of seed rows of surplus vegetables from the West Coast Seeds Demonstration Garden in Richmond, and the coordination of volunteers to pick excess fruit from Richmond property owners' fruit trees. In 2004, the Society entered into an agreement with the City to use 1.4 acres of land at the South Dyke as a Community Sharing Farm Site. This site was used for the production of vegetables until 2007, when the Society fully moved its vegetable farming operations to a site at Terra Nova Rural Park (Attachment 1).

Since 2008, the Society has implemented its Community Teaching Orchard at the South Dyke site and the Richmond Farm School at Terra Nova Rural Park, in partnership with Kwantlen Polytechnic University and the City of Richmond. In addition to growing food, the Society has developed a Farm Centre at the Terra Nova Rural Park, which includes storage, a greenhouse, and several other small support structures. The Society offers numerous corporate and volunteer opportunities to over 1,000 volunteers annually. They work in partnership with multiple organizations to collaborate on food security initiatives, implement educational programs for

people of all ages, with an emphasis on youth; and they manage an annual community event, the Garlic Festival.

Given the success of the agreement between the City and the SFS, from 2008 to 2013, staff recommend that the parties enter into a similar agreement for the period from June 2014 to May 2018, for the Terra Nova site only, under the same basic terms as the existing agreement (Attachment 2).

Next Steps

Subject to approval, staff will develop an agreement based on the proposed business terms as detailed in Attachment 1. The agreement may be structured as a Partnering Agreement pursuant to section 21 of the *Community Charter*.

Financial Impact

There are no financial implications as a result of this report.

Conclusion

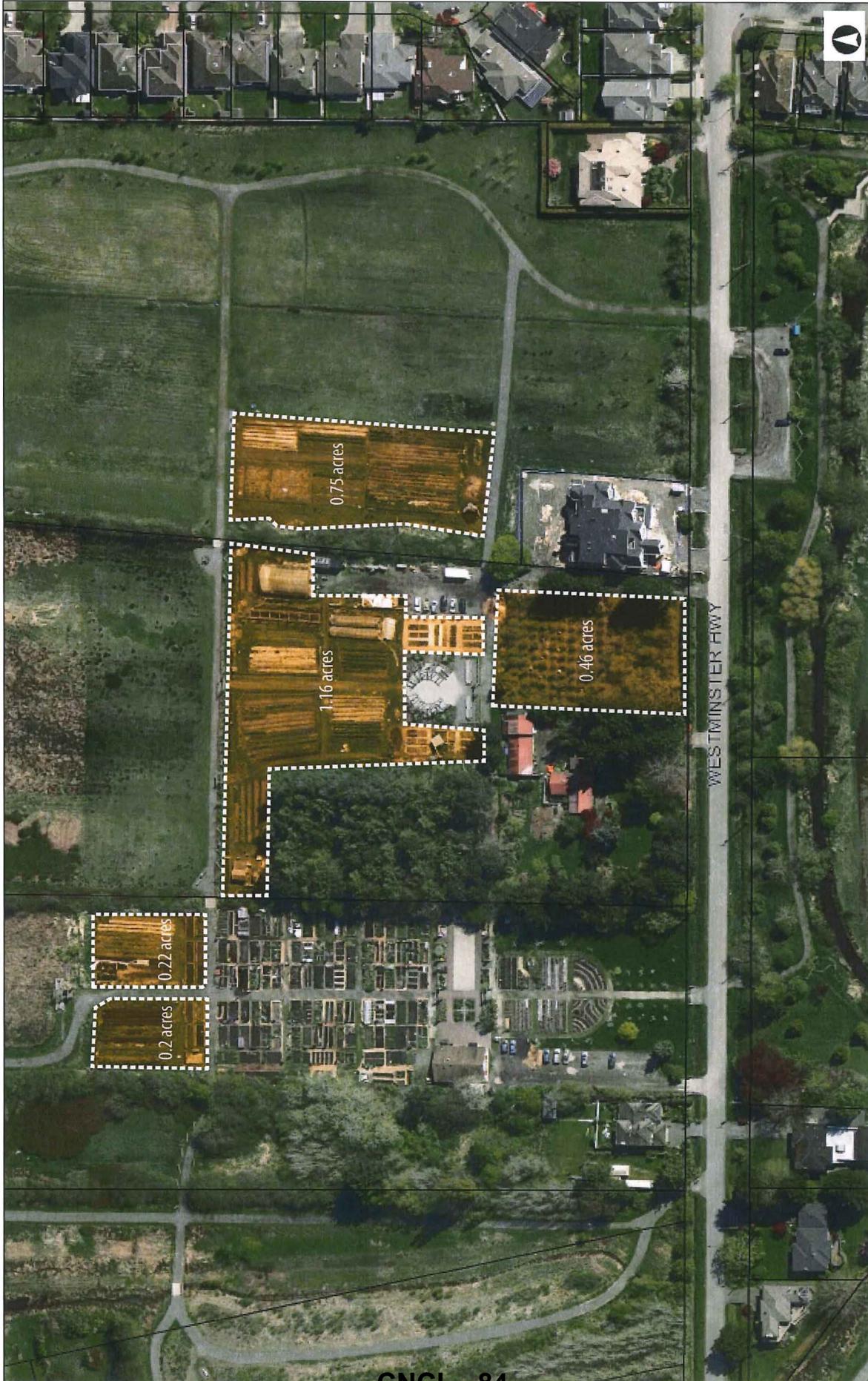
This report recommends that the City enter into an agreement with the Sharing Farm Society for a portion of the land at Terra Nova Rural Park located at 2631 Westminster Highway and 2771 Westminster Highway, for the purpose of a community sharing farm. The agreement will be for a five year term commencing in June 2014 and rental rate of \$10 per year, under the terms and conditions outlined in this report. The activities of the Richmond Sharing Farm Society at Terra Nova Rural Park have helped advance the vision for Terra Nova as a centre for sustainable community based agriculture and helped to put thousands of pounds of fresh produce into the Richmond Food Bank to help Richmond citizens in need.



Dee Bowley-Cowan
Acting Manager, Parks Programs
(604-244-1275)

- Att. 1: Sharing Farm – Site Map
- 2: Sharing Farm – Terms of Agreement

Terra Nova Rural Park - Sharing Farm Site



84.7 0 42.36 84.7 Meters

© City of Richmond

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Proposed Terms for Agreement with the Sharing Farm Society for Terra Nova Rural Park at
2631 Westminster Highway and 2771 Westminster Highway (the "Site")

Term	Five years
Commencement Date	June 2, 2014
Licensee	The Sharing Farm Society (the "Licensee")
Rental Rate	\$10 per year
Improvements	Any improvements to the Site may be allowed with prior written permission by the City and provided they are appropriately permitted.
Permitted Use	The Licensee is permitted to engage in organic growing of fruits and vegetables. Herbicides, insecticides, chemical fertilizers, animal poisons and non-organic materials, included treated wood, are not permitted.
Sales	No sales are permitted on the Site without written permission from the City.
Insurance	As required by the City including \$5 million commercial general liability insurance listing the City of Richmond and its employees as an additional insured.
Water Services	The Licensee is responsible for water services, including but not limited to irrigation of the Site. Any changes to the original irrigation must be approved through the City and the City will make arrangements for metered water at the cost of the Licensee prior to installation.
Parking	Parking is permitted in the designated parking lots on Site.
Farming Supplies	Farming supplies such as soil, seeds, and farming equipment are to be provided by the Licensee at its own expense.
Waste	Waste, recycling, and composting are the cost and responsibility of the Licensee.
Termination	Either party may, without cause, terminate this agreement on 90 days' notice.
Representation	The Licensee must not act as the City's representative in any matter, and particularly with the media.
Recognition	The City must be recognized as a supporter in all marketing materials and communications related to the Sharing Farm.
Special Events	Special events require prior written approval from the City which may be withheld or denied at the City's discretion. Minimum of eight weeks notice is required.

Monthly/Annual Reporting	An annual report is required including financial statements and a summary of operations.
Office Space	Non-exclusive office space is provided within the Buemann House at 2771 Westminster Highway. Office supplies such as furniture, equipment, phone line, and internet are to be provided by the Licensee at its own cost.
Greenhouses	The two greenhouse buildings maintenance, and all costs associated with the buildings, is the responsibility of the Licensee.
Compost Bins and Roof	The compost bins and roof maintenance and all costs associated with the building, are the responsibility of the Licensee.
Storage	Equipment and supplies are only to be stored in the designated areas or in the Licensee designated storage space. Any additional storage containers shed and/or buildings are to be approved by the City.
Drainage	The Licensee is responsible for land improvements to the Site, including but not limited to drainage. Any changes to the drainage must be approved by the City.
Liaison	The Licensee will provide the City current contact information, and Director contacts.



City of Richmond

Report to Committee

To: General Purpose Committee **Date:** May 16, 2014
From: Cathryn Volkering Carlile **File:** 03-1000-12-073
 General Manager, Community Services
Re: World Union of Olympic Cities Membership

Staff Recommendation

1. That staff be directed to apply for membership, by the City of Richmond, in the World Union of Olympic Cities (UMVO);
2. That the Mayor and Chief Administrative Officer be designated to be the City's representatives to the UMVO; with the Chief Administrative Officer having responsibility for managing associated functional and operational matters; and
3. That funding for this legacy program be funded from Council Contingency.

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

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
ROUTED TO:	CONCURRENCE
Finance	<input checked="" type="checkbox"/>
Law	<input checked="" type="checkbox"/>
APPROVED BY CAO	

May 16, 2014

Staff Report

Origin

As a host venue City for the 2010 Olympic Games, the City has recently been given the opportunity to join the World Union of Olympic Cities (UMVO). This opportunity supports the following Council Term Goal 10 Community Wellness:

To continue to collaborate with community organizations and agencies to optimize resources in the implementation of the City's adopted Wellness Strategy.

In addition, this opportunity supports Council's Term Goal 3.4 Economic Development:

Update the City's economic development strategy, ensuring sport hosting and events are a part of it, and that it is clear on what kind of businesses we want to attract and retain, and where future industrial development and business parks will be located.

Richmond's involvement in the 2010 Winter Olympic Games was an extraordinary opportunity for Richmond, fundamentally changing the City's history, identity and landscape forever. The Games have served as an effective vehicle for orchestrating proactive development in the City Centre. They significantly contributed to and accelerated many City initiatives aimed at preserving and enhancing Richmond's quality of life for the future. These legacy initiatives include the waterfront amenity strategy, transportation improvements, Richmond Olympic Oval, Richmond Olympic Experience, trail development, downtown vibrancy, city parkland development, sport hosting, sport facility development and economic development.

This report reviews the process and rationale for joining this international organization and recommends that the City proceed with its application.

Analysis

History of the Organization

The World Union of Olympic Cities (Union Mondiale des Villes Olympiques - UMVO) is a non-profit association, established in 2002, under the control of the Swiss Civil Code. Its headquarters are based in Lausanne, Switzerland, Olympic Capital and home to the headquarters of the International Olympic Committee (IOC). The IOC is a strategic partner to the Association.

The UMVO was founded on the initiative of the city of Athens, the historic capital of the Olympic Games, and Lausanne, the Olympic capital and IOC headquarters. Its aim is to promote the sharing of knowledge and experience between cities that have hosted a Games event or are about to do so, or ones which believe in sport as a means of urban development.

Membership

The organization is made up of the founding cities of Athens and Lausanne, and cities who have either hosted or applied to host Olympic Games or a Youth Olympic Games, and who have

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applied to and been accepted by the Executive Committee. If approved by Council and the UMVO, the City of Richmond would become an active member which includes cities that have organized or been a part of hosting the Olympic Games or Youth Games.

Currently there are 21 Active Members and six Associate Members in the UMVO.

Active Members (organizers and hosts of games)	
Amsterdam (Netherlands)	Munich (Germany)
Athens (Greece)	Nanjing (China)
Atlanta (United States)	Qingdao (China)
Barcelona (Spain)	Rio de Janeiro (Brazil)
Beijing (China)	Sarajevo (Bosnia and Herzegovina)
Innsbruck (Austria)	St. Louis (United States)
Lake Placid (United States)	St. Moritz (Switzerland)
Lausanne (Switzerland)	Sochi (Russia)
London (United Kingdom)	Tokyo (Japan)
Los Angeles (United States)	St. Louis (United States)
Moscow (Russia)	
Associate Members (applicant or candidate cities)	
Busan (South Korea)	Quebec (Canada)
Denver (United States)	Reno Tahoe (United States)
Qinhuangdao (China)	Rotterdam (Netherlands)

Goals of the Association

The UMVO supports and encourages dialogue between host cities, helping to build the legacy of the Olympic Games, including the promotion of sport and healthy lifestyles, and the development of healthy connected communities, creating better lives for future generations.

The goals of the organization include:

- Facilitate an effective dialogue between former and future host cities, to ensure the continued positive impact of the Olympic Games and Youth Olympic Games and their related sport, cultural and educational initiatives;
- Support former Olympic host cities by discussing ideas and initiatives that can be implemented in order to maintain positive and sustainable Olympic legacies, and to promote sports and healthy lifestyles;
- Collaborate together in order to create a better life for future generations through the transmission of Olympic values and ideals from generation to generation;
- Display the educative nature of the Olympic Movement;
- Implement cultural activities relating to the functioning of Olympic institutions;
- Promote the support of cities to Olympic initiatives regarding integrated efforts in favour of peace;

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- Support the cities with Olympic initiatives regarding integrated efforts in favour of sustainable development; and
- Guarantee the transparency and efficiency of the UMVO.

In 2013, the UMVO developed a new strategy to move the organization forward. This strategy helps its members fulfil their roles as ‘legacy keepers’ of the Olympic Games and Youth Games. The key objectives of the new strategy are:

- To facilitate an effective dialogue between former and future host cities, to ensure the continued positive impact of the Olympic Games and Youth Games and their related sport, cultural and educational initiatives.
- To support former Olympic cities through the discussion of ideas and initiatives that can be implemented to maintain positive and sustainable Olympic legacies, and the promotion of sport and healthy lifestyles.
- To collaborate in order to create better lives for future generations through the transfer of Olympic values and ideals from generation to generation.

The new strategy is anticipated to be approved at the 2014 UMVO Summit.

Benefits to the City of Richmond

Key benefits of joining the UMVO are as described below:

1. Continue to build the community legacy and international reputation of Richmond.
2. Network opportunities with member cities and international sport organizations.
3. Participation in The Lausanne General Assembly & Summit.
4. Further supports the ongoing working relationship between the IOC and the City, Oval Corporation, and Olympic Experience which includes access to and use of the Olympic Rings and intellectual property and audio visual banks.
5. New opportunities to promote Richmond, the Oval, and Richmond Olympic Experience (ROX).
6. Sport hosting promotional opportunities.

Legacy

Through its involvement with the 2010 Olympic Games, the City of Richmond built the signature facility of the Games, the Richmond Olympic Oval which is still claiming considerable recognition as a post Games legacy. In addition, the City continues to engage in unique partnerships, governance models, funding strategies and marketing programs that promote Richmond as an Olympic Venue City. Very few cities in the world have the opportunity to participate in this exclusive organization and thus influence the Olympic Games movement.

Since 2010, the City has been actively leveraging its experience and expertise through projects and relationships including operating the very successful Richmond Olympic Oval; membership in the Olympic Museums Network and development of the Richmond Olympic Experience; attending and speaking at IOC sponsored conferences; and the recently approved Development Partnership in the Sustainable Sport and Events Toolkit with AISTS.

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Membership in the UMVO will continue to strengthen the City's identity internationally, and continue to build its reputation as an important member of the Olympic family and a leader in sport.

International Networking and Best Practices

Membership will offer added value in that it is the only association of its kind that provides a direct link between host cities, the International Olympic Committee (IOC) and the world of international sport. The UMVO can upon request make available its network of international sports federation and IOC contacts which will assist in the Oval realizing opportunities for sport tournaments, conferences, trades shows and events. The organization is also creating a platform to exchange knowledge and learn from other past host cities.

The Secretary General at the UMVO informed staff that the UMVO would be pleased to receive an application from the City of Richmond. Staff has also contacted David Simon, President of the Southern California Committee for the Olympic Games, and Vice President of the UMVO. Los Angeles joined the UMVO early on, and was part of the inaugural meeting of the UMVO. Mr. Simon spoke highly of the UMVO and the opportunities that it has created for Los Angeles. Membership allows access to other cities, Olympic sponsors and a continued connection to the IOC, "it's very useful, very interesting to build relationships and have access to other cities to continue building the Olympic legacy" Simon stated.

Mr. Simon also spoke to the UMVO's new strategy and the opportunities that he believes this will create. With access to both sponsors, additional cities, and the IOC, he sees great potential for future initiatives both within and outside of the Olympic cycle. These opportunities would not be possible without the IOC at the table.

Joining the UMVO will contribute to the City's reputation, develop the legacy as a venue city and continue to showcase Richmond as a thriving, international destination that blends a multitude of experiences to strengthen the local economy and liveability of the City.

Lausanne General Assembly and Summit

The Lausanne General Assembly and Summit is an annual summit held in late fall and hosted by the UMVO. The first day is the UMVO General Assembly and is exclusively restricted to UMVO members only and provides a unique platform to share experiences and transfer knowledge from cities having organized the Games to cities who are about to host or who have ambitions to host the Games. This is an opportunity for cities to enhance their experience and knowledge in matters of hosting and organizing sports events, planning and leveraging the legacy and developing communities to help shape better lives for future generations. The City of Richmond has presented on two occasions at the Summit with very positive feedback.

Recognizing the growing importance of issues created by urbanization, the 2014 Summit will bring city and sporting leaders together to discuss how sport can play an important role in

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shaping active healthy and sustainable urban environments. This is an important opportunity for Richmond to learn and share at an international level, supporting initiatives to build a healthy, safe and attractive City.

UMVO members can take part without charge (except for travel expenses) in the Association's annual summit meeting and events organized for members.

UMVO Application Process

If Council approves this report, staff will complete the application to the UMVO and submit it. Membership requests are reviewed by the Executive Committee and approved by the General Assembly of the UMVO.

It is recommended that the program be managed by the CAO's office; recognizing that the CAO already has an established track record and working relationship with several IOC personnel. The formal relationship will be between the UMVO General Assembly and the City, with the Mayor being the formal delegate, and the working or functional role residing with the CAO, as is the case with many member cities.

There are no formal meetings or requirements outside of the UMVO annual summit. However, members of the UMVO do traditionally attend the annually held Sport Accord (Attachment 1) and Olympic Games.

The City has participated in the annual Sport Accord summit in the past with a focus on sport hosting, promoting Richmond and networking with sport federations.

It would be up to the City to pursue these opportunities. At this time, accreditation is not provided to UMVO members to Olympic Games. However, the organization is exploring establishing meetings at future Olympic Games with corresponding accreditation. Expenses related to travel would be included in future operating budgets on an as needed basis depending on the location of the meeting.

Staff also suggest that the City of Richmond's membership and participation be evaluated in five years (2018).

Financial Requirements

The financial requirements of this portfolio are primarily the membership fees and related travel expenses.

Financial Impact

The annual membership fee is 5,000 Euros (2014 rates) per year (\$7,593CAN) for cities with active member status. Travel expenses would be covered in existing budgets and the annual membership costs are recommended to be funded from Council Contingency.

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Conclusion

Staff recommends that the City apply for membership in the UMVO and that the Chief Administrative Officer be the City's representative to the organization. Joining the UMVO will contribute to the City's reputation, legacy as a venue city and will continue to leverage Richmond as a thriving, international destination that blends a multitude of experiences to strengthen the local economy and liveability of the City.



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

Background SportAccord

SportAccord is the umbrella organization for all (Olympic and non-Olympic) international sports federations as well as organisers of multi-sports games and sport-related international associations. Currently, SportAccord consists of 108 members:

- 92 international sports federations governing specific sports (Full Members;
- 16 organizations which conduct activities closely related to the international sports federations (Associate Members).

The list of members can be found here: <http://www.sportaccord.com/en/members/>

As an international membership-based organization, SportAccord provides numerous services to unite and support its sport members. Currently, they include doping-free sport, fighting illegal betting, governance, sports' social responsibility, multi-sports games, the sport initiative, The Sports Hub, SportAccord Convention and the International Federation (IF) Forum.

Annually, SportAccord hosts the SportAccord International Convention in various locations around the world (most recently in April 2014, Turkey). Originally launched in 2003, SportAccord International Convention is a gathering of more than 2,000 leading representatives from the sport industry.

It offers the participants a powerful opportunity to come together on a global scale, in an exclusive and authoritative networking environment, to build relationships, share knowledge and develop ideas that will benefit the international sports community. Unlike any other event of its type, SportAccord International Convention is owned and endorsed by the sports movement itself.

It was created and is owned by SportAccord, the Association of Summer Olympic International Federations (ASOIF) and the Association of International Olympic Winter Federations (AIOWF).

Over the past eleven years, SportAccord International Convention has become one of the key fixtures on the world-wide sporting calendar. It allows associations as well as the international sports federations to increase efficiency by holding all their annual meetings at the same time and place, and serves also as a commercial platform whereby the sports industry can have 'one-stop-shop' access to the world governing bodies of sport and their key decision-makers.



**Richmond Community Services
Advisory Committee**

To: Mayor Brodie and Councillors
 From: Colin Dring and Lisa Whittaker, Co-Chairs, RCSAC
 CC: Cathy Carlile, Lesley Sherlock, John Foster
 Date: April 27, 2014
 Re: Social Policy Framework

Issue	Potential impact	Agency or individuals affected	Suggested action
<p>Social Policy Framework in BC</p> <p>Board Voice, 26 social services agencies and a number of municipalities are calling on the BC government to develop a social policy framework in British Columbia.</p> <p>For information about the Board Voice see excerpt from their website attached.</p> <p>The City of Duncan will be introducing a resolution at fall UBCM calling on Province of BC to develop a social policy framework for the Province.</p> <p>An example of a Provincial Social Policy Framework can be seen in the Province of Alberta http://socialpolicyframework.alberta.ca/</p>	<p>Government policy would be integrated with respect to decision making to address larger social issues such as poverty, health determinants, early childhood, healthy communities, seniors care and support etc. In addition the impact of economic decisions would be considered relative to social impact for communities.</p>	<p>Policy initiative at provincial level could have positive impact on all citizens of British Columbia</p>	<p>That Richmond City Council support the resolution going forward to the UBCM, which has been created by City of Duncan and supported by City of Nelson. Work is underway across different communities in BC to have strong support for this resolution prior to the UBCM conference in fall 2014.</p> <p>The RCSAC offers to meet with Richmond City Council to review and discuss the Social Policy Framework along with a Board Member from Board Voice.</p> <p>For information - documents related to this initiative can be found at: http://boardvoice.ca/public/initiatives/social-policy-framework/</p>



About the Board Voice - Excerpt from Board Voice website

Visit website for more information:

<http://boardvoice.ca/public/about/vision-mission-and-principles/>

Board Voice - Vision, Mission and Principles

Vision

A clear and effective voice for volunteer community-based boards supporting high quality social services and strong vibrant communities.

Mission Statement

Provincial champions of healthy communities who promote the value of collaborative high quality community-based social services through: advising, influencing and counselling governments concerning the aspirations and concerns of the sector; strengthening governance capacity and empowering boards; promoting collaborative cross-sectoral thinking, innovation and planning at both the community and provincial levels; and promoting community social services to the general public as critical to the social fabric of our communities.

Principles

Respectful – We show respect for those with whom we work by demonstrating courtesy, honesty, integrity and fairness.

Collaborative - We envision an integrated system of community-based services that is driven by the needs of the people who utilize our services. We are committed to collaborative engagement with our board members across agencies and within communities to create a service delivery system that is integrated and makes the best use of available resources.

Transparent – We engage our agency board members and other stakeholders in an open process, with transparent purpose, goals, expectations and accountabilities, expectations and constraints.

Responsive – We respect, and respond to, advice received from our fellow board members and other stakeholders. Wherever appropriate, we modify our plans and actions to reflect their advice.

Timely and Appropriate – We engage our fellow board members and other stakeholders early and often in the planning process, allowing sufficient time for meaningful dialogue, consultation and plan modifications. We utilize levels and methods of engagement that are appropriate to the purpose of engagement.

Inclusive and Balanced – We engage our fellow board members and other stakeholders who have a stake in, or will be represented by, our actions. We respect the diversity represented by the people working in our agencies and the people who receive our services. We balance the participation and influence of stakeholder groups.

Accessible – We provide clear, accessible and comprehensive information in order to facilitate involvement of our fellow board members and other stakeholders to assist us with addressing issues and making decisions.

Accountable – We monitor and evaluate the effectiveness of our engagement with our fellow board members and other stakeholders and are accountable for our actions and for the appropriate utilization of resources.

Innovative – We seek innovative ways to improve our communications and plans. We are committed to continuous learning.



CITY OF DUNCAN

January 22, 2014

0230-20 AVICC

Via E-mail: avicc@ubcm.ca

AVICC

Local Government House
525 Government Street
Victoria, BC V8W 0A8

Attn: Ms. Iris Hesketh-Boles, Executive Coordinator

Dear Ms. Hesketh-Boles:

RE: AVICC Resolution – Social Policy Framework

Please be advised that Council, at its January 20, 2014 regular meeting, unanimously passed the following resolution for consideration at the 2014 AVICC Conference:

Social Policy Framework

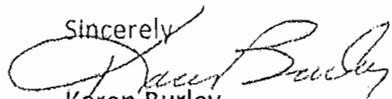
WHEREAS every British Columbian depends on social services, health care, justice and education services;

AND WHEREAS our communities are partners in the delivery of many of these services and are facing increasingly complex social challenges requiring coordination between multiple social ministries of government, municipalities and the community agencies and organizations that deliver services to the public;

THEREFORE BE IT RESOLVED that the municipal governments of British Columbia call upon the Premier to begin a consultation with British Columbians to initiate the development of a Social Policy Framework that will set out key policy directions, values, priorities, roles and expectations, and guide the creation of public policy to meet our social needs now and into the future.

As noted in the submission requirements, a hard copy of this letter will follow by mail and additional background information to accompany the resolution.

Should you have any questions regarding the above, please do not hesitate to contact me at (250) 746-6126.

Sincerely

Karen Burley,
Director of Corporate Services

/kb

PO BOX 820 200 Craig Street, Duncan, BC V9L 3Y2

Tel: (250) 746-6126 Fax: (250) 746-6129 Email: duncan@duncan.ca Web: www.duncan.ca

GNCL-98

cowichan

Social Policy Presentation Outline

Background

The Board Voice Society of B.C. is seeking support for the development of a social policy framework for the province. We ask that municipalities support a resolution to the provincial government to initiate a province-wide consultation leading to the development of such a framework.

- Board Voice represents more than 70 boards of community social service agencies across the province. It exists to advise governments on issues of concern to community benefit organizations, to improve governance and to bring boards together locally and provincially in the desire to create strong, vibrant communities. We believe a social policy framework will improve the lives of all BCers. www.boardvoice.ca
- The community social services sector: Helps people: find employment, find housing, deal with addictions, escape abuse; Provides services for sexually abused children, seniors needing in home support, persons with developmental and other disabilities, families and children in the protection system, and for children and adults living on the street; Creates child care and early learning services, safe houses, detox programs, language programs; transition services, skills training, immigrant programs.
- Other provinces, most recently Alberta <http://socialpolicyframework.alberta.ca/files/documents/ahs-nonannotatedfmwrk-webfinal.pdf>, and some municipalities have created social policy frameworks.

What's the Issue to be Resolved?

- Our population is growing and becoming more diverse. Housing, jobs, education, health, public spaces, recreation facilities are all affected. Issues are getting more complex.
- There is an increasing gap between the rich and the poor in our communities. We know social and health problems are connected to growing inequalities.
- Currently in B.C. there is no overarching framework to guide the work of social ministries and related community organizations in the province - no all-embracing vision, goals, and accountabilities, which could assist in bringing new approaches to difficult to solve issues.
- While collaboration is recognized as critically important to ensure the best and most efficient use of resources, there are few mechanisms either at a provincial or community level to bring this about.
- Broad ministry plans, which drive change, are often not well linked to other plans and most ministries continue to operate largely in silos. Horizontal leadership is not focused.
- At a community level, there are few planning mechanisms that bring organizations together within their sector or across sector boundaries and those that do exist are often ad hoc.
- Few resources exist to support this type of work within agency or municipal budgets.
- Linkages between social policies and economic policies are difficult to discern, although upon reflection, are obvious and need to be understood and managed.

What is a social policy framework?

Social policy is about the things that affect the quality of day-to-day life - the values, strategies, plans, and actions that affect people most directly — individually and in their relationships and networks with their friends, families, and communities. Policy frameworks are tools that can guide decision making, set future direction, identify important connections, and support the alignment of policies and practices both inside and outside an organization.

Why are we coming to you?

Municipal governments see first hand the day-to-day results of systemic failure on their neighbours and communities. A broad consultation process to generate a social policy framework is critical and local governments through the BC Healthy Communities initiative are already involved in conversations and actions. The community social service sector delivers programs and services through local agencies. As a result, there is an alliance between local government and agencies. We need to come together to build the capacities of local government and agencies to come to terms with the very real social problems facing citizens by asking the Premier to undertake the development of a social policy framework for British Columbia.



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 28, 2014
From: Cathryn Volkering Carlile **File:** 12-8060-20-009051/Vol 01
 General Manager, Community Services
Re: **Housing Agreement Bylaw No. 9051 to Permit the City of Richmond to Secure Affordable Housing Units located at 8380 Lansdowne Road (CCM Investment Group Ltd.)**

Staff Recommendation

That Bylaw No. 9051 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 9051 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 12-600815.

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

Att. 1

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

Staff Report

Origin

The purpose of this report is to recommend Council adoption of a Housing Agreement Bylaw (Bylaw No. 9051, Attached) to secure 483.65 m² (5,206 ft²) or seven affordable housing units in the proposed development located at 8380 Lansdowne Road (Attachment 1).

The report and Bylaw are consistent with Council's Term Goal Community Social Services 2.6 Community Social Services:

Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

The report and Bylaw are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key housing priority for the City.

IBI-HB Architects has applied on behalf of CCM Investment Group Ltd. (the registered owner) to the City of Richmond for a Development Permit that would allow construction of a mixed-use development that includes a 12-storey residential tower over a three storey podium at 8380 Lansdowne Road on a site zoned "Downtown Commercial (CDT1)". The proposal includes a total of 131 residential units (122 apartment units, two live/work units and seven affordable housing units), 270.80 m² (2,915 ft²) of retail commercial space and 654.38 m² (7,044 ft²) of restaurant commercial space.

No Public Hearing was held, because there is no rezoning associated with this project.

The Development Permit was endorsed by the Development Permit Panel on October 24, 2012, subject to a Housing Agreement being registered on title to secure seven affordable housing units with maximum rental rates and tenant income in keeping with the City's Affordable Housing Strategy, and which meet the Basic Universal Housing features under Section 4.16.23 of the Zoning Bylaw. The proposed Housing Agreement Bylaw for the subject development (Bylaw No. 9051) is presented as attached. It is recommended that the Bylaw be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

Analysis

The subject development application involves a development consisting of 131 residential units, including seven affordable rental housing units. The affordable rental housing units consist of five one-Bedroom plus Den units and two two-Bedroom units. All affordable housing units in this development must satisfy the Richmond Zoning Bylaw requirements for Basic Universal Housing.

The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low end market rent rates in perpetuity.

The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements.

The applicant has agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title which, together with the Housing Covenant, will act to secure the seven affordable rental housing units.

Financial Impact

None.

Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 9051 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure the seven affordable rental units proposed in association with Development Permit Application 12-600815.

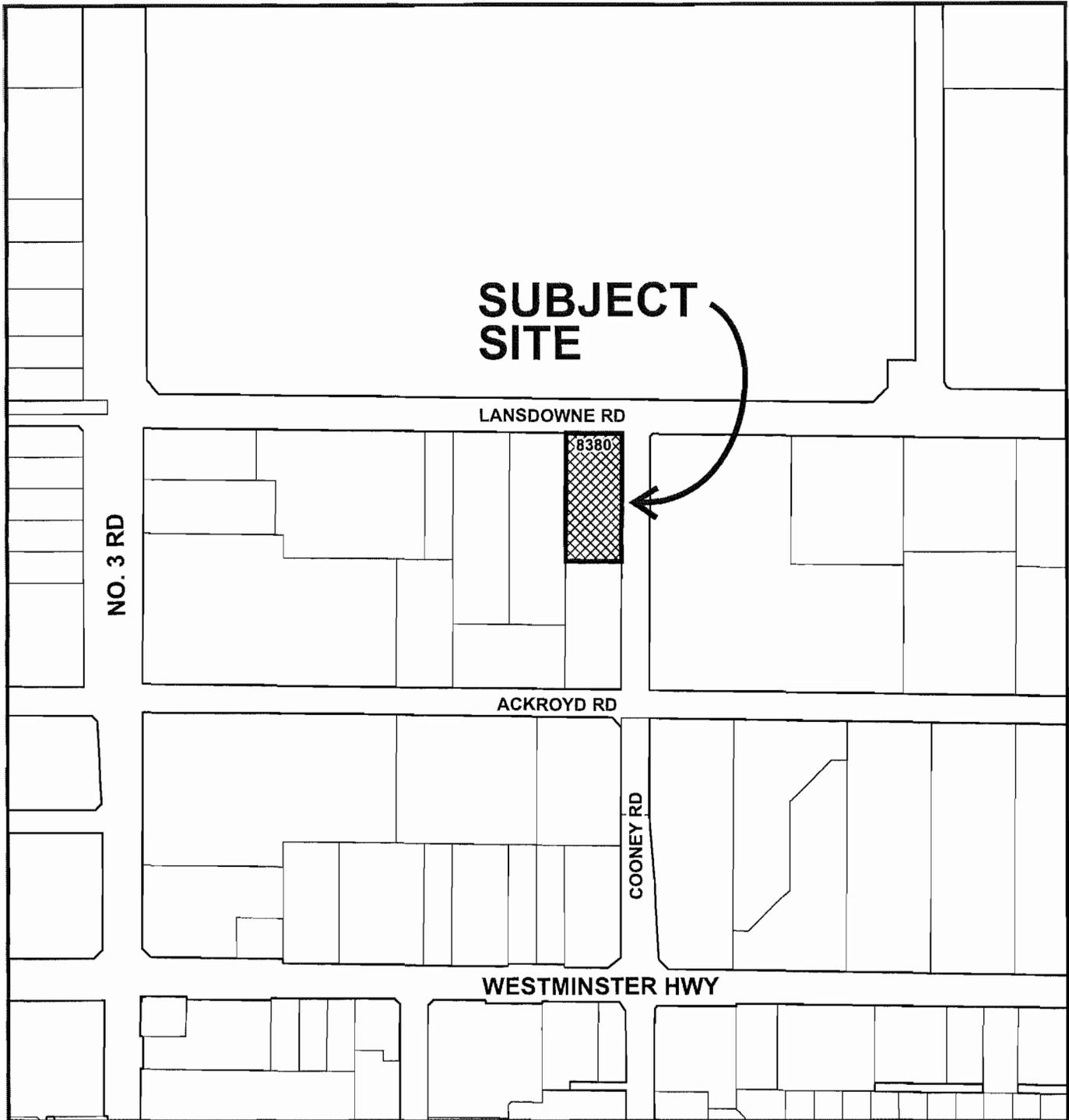


Dena Kae Beno
Affordable Housing Coordinator
(604-247-4946)

Att. 1 – Map of Subject Property



City of Richmond



**SUBJECT
SITE**

LANSDOWNE RD

8380

NO. 3 RD

ACKROYD RD

COONEY RD

WESTMINSTER HWY



8380 Lansdowne Road

Original Date: 10/29/13

Revision Date:

Note: Dimensions are in METRES



Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051

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 in Schedule A to this Bylaw, with the owner of the lands legally described as

No PID Lot A Section 4 Block 4 North Range 6 West New Westminster District,
 Plan EPP27071

2. This Bylaw is cited as **“Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051

HOUSING AGREEMENT BETWEEN the City of Richmond and CCM Investment Group Ltd.

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 28th day of April, 2014.

BETWEEN:

CCM INVESTMENT GROUP LTD. (Inc. No. 0804127),
a company duly incorporated under the laws of the Province of British
Columbia and having its registered office at 8C - 6128 Patterson
Avenue, Burnaby, British Columbia, V5H 4P3

(the "Owner" as more fully defined in section 1.1 of this
Agreement)

AND:

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

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

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

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

ARTICLE 1 DEFINITIONS AND INTERPRETATION

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

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"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;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (f) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (h) **"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
- (i) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ___ day of _____, 20_, under number _____, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

NO PID
Lot A Section 4 Block 4 North Range 6 West NWD Plan EPP27071
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"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;

- (p) **“Permitted Rent”** means no greater than:
- (i) \$850.00 a month for a bachelor unit;
 - (ii) \$950.00 a month for a one bedroom unit;
 - (iii) \$1,162.00 a month for a two bedroom unit; and
 - (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (q) **“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;
- (r) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (s) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (t) **“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*;
- (u) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (v) **“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) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the

form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
 - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

- (e) 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;
- (f) 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(g) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(g) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) 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
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

**ARTICLE 4
DEMOLITION OF AFFORDABLE HOUSING UNIT**

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

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

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

**ARTICLE 5
STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs

the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

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

7.4 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 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
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 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; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 **Survival**

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

7.7 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.8 **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.

7.9 **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.

7.10 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.

7.11 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.

7.12 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.

7.13 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.

7.14 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.

7.15 Sole Agreement

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

7.16 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.

7.17 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.

7.18 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.

7.19 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.

7.20 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.

7.21 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.

7.22 Joint and Several

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

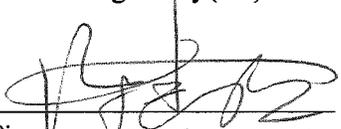
7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

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

CCM INVESTMENT GROUP LTD.

by its authorized signatory(ies):

Per: 
Name: JIAN SHENG CHEN

Per: _____
Name: _____

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

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____, the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ _____ per month;
 - (b) the rent on the date of this statutory declaration: \$ _____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ _____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

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

DECLARED BEFORE ME at the City of _____)
_____, in the Province of British Columbia, this _____ day of _____, 20____.)

A Commissioner for Taking Affidavits in the Province of British Columbia)

DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and **CCM INVESTMENT GROUP LTD.** (the "Owner") in respect to the lands and premises legally known and described as:

NO PID
Lot A Section 4 Block 4 North Range 6 West NWD Plan EPP27071

(the "Lands")

THE BANK OF EAST ASIA (CANADA) (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers CA843382 and CA843383, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)
FORMERLY KNOWN AS

THE BANK OF EAST ASIA (CANADA)
by its authorized signatory(ies):

Per: *P. K. Chan*
Name: *Ping K. Chan*

Per: *Grace Guo*
Name: *Grace Guo*



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: May 5, 2014

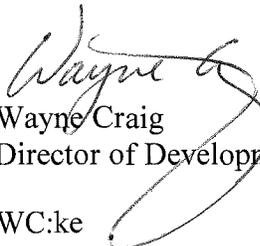
From: Wayne Craig
Director of Development

File: AG 12-613731

Re: Application by Kutny's Landscaping Ltd. for an Agricultural Land Reserve
Non-Farm Use (Subdivision) at 9811 and 9771 No. 6 Road

Staff Recommendation

That authorization for Kutny's Landscaping Ltd. to apply to the Agricultural Land Commission for a non-farm use to subdivide in order to adjust the lot lines at 9811 and 9771 No. 6 Road, be granted.


Wayne Craig
Director of Development

WC:ke
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Kutny's Landscaping Ltd. has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use for the properties at 9811 and 9771 No. 6 Road (**Attachment 1** – Location Map). The ALR non-farm use application would allow a subdivision to permit a lot line adjustment to allow 9811 No. 6 Road (currently 35,756 sq. m or 3.57 ha) to be 4,047 sq. m (0.4 ha) in area and 9771 No. 6 Road (currently 4,044 sq. m or 0.4 ha) to be 35,906 sq. m (3.59 ha) in area. This proposed lot reconfiguration will not result in the creation of any new lots and does not require any new road extension or construction in the Agricultural Land Reserve (**Attachment 2**).

This ALR non-farm use application requires consideration and endorsement by Council. If endorsed by Council, the ALR non-farm use application will be forwarded to the ALC for their consideration.

Project Description

The subject site at 9811 No. 6 Road is currently used for a soil processing business that provides landscaping topsoil for a variety of users. A family member and part owner of the business resides on 9811 No. 6 Road that contains a house and majority of the soil processing operations. Another family member and part owner of the business resides at 9771 No. 6 Road that contains a house and other accessory buildings.

The proposal involves a subdivision to adjust the lot lines that will allow the current principal family member owner/operator of the soil processing business at 9771 No. 6 Road to have all business operations on this property, while also allowing the family member and former principal owner/operator (retired) of the business to continue to live at 9811 No. 6 Road in the existing house.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**.

In 1993, a previous ALR non-farm use application to subdivide 9811 No. 6 Road to allow for the creation of a 0.2 ha (2,000 sq. m), in addition to the existing lot at 9811 No. 6 Road (35,756 sq. m or 3.57 ha) and 9771 No. 6 Road (4,044 sq. m or 0.4 ha) was made by the same proponent. This land use application was not supported by Council and as a result, was not considered by the ALC.

The operations on the subject site are processing of soils for various commercial, agricultural and landscaping top soil applications. As the subject site is contained in the Agricultural Land Reserve (ALR), application to and approval from Council and the ALC is required to allow the soil processing activities. The site has had a permit to operate from the ALC since 1982. The latest ALR non-farm use application (for purposes of soil processing) was endorsed by Council on June 28, 2010 and forwarded to the ALC who approved the application on October 13, 2010. It is anticipated that the proposed subdivision to permit a lot line adjustment will not impact this

previous approval allowing the soil process activities. If the lot line adjustment is supported by Council, any necessary amendments to the soil processing approval can be addressed by the ALC when they consider this application.

Surrounding Development

To the North: an “Agriculture (AG1)” zoned property that contains a single-family house and farm activities.

To the East: across No. 6 Road, an “Agriculture (AG1)” zoned property that contains a single-family house and farm activities.

To the South: across the Williams Road unopened road allowance, “Agriculture (AG1)” zoned property that contains a single-family house and farm activities.

To the West: an “Agriculture (AG1)” zoned property containing a single-family house and farm activities on a property that fronts onto Sidaway Road.

Related Policies & Studies

2041 Official Community Plan

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR. The proposed lot line adjustment requires approval from the ALC and therefore complies with the existing 2041 OCP land use designation and no OCP amendment is required.

Zoning – Agricultural (AG1)

Both subject properties have “Agricultural (AG1)” zoning. There is an existing provision in this zoning district that does not allow for further subdivision of lands and requires a minimum 20,000 sq. m (2 ha) lot size. The exception to this zoning regulation is if a subdivision is approved by the ALC (through a non-farm use application) that can specify a lot size that is less than the 20,000 sq. m (2 ha) minimum. As a result, the proposal to subdivide in order to adjust the lots and create a parcel less than the identified minimum area would comply with existing zoning as the proposal is subject to an ALR non-farm use application process.

Flood Plain Designation and Protection Bylaw 8204

In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, a flood plain covenant identifying a minimum flood construction level of 3.0 m will be secured and registered on title of 9811 and 9771 No. 6 Road through the subdivision application.

Consultation

The subject proposal was reviewed by the City's Agricultural Advisory Committee (AAC), with the following motion supported by the AAC (Please see **Attachment 4** for an excerpt of the December 13, 2012 AAC meeting minutes):

That the proposed lot reconfiguration at 9771 and 9811 No. 6 Road be supported subject to a notification to be placed on the lots to inform existing and all future property owners about surrounding agricultural activities.

In response to the AAC comments, staff advise that the proposal does not involve a sale of the properties and has been requested for the purposes of long-term estate and business planning matters. The subject sites will remain designated as Agriculture in the 2041 OCP, zoned "Agriculture (AG1)" and within the Agricultural Land Reserve. Staff also reviewed the legal title of both properties and confirmed there is an existing notation on each title that references the site's are impacted by the ALR and ALC Act. Information on these existing notations on title were not known when the AAC considered the application. These notations will remain on title and not be impacted by the proposed lot line adjustment; therefore, no further notations on title of each property is recommended.

Staff Comments

Driveway Provisions

The subdivision layout involves a driveway access for the proposed adjusted southern lot at 9811 No. 6 Road (4,047 sq. m or 0.4 ha) to No. 6 Road, which will be required at the property owners sole cost. Transportation staff have no objections over the proposed driveway to No. 6 Road for 9811 No. 6 Road. The northern lot at 9771 No. 6 Road has an existing vehicle driveway to No. 6 Road and no changes are proposed for this access arrangement.

Environmentally Sensitive Area Designation

A small portion of 9811 No. 6 Road has an existing Environmentally Sensitive Area (ESA) designation located at the south west corner of the property (See **Attachment 5**). The proposed subdivision to adjust the lot lines does not impact this ESA or result in any development activities that would disturb this area. The proponent has indicated that the existing soil processing activities will not disturb or remove any of the trees within the ESA. Furthermore, no tree removals on agricultural land is permitted unless it is for bonafide farm activities (based on the 2041 OCP).

Riparian Management Area

A 5 m wide Riparian Management Area (RMA) exists along the subject site's south property line (along the unimproved Williams Road allowance) and overlaps with the existing ESA at the southwest corner of the site (**Attachment 5**). The proposed lot line adjustment does not result in any development activity or modification within the 5 m RMA and as a result does not require any specific response and/or mitigation measures.

Analysis

The proposed lot line adjustment to 9811 and 9771 No. 6 Road is a minor subdivision that requires an ALR non-farm use application that will result in:

- A reduction of area at 9811 No. 6 Road from 35,756 sq. m (3.57 ha) to 4,047 sq. m (0.4 ha).
- An increase in area at 9771 No. 6 Road from 4,044 sq. m (0.4 ha) to 35,906 sq. m (3.59 ha).
- No increase in the number of lots in the ALR.
- No additional development on either of the proposed lots.

The proposed subdivision to adjust the lot lines is supported on the following basis:

- An exchange of the lots (as they are currently configured) amongst family members rather than adjusting the lot lines as proposed is not feasible given recent investment at 9811 No. 6 Road for the construction of a new house to replace the existing one for a family member.
- The proposed lot line adjustment does not involve further subdivision involving the creation of a new lot on agricultural land (previously not supported by Council in 1993). In the previous 1993 ALR subdivision application that was not supported, a lot line adjustment was suggested as a potential alternative to be considered by the owners. As a result, the current proposed lot line adjustment is consistent with the City's direction on the previous proposal tabled in 1993.
- Although the existing soil processing operation is not involved in farming or production of a specific commodity sector, the activities provide supporting agricultural functions to assist in providing soils to local farmers and greenhouse/horticultural operators.

This lot line adjustment addresses long-term estate and business management related to the owner's succession planning for the soil processing operations associated with the subject site. If the application is endorsed by Council, it will be forwarded to the ALC for consideration. If approved by the ALC, a subdivision application will be processed by staff, to address all remaining technical components of the proposal. Please refer to **Attachment 6** for the subdivision considerations identified to be completed through the processing of this ALR non-farm use application.

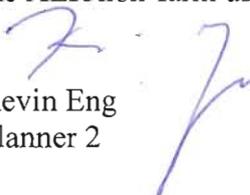
Financial Impact

None.

Conclusion

Staff recommend that the ALR non-farm use application at 9811 and 9771 No. 7 Road to subdivide in order to adjust the lot lines as outlined in this report be endorsed by Council and that the ALR non-farm use application be forwarded to the ALC.

Kevin Eng
Planner 2



KE:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

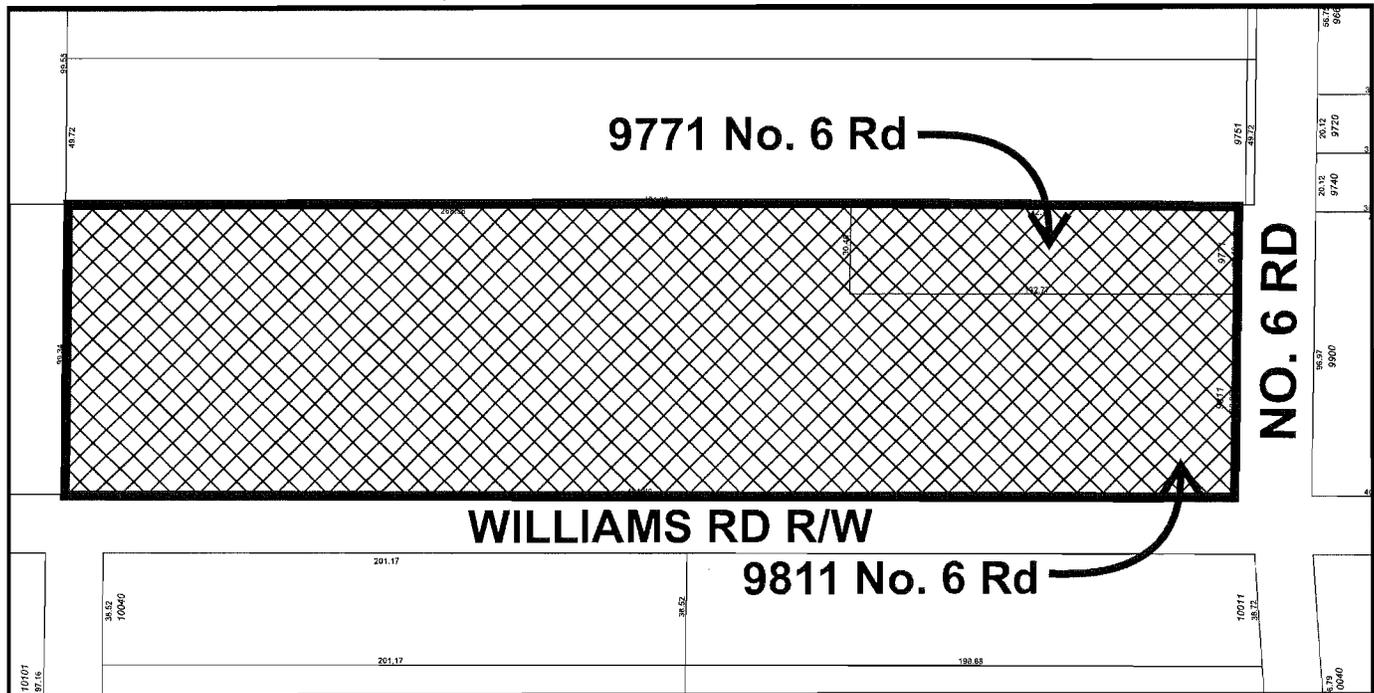
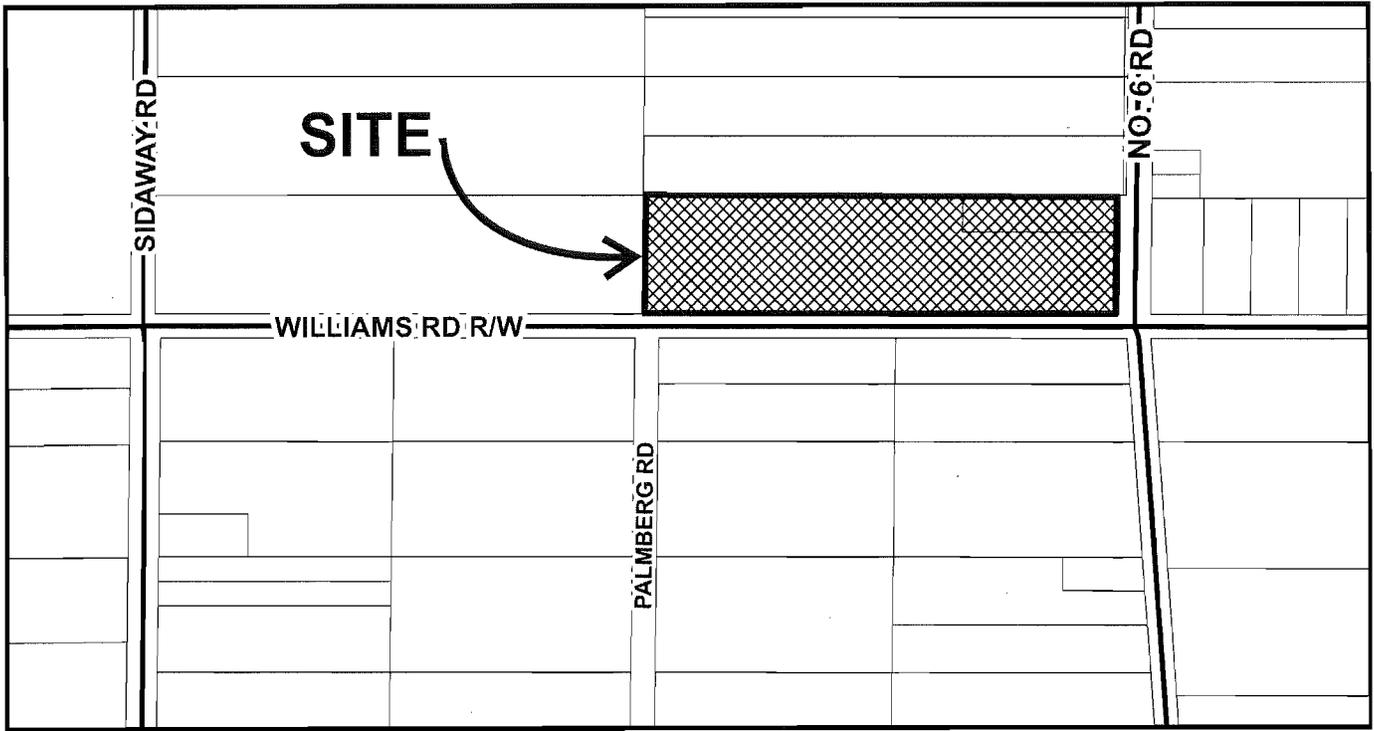
Attachment 4: Excerpt of Agricultural Advisory Committee Meeting Minutes

Attachment 5: Environmentally Sensitive Area and Riparian Management Area Map

Attachment 6: Subdivision Considerations



City of Richmond



	<h2>AG 12-613731</h2>	Original Date: 05/01/14 Revision Date: 05/08/14 Note: Dimensions are in METRES
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City of
Richmond



AG 12-613731

Original Date: 05/01/14

Revision Date: 05/05/14

Note: Dimensions are in METRES



AG 12-613731

Attachment 3

Address: 9811 and 9771 No. 6 Road

Applicant: Kutny's Landscaping Ltd

	Existing	Proposed
Owner:	9811 No. 6 Road – Kutny's Landscaping Ltd. 9771 No. 6 Road – D. and J. Kutny	No change.
Site Size (m²):	9811 No. 6 Road – 35,756 m ² 9771 No. 6 Road – 4,044 m ²	9811 No. 6 Road – 4,047 m ² 9771 No. 6 Road – 35,906 m ²
Land Uses:	9811 No. 6 Road – Single-family dwelling and soil processing operation. 9771 No. 6 Road – Single-family dwelling.	9811 No. 6 Road – Single-family dwelling. 9771 No. 6 Road – Single-family dwelling and soil processing operation.
Agricultural Land Reserve:	Both sites are contained in the ALR.	No change – both sites will remain in the ALR.
OCP Designation:	Agriculture	No change – complies.
Zoning:	Agriculture (AG1)	No change - complies
Other Designations:	Environmentally Sensitive Area (ESA) at south west corner of 9811 No. 6 Road 5 m Riparian Management Area (RMA) along south edge of 9811 No. 6 Road	No impacts to ESA or RMA as a result of the proposed lot line adjustment

Excerpt of AAC Meeting Minutes
December 13, 2012

Development Proposal at 9771/9811 No. 6 Road (Non-farm Use – Subdivision)

Staff provided background on the proposed subdivision/lot line reconfiguration at 9771/9811 No. 6 Road which facilitates the “flipping” of the existing lots so that a proposed larger north lot (containing the soils operation) would be associated with the house to the north and that a smaller parcel (1 acre) would be maintained on the south. The owners of Kutny’s soil operation also confirmed that rationale for the reconfiguration of lots is to enable the transfer of the soil operation to the son and enable the father to remain in his existing house (proposed southern lot). Staff confirmed that currently, two lots exist and that the proposed lot reconfiguration does not result in the creation of any additional lots.

Information was provided about the ALC approval to allow the soils operation to continue in 2010 and that the approval is specific to the existing operators and cannot be transferred to a different individual or owner. AAC members suggested that options be looked at to place a notification to inform about surrounding agricultural activities. Staff confirmed that if the lot reconfiguration is approved, the proposed two lots could be sold independently as they are two separate lots currently.

AAC members forwarded the following motion:

That the proposed lot reconfiguration at 9771 and 9811 No. 6 Road be supported subject to a notification to be placed on the lots to inform existing and all future property owners about surrounding agricultural activities.

Carried Unanimously



City of
Richmond

ATTACHMENT 6

Subdivision Considerations

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

Address: 9811 and 9771 No. 6 Road

File No.: AG 12-613731

In addition to the conditions to be identified in the Preliminary Letter of Approval associated with the forthcoming subdivision application, the property owners are required to complete the following:

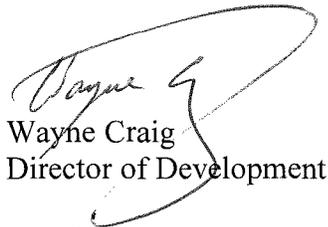
1. Implementation of a driveway access to 9811 No. 6 Road to No. 6 Road at the owners sole cost.
2. Registration of a flood plain covenant on title of 9811 and 9771 No. 6 Road identifying a minimum habitable elevation of 3.0 m GSC.
3. Confirmation of Agricultural Land Commission approval of the ALR non-farm use (subdivision) application.



To: Planning Committee **Date:** May 13, 2014
From: Wayne Craig **File:** TU 14-653009
 Director of Development
Re: **Application by Fairchild Developments Ltd. for a Temporary Use Permit at 8320 Cambie Road & 8431 Brownwood Road**

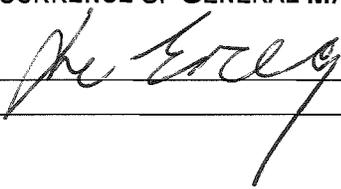
Staff Recommendation

1. That the application by Fairchild Developments Limited for a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road to allow an outdoor parking lot be considered for a period not to exceed three years; and
2. That this application be forwarded to the June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.



Wayne Craig
 Director of Development

WC;jh
Att. 4

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

Staff Report

Origin

Fairchild Development Limited has applied to the City of Richmond for a Temporary Use Permit to allow an outdoor parking lot for the properties addressed as 8320 Cambie Road and 8431 Brownwood Road (Attachment 1). The parking lot would function as overflow parking on a temporary basis for the Aberdeen Mall located to the west of the subject site.

Findings of Fact

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

Surrounding Development

The subject site is located in a transitioning area within the Aberdeen Village sub-area of the City Centre. Land uses immediately surrounding the site is as follows:

- To the North: Across Cambie Road, a temporary sales centre for a nearby multi-family project by Polygon Development (RZ 11-591985). Following removal of the sales centre, the site is to be part of a 1.6 ha (4 acre) City-owned park for the Capstan Village area. The site is zoned “School & Institutional” and designated “Park” in the City Centre Area Plan and 2041 Official Community Plan.
- To the East: At 8360 Cambie Road and 9451 Brownwood Road, single family dwellings zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the 2041 Official Community Plan.
- To the South: Across Brownwood Road, single family dwellings zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the 2041 Official Community Plan.
- To the West: Across Hazelbridge Way, a commercial shopping centre known as Aberdeen Mall, zoned as “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” and designated “Urban Centre T5 (35m)” in the City Centre Area Plan and “Commercial” in the 2041 Official Community Plan.

Related Policies & Studies

2041 Official Community Plan (OCP)

The subject site is located in the Aberdeen Village area of the City Centre Area Plan and is designated “Mixed Employment” in the 2041 OCP. The site is also designated as “General Urban T4 (25m)” on the Aberdeen Village Specific Land Use Map, which provides for light industry, office, retail and services, restaurants, and educational uses.

The OCP allows Temporary Use Permits (TUP) in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve), where deemed

appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed temporary use by the owner for an outdoor parking lot is consistent with the land use designations and applicable policies in the OCP.

Aircraft Noise Sensitive Development Policy

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development Policy, where new Aircraft Noise Sensitive Land Uses are prohibited. The proposed temporary commercial use is consistent with the Aircraft Noise Sensitive Development Policy as no new Aircraft Noise Sensitive Land Uses are proposed at the site.

Flood Management

In accordance with the City’s Flood Management Strategy, a flood indemnity covenant is to be registered on title prior to issuance of the TUP.

Local Government Act

The Local Government Act identifies that TUPs are valid for a period of up to three (3) years from the date of issuance and that an application for an extension to the permit may be made and issued for up to three (3) more years.

Analysis

Proposal

The owner is proposing an outdoor parking lot that would provide 36 paved parking spaces (Attachment 3). Of these parking spaces, 17 would be considered small parking spaces, 18 would be considered regular parking spaces, and 1 would be considered a handicapped parking space. Access to the proposed parking lot would be from Hazelbridge Way approximately 60 m (197 ft) to the south of the intersection at Hazelbridge Way and Cambie Road. Proposed access would be a right-turn in and a right-turn out of the site. A median already exists along that portion of Hazelbridge Way to prevent any left-turns in and out of the site. No buildings or structures are proposed as part of this TUP application.

The owner has indicated there is an increasing demand for trades and employee parking to facilitate tenant improvements at the recently completed Aberdeen Centre at the corner of No. 3 Road and Cambie Road, and the existing Aberdeen Mall. The existing parkade for both malls offers customer parking but does not provide sufficient parking to accommodate the employee and trades parking. The owner anticipates that tenant improvement activity for Aberdeen Centre will continue to rise for the next few years. Providing additional parking spaces for a temporary time period would assist in alleviating this parking demand.

Landscaping

The site is largely covered in sod, or grass, with 5 small trees throughout the site, and cedar hedging along the eastern property lines which are adjacent to two single family lots. A 1.8 m (6 ft) high fence also exists along this shared property line to provide additional screening between the subject property and the two single family lots.

One on-site tree will need to be removed and the applicant is proposing to plant two native trees at the south end of the site (Attachment 4). The applicant is proposing to add additional irrigated hedging, which would include 72 laurel hedges between the existing sidewalk and parking lot

along Hazelbridge Way and Cambie Road. Pedestrian access points are proposed to be created with concrete stepping stones at two locations along Hazelbridge Way. Landscaping security in the amount of \$15,000 will be collected prior to issuance of the TUP to ensure the landscaping work, including tree replanting, is complete to the satisfaction of the City.

Legal Agreements

A no-build covenant was registered on the property addressed as 8431 Brownwood Road in 1998 as a requirement by the City when the Aberdeen Mall was being redeveloped. The purpose of the covenant was to restrict construction on lots east of the newly aligned Hazelbridge Way to ensure that no structures or buildings were built until the area is redeveloped as per the City Centre Area Plan. Although no structures are proposed for this temporary use, a plumbing permit would need to be issued as the paving would require to have piped drainage from catch basins. An amendment to the no-build covenant would be required to allow surface and drainage improvements, but it would still restrict the issuance of a building permit for any structures or buildings. This amended no-build covenant would be applied to both subject properties.

As there are two legal lots in this proposal, a cross-access easement would be required to allow vehicular access between the two lots. This would be completed as a condition of Permit issuance.

Staff Comments

It is recognized by both the applicant and City staff that this area will be developed for high density light industrial uses with limited commercial uses in the future. Permitting a parking lot would allow for a productive economic use of the site until ultimate development becomes economically feasible. Future development will also require lot consolidation which will take some time.

Staff will require \$10,000 in security prior to issuance of the TUP to ensure that the site can be returned to its original state following the expiration of the TUP.

No servicing upgrades are required at this time as the proposed use would be temporary. Servicing upgrades would be identified when the site is developed to its ultimate use in accordance with City Centre Area Plan.

Staff have no objections to the proposal to create a surface parking lot on the subject site and recommend that a TUP be issued on the understanding that this Permit will expire in three (3) years. The owner would be permitted a one-time extension, subject to Council approval, to increase the Permit an additional three (3) years.

Financial Impact

None.

Conclusion

It is recommended that the attached Temporary Use Permit be issued to Fairchild Developments Limited to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Avenue for a period of three (3) years. Permit issuance would be subject to the payment of a landscape security and a performance bond, in addition to the registration of a flood indemnity covenant, cross-access easement, and a revised no-build covenant.



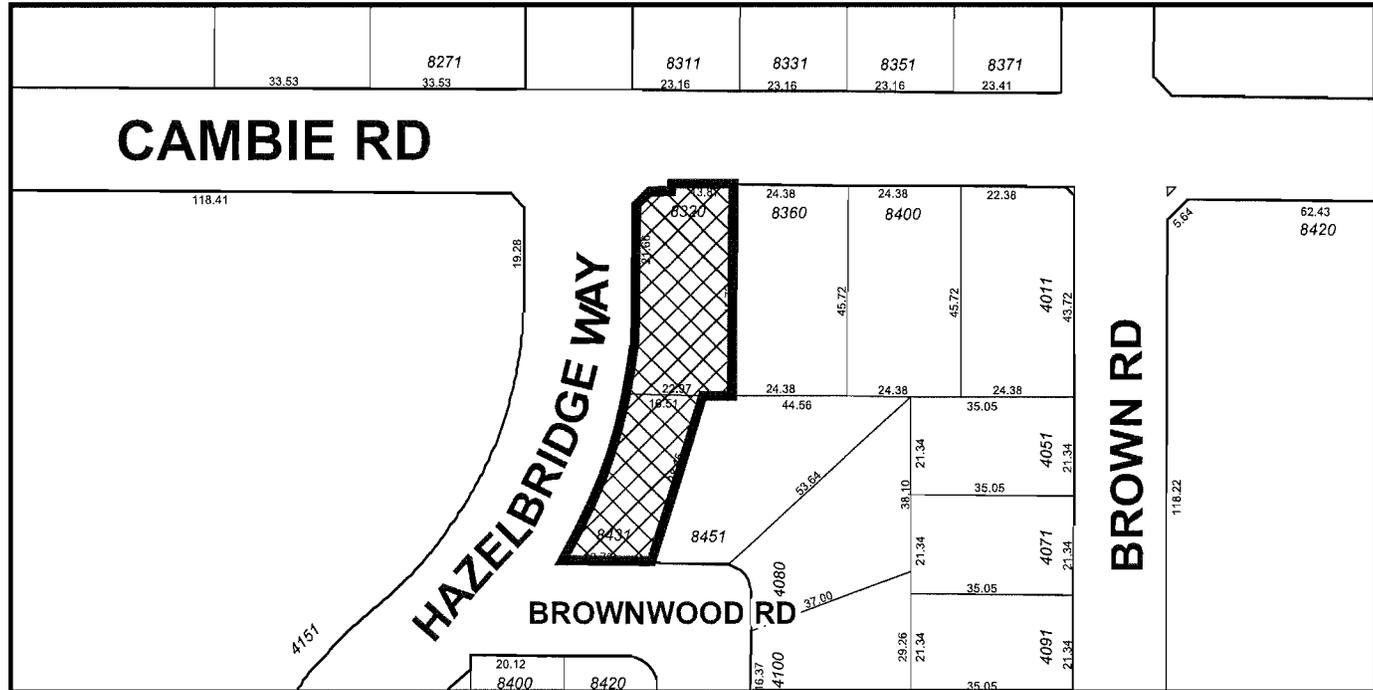
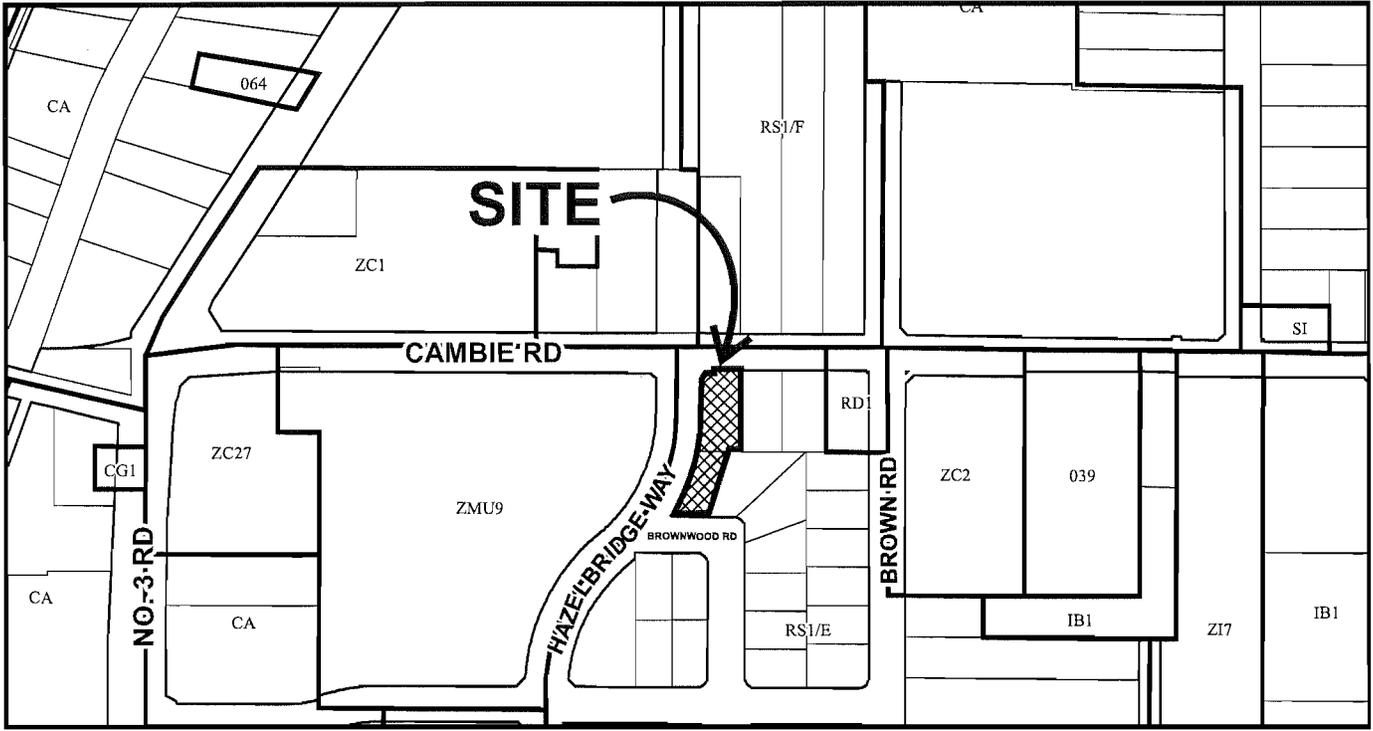
John Hopkins, MCIP, RPP
Senior Planner
(604-276-4279)

JH:cas

- Att. 1: Location Map
- 2: Development Application Data Sheet
- 3: Preliminary Site Plan
- 4: Proposed Tree Plan

Prior to Council issuance of the Temporary Use Permit, the following requirements must be completed:

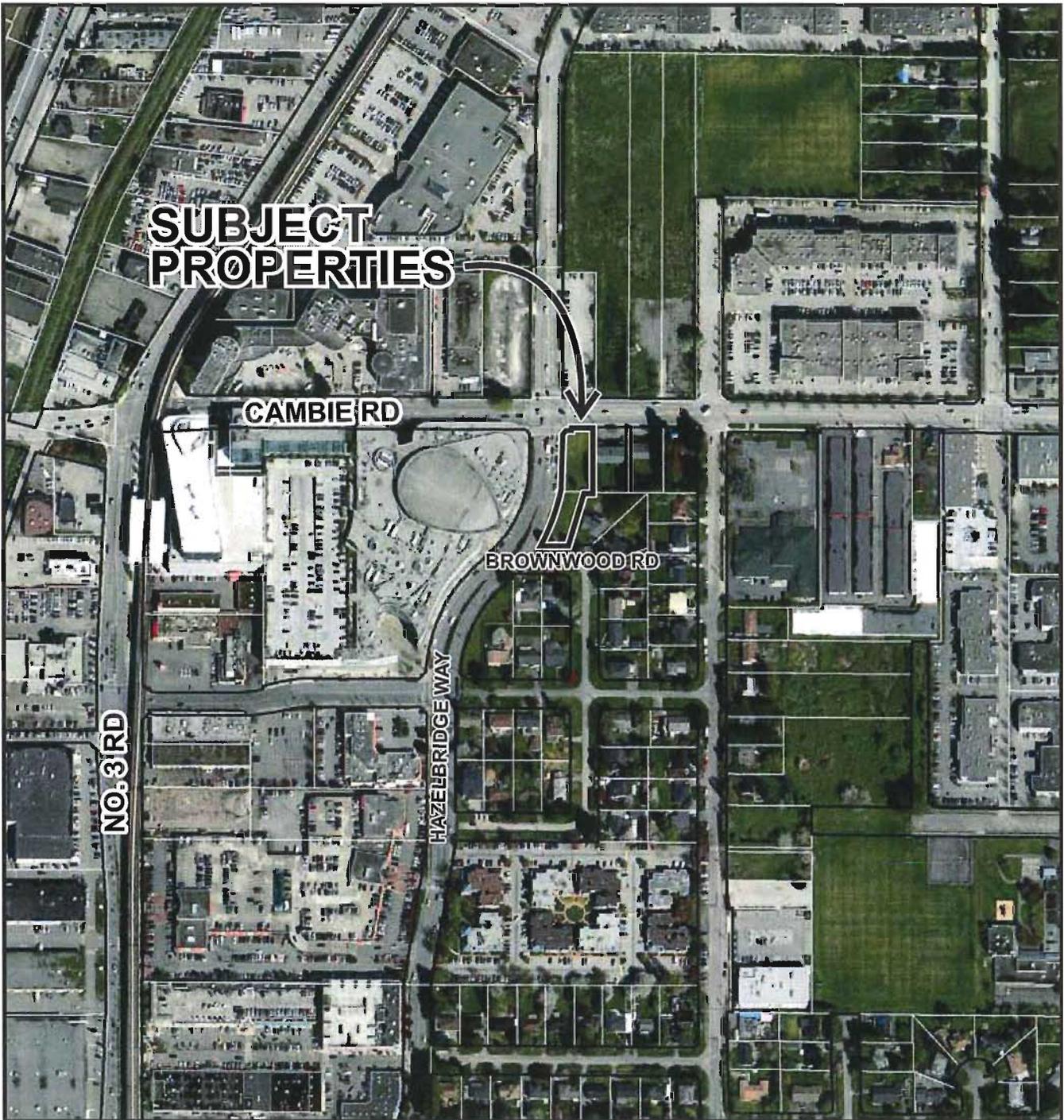
1. Provide a Landscape Security to the City of Richmond in the amount of \$15,000.00 for the landscape works as per the Landscape Plan, and the improvements in the parking area as per the Site Plan/Parking Layout, both prepared by Bing Thom Architects & IBI Group, attached to the Report to Committee dated April 29, 2014. 90% of the security will be released upon City's inspection and 10% of the security will be released one year after the inspection in order to ensure that the planting has survived;
2. Provide a Performance Bond to the City of Richmond in the amount of \$10,000 to ensure the site, including signs, asphalt, and related improvements, and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner;
3. Registration of a flood indemnity covenant on title of both properties;
4. Registration of a cross access easement to allow vehicles to travel between 8431 Brownwood Road and 8320 Cambie Road; and
5. Amend covenant (BM302258) registered on the property addressed as 8431 Brownwood Road (PID: 024-311-448) to allow surface and drainage improvements. This amended covenant would also apply to the property addressed as 8320 Cambie Road.



	<h1>TU 14-653009</h1>	<p>Original Date: 04/14/14</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



TU 14-653009

Original Date: 01/30/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

Development Application Data Sheet
Development Applications Division

RZ 13-638852

Attachment 2

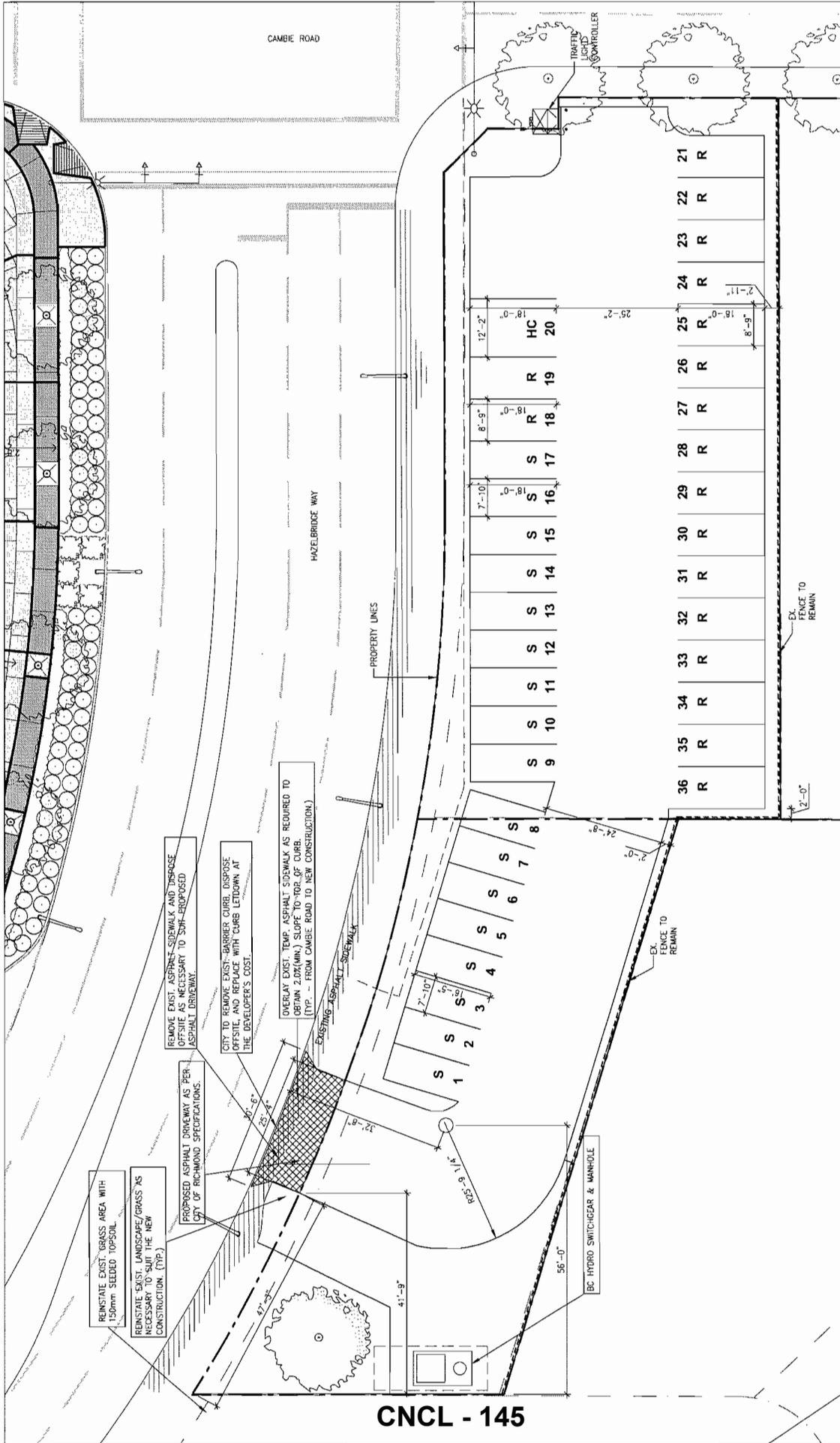
Address: 8320 Cambie Road & 8431 Brownwood Avenue

Applicant: Fairchild Developments Limited

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Developments Limited	No change
Site Size (m²):	Total: 1,574 m ² <ul style="list-style-type: none"> • 8320 Cambie Road: 960 m² • 8431 Brownwood Ave.: 614 m² 	No change
Land Uses:	Vacant	Outdoor Parking Lot
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	General Urban T4 (25 m)	No change
Zoning:	Single Detached (RS1/E)	No change with the exception of allowing a parking lot as a permitted use for a period of three (3) years.

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	Minimum of 50% of all required parking spaces if more than 31 total spaces	50% of the total parking spaces (18 of 36) are to be standard	None
Off-street Parking Spaces – Small	n/a	17	None
Off-street Parking Spaces – Accessible:	Minimum 2% of all required parking spaces if more than 11 total spaces	3% of the total parking spaces (1 of 36) are to be accessible	None



CNCL - 145

REV.	DESCRIPTION	DATE	CHK	RD	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					

8320 CAMBIE ROAD		SURFACE PARKING		PROJECT NUMBER	
HAZELBRIDGE WAY		HAZELBRIDGE WAY		2211	
TITLE		SCALE		CADD FILE	
		NTS		ASK-085	
		DRAWN:		DWG. NO.	
		AT		NO.	
		CHK:		SH	
		DRAWN:		ASK-085	
		DATE:		04-01-2014	
		DRAWING DATE:		04-01-2014	
		REF. DRAWING		ASK-085	

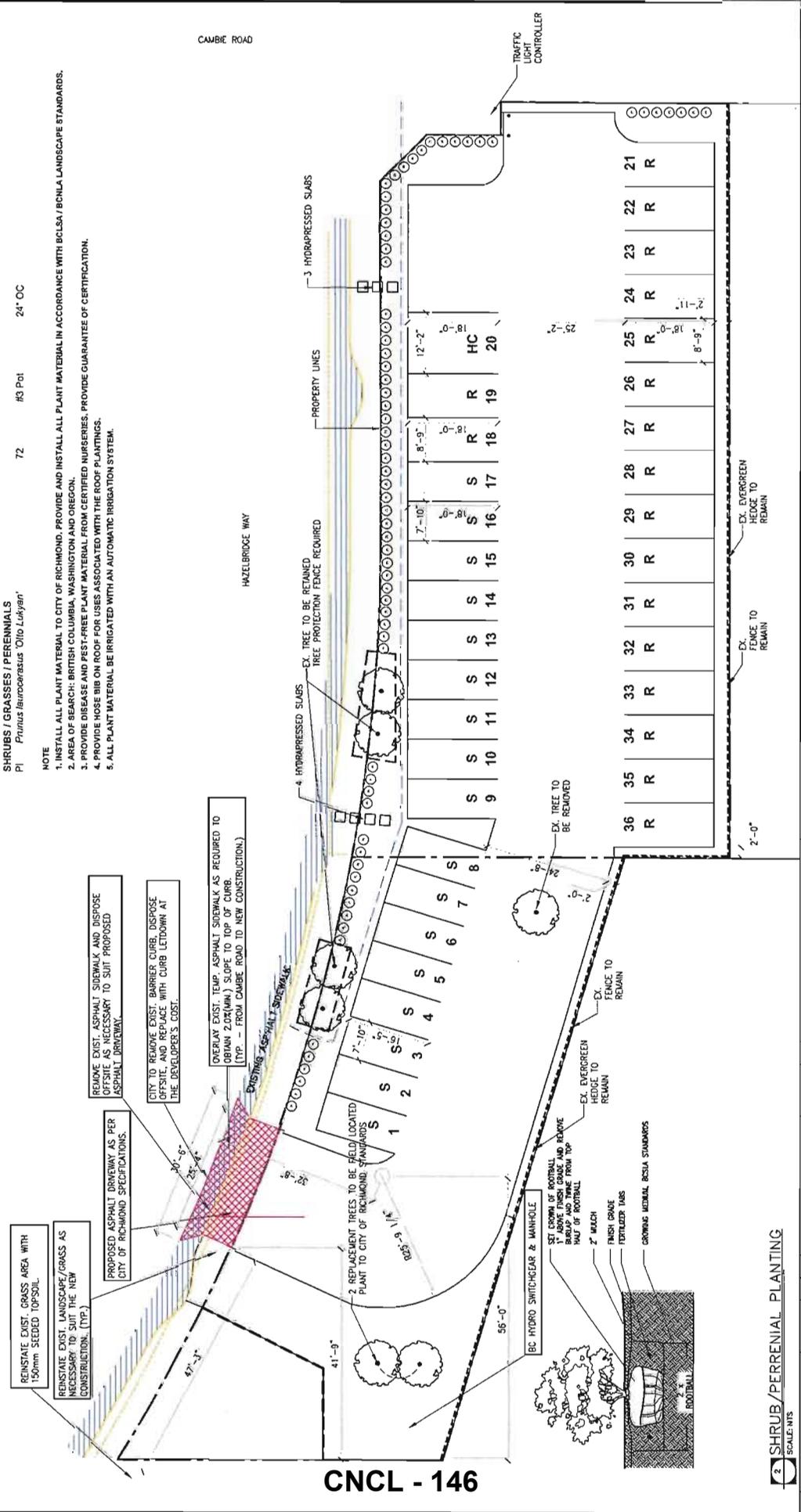
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BING THOM ARCHITECTS
 100-205 HAZELBRIDGE WAY
 VANCOUVER, B.C. CANADA
 OFFICE: 604.271.8888
 WWW.BINGTHOMARCHITECTS.COM

PLANT LIST
Shrubs

SHRUBS / GRASSES / PERENNIALS	QTY.	MIN. SIZE	SPACING	COMMENTS	SYMBOL
PI <i>Pinus laevis</i> 'Otto Lukyan'	72	#3 Pot	24" OC		

- NOTE**
1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCNLA LANDSCAPE STANDARDS.
 2. AREA OF SEARCH: BRITISH COLUMBIA, WASHINGTON AND OREGON.
 3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES. PROVIDE GUARANTEE OF CERTIFICATION.
 4. PROVIDE HOSE BIB ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
 5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



CNCL - 146

REV.	DESCRIPTION	DATE	CHK	REV	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.28					

SHRUB / PERENNIAL PLANTING		SCALE: NTS	
8320 CAMBIE ROAD		SURFACE PARKING	
HAZELBRIDGE WAY		HAZELBRIDGE WAY	
PROJECT NUMBER 2211		DRAWING DATE 2014-04-28	
CADD FILE LSC-01		REF. DRAWING NTS	
DWS. NO. LSC-01		SCALE CO	
DRAWN: CO		CHK: CO	

BING THOM ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC CANADA
 TEL: 604.681.8888
 WWW.BINGTHOMARCHITECTS.COM

Zone 4: 17900_Architects (A.S. Design) Inc./Newbridge Parking, May-12-2014



View from Cambie looking southwest



View from Hazelbridge looking northeast



View from Brownwood looking north



View from Hazelbridge looking southeast

REV.	DESCRIPTION	DATE	CHK.	REV.	DESCRIPTION	DATE	CHK.
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.29					

8320 CAMBIE ROAD		SURFACE PARKING		PROJECT NUMBER		2211	
8320 CAMBIE ROAD		HAZELBRIDGE WAY		CADD FILE		LSC-01	
© Copyright reserved. This drawing and design is out of all lines remains the exclusive property of BING THOM ARCHITECTS Inc and cannot be used without the Architect's written consent.		DRAWN: CO		NTS		DWS. NO.	
TITLE		CHK: CO		LSC-02			



No. TU 14-653009

To the Holder: FAIRCHILD DEVELOPMENTS LTD
Property Address: 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD
Address: C/O GRACE LAM
FAIRCHILD DEVELOPMENTS LTD
UNIT 130-4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary use:

Surface parking lot for a maximum of 36 spaces in accordance with Schedule "B".
4. The site, including signs, asphalt, and related improvements, and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. As a condition of the issuance of this Permit, the City is holding a Landscape Security in the amount of \$15,000.00 for the landscape works as per the Landscape Plan in Schedule "B". 90% of the security will be released upon City's inspection and 10% of the security will be released one year after the inspection in order to ensure that the planting has survived.
6. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$10,000.00.

No. TU 14-653009

To the Holder: FAIRCHILD DEVELOPMENTS LTD.

Property Address: 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD

Address: C/O GRACE LAM
 FAIRCHILD DEVELOPMENTS LTD
 UNIT 130-4400 HAZELBRIDGE WAY
 RICHMOND, BC V6X 3R8

- 7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- 8. The Permit is valid for a maximum of three (3) years from the date of issuance.
- 9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
 DAY OF , .

ISSUED BY THE COUNCIL THE

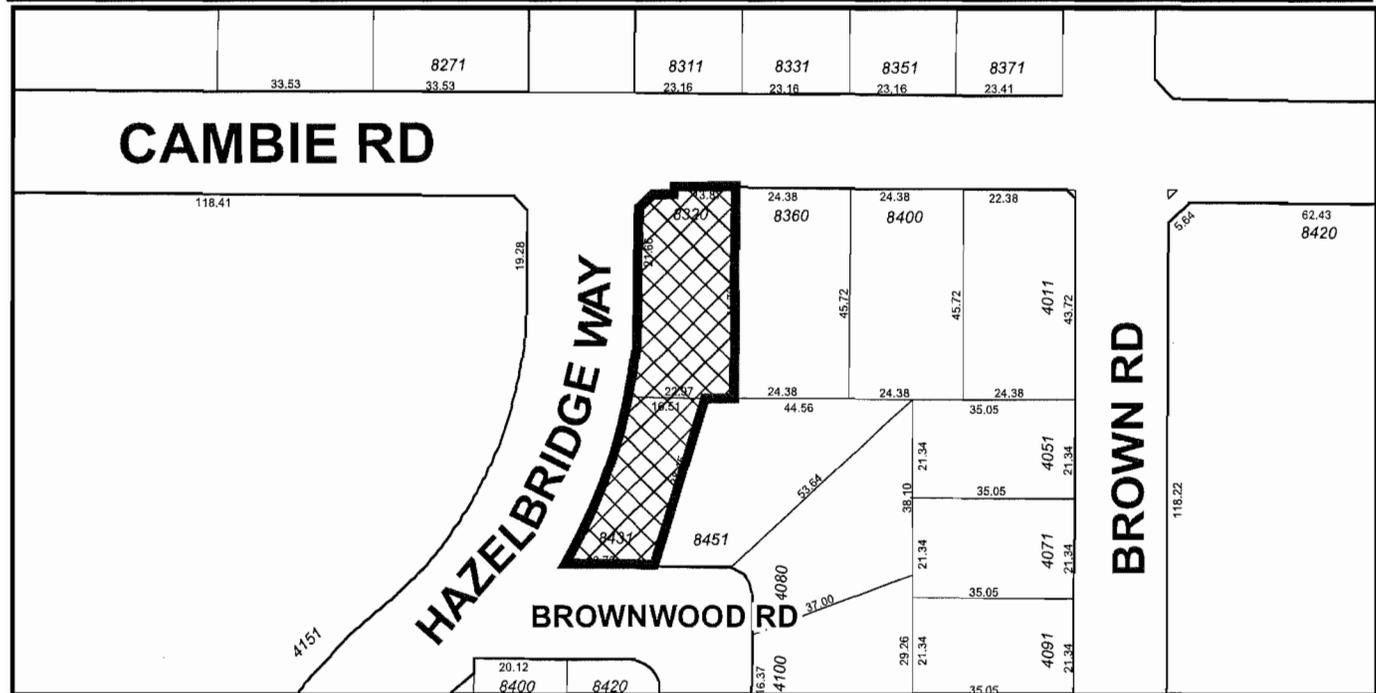
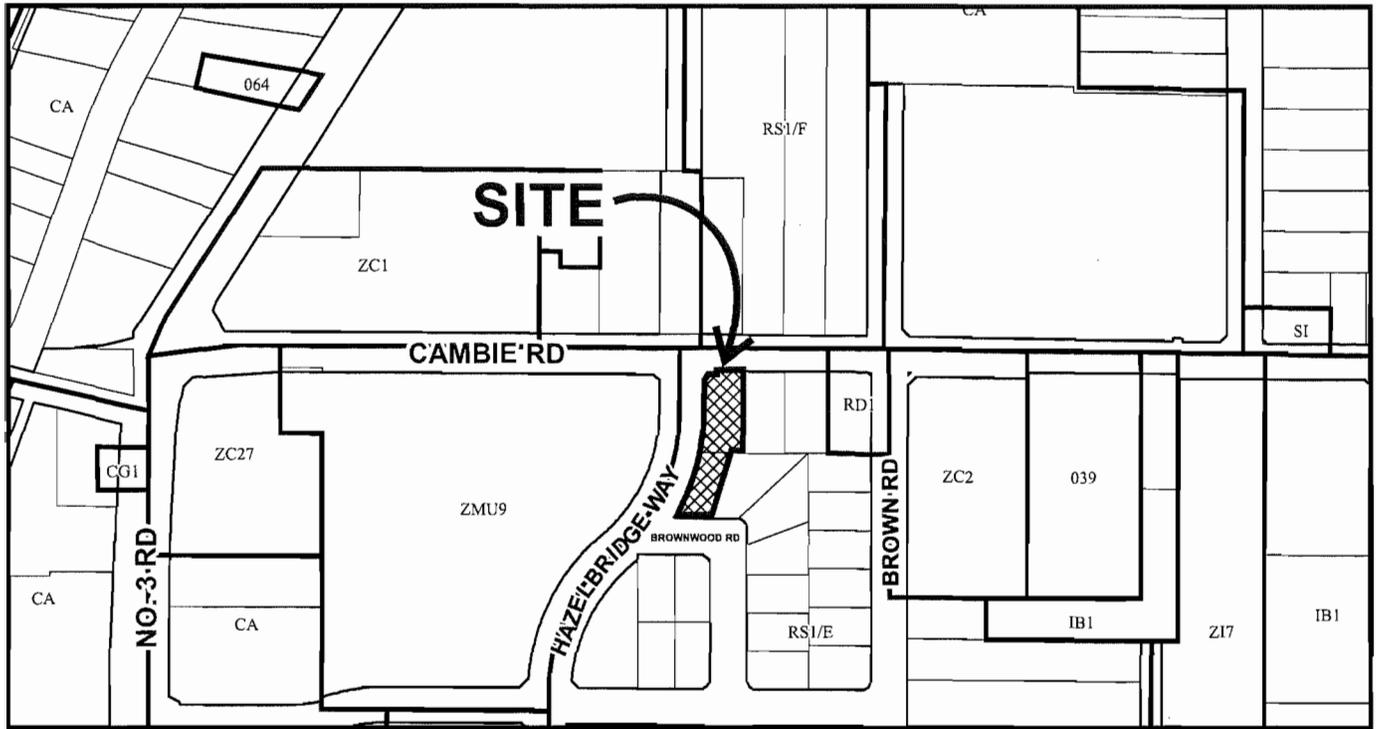
DELIVERED THIS DAY OF , .

 MAYOR

 CORPORATE OFFICER



City of
Richmond



TU 14-653009

Original Date: 04/14/14
 Revision Date:
 Note: Dimensions are in METRES

Undertaking

In consideration of the City of Richmond issuing the Temporary Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Fairchild Developments Ltd.
by its authorized signatory

[signed copy on file]



City of Richmond

Report to Committee Planning and Development Department

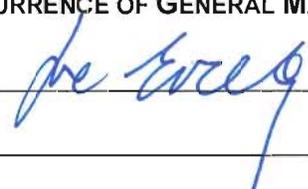
To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 12, 2014
File: ZT 14-660990

Re: Application by Traschet Holdings Ltd. for a Text Amendment to the "Industrial Business Park (IB2)" Zone

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 to amend the "Industrial Business Park (IB2)" zone to allow animal grooming and indoor recreation uses on the ground floor be introduced and given first reading.


Wayne Craig
Director of Development
MM:blg

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning Transportation	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

Traschet Holdings Ltd. has applied to the City of Richmond for a text amendment to the “Industrial Business Park (IB2)” to remove the current restriction requiring that animal grooming and indoor recreation be located above the ground floor. While the applicant’s subject property located at 9111 Beckwith Road (Attachment 1) is currently the only property zoned IB2, the proposed text amendment would apply to any other properties rezoned to IB2 in the future.

Findings of Fact

The subject site includes two (2) equal-sized buildings totalling 43,150 ft² (4,009 m²) that were subject rezoning (RZ11-591939) and Development Permit (DP-13630025) applications, both approved by Council on July 22, 2013.

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

Staff Comments

Rationale for Text Amendment to the IB2 Zone

The applicant has advised staff that there are a number of potential tenants wishing to lease space in the development’s 14 units for indoor recreation and other service commercial uses that are permitted to be located only above the ground floor. While the owners have stated that the site is well located for these allowed uses, the owner has found that a problem arises when these uses are restricted to the upper floor of the building which requires mounting staircases and provides less visible business exposure than businesses located on the first floor.

Parking Requirements

The approved development includes 42 parking spaces. Land uses requiring 46 parking spaces may be permitted if a 10% TDM reduction permitted under Zoning Bylaw 8500 with the necessary TDM measures being provided. These measures include four (4) electric vehicle spaces and a \$10,000 cash contribution for the City to upgrade two existing bus stops in the area to provide accessible landing pads.

With the 10% TDM reduction, there is sufficient parking for four (4) of the units to have indoor recreation uses and ten (10) of the units to have light industrial uses.

Surrounding Development

To the North: Industrial building on a lot zoned “Light Industrial (IL)” and the former CPR rail right-of-way (ROW).

To the East: An older single-family home on a large lot zoned “Single Detached (RS1/F)”.

To the South: Beckwith Road and the large retail wholesale building and surface parking lot on a site zoned “Auto-Oriented Commercial (CA)”.

To the West: A rental car outlet zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated “Business and Industry” in the Official Community Plan (OCP).

City Centre Area Plan (CCAP)

The Bridgeport Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the subject site as “General Urban T4 (25m): Area B”, which permits light industry and accessory uses only (Attachment 3). The site is also located within “Sub-Area A.2: Industrial Reserve – Limited Commercial”, which is intended for urban business parks, including light industrial and accessory uses contained within buildings.

Analysis

OCP and CCAP Compliance

The proposed zoning text amendment makes a minor change to allow the ground floor location of two (2) uses already permitted within the IB2 zone previously applied to the site to implement the City Centre Area Plan’s (CCAP’s) “General Urban T4 (25m): Area B” designation within the Bridgeport Specific Land Use Map.

Text Amendment to Industrial Business Park (IB2) Zone

The present IB2 zone allows for a wide range of light industrial, service commercial and office uses. Of these uses, the following are currently prohibited as ground floor uses:

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcast studio
- child care
- education, commercial
- government service
- library and exhibit
- office
- recreation, indoor
- restaurant

The intent of this restriction is to ensure that the industrial-type uses occupy the ground floor of buildings following the intent of the “Industrial Reserve – Limited Commercial” designation in the CCAP.

The applicant has found that a number of the potential tenants for the building do not fall within the general classification as light industrial uses. Therefore, the subject rezoning application has been submitted to permit a wider range of uses to be located on the ground floor of buildings as needed by the potential tenants.

Given the above-noted needs of tenants, the applicant has made the subject text amendment application to remove the ground floor location prohibition on animal grooming and indoor recreation uses within the IB2 zone.

Staff support the proposed text amendment to the IB2 zone for the following reasons:

- The 2011 Employment Lands Strategy’s recommends that for the City Centre’s Industrial Reserve Area that higher-density employment land uses versus more traditional, low density industrial uses be permitted given the relatively smaller and more expensive existing residential lots and smaller development sites possible in the area.
- The indoor recreation and animal grooming uses are complementary to nearby major retail uses and service uses such as Costco, the River Rock Casino, and a growing number of hotels in the Bridgeport area.
- The indoor recreation and animal grooming uses are allowed on the ground floor in other similar industrial zones such as the Light Industrial (IL) zone which can be accommodated in this area.
- Indoor recreation uses typically require a higher floor to ceiling clearance which makes these facilities suitable for the ground floor.

Financial Impact

There are no financial implications.

Conclusion

This proposed additional uses provide an appropriate fit within the development and complement the newer light industrial and service commercial developments within this area and other similar areas in which properties may be rezoned to the IB2 zone in the future.

In summary, the proposed zoning text amendment to the IB2 zone enables several already-permitted uses under the zone to be allowed on the ground floor. The allowance for the ground floor location for the indoor recreation and animal grooming uses makes the project more viable and is supported by the Employment Lands Strategy.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Mark McMullen', with a long horizontal line extending to the right.

Mark McMullen
Senior Coordinator-Major Projects
(604-276-4173)

MM:blg

Attachment 1: Location Map

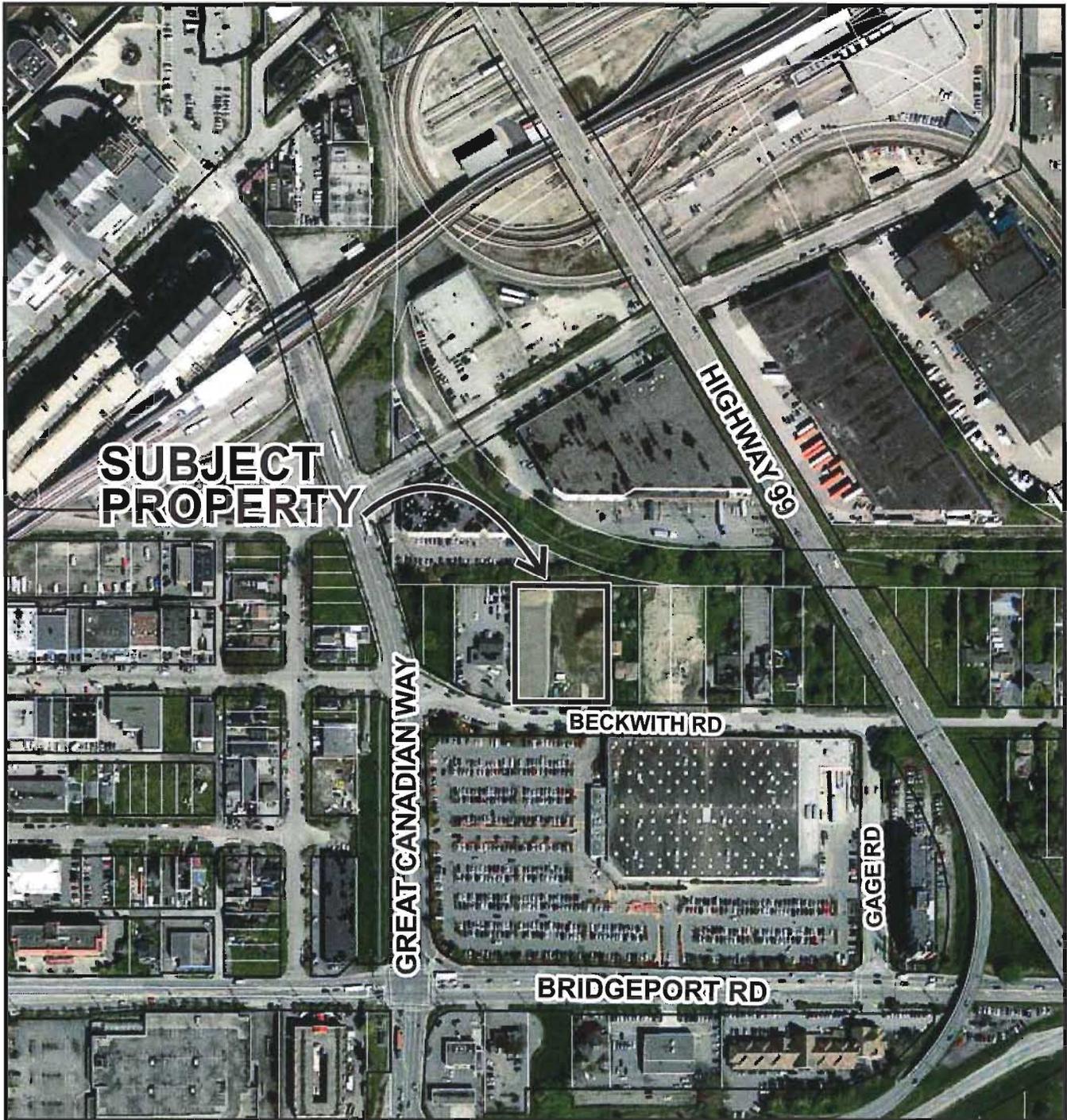
Attachment 2: Development Application Data Sheet

Attachment 3: CCAP Bridgeport Village Specific Land Use Map

Attachment 4: Site Plan from Development Plan Permit DP-630025



City of
Richmond



**SUBJECT
PROPERTY**

HIGHWAY 99

GREAT CANADIAN WAY

BECKWITH RD

GAGE RD

BRIDGEPORT RD



ZT 14-660990

Original Date: 04/23/14

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

ZT 14-660990
Attachment 2

 Address: 9111 Beckwith Road

 Applicant: Traschet Holdings Ltd.

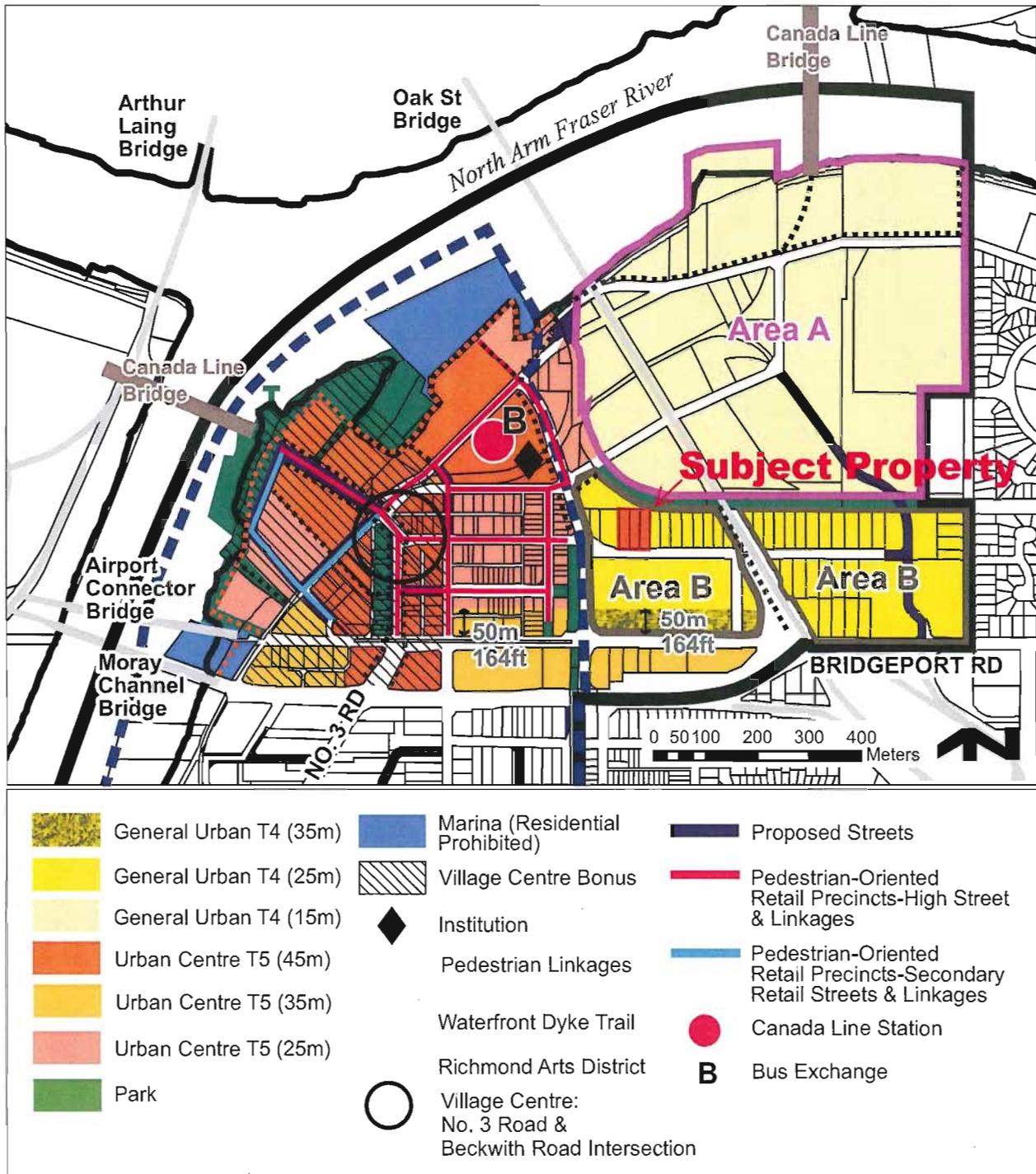
 Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Traschet Holdings Ltd.	No Change
Site Size (m²):	4,148 m ²	No Change
Land Uses:	Industrial Business Park	Industrial Business Park
OCP Designation:	Industry & Business	No Change
Area Plan Designation:	General Urban T4 (25m) - Area B	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Industrial Business Park (IB2)	Industrial Business Park (IB2) with site-specific text amendment
Number of Units:	14 Business Industrial Units	14 Business Industrial Units
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed (Previously Approved under DP13-630025)	Variance (Previously Approved under DP13-630025)
Floor Area Ratio:	Max. 1.20	0.96	none permitted
Lot Coverage – Building:	Max. 90%	62.2%	none
Lot Coverage – Building, Structures, & Non-Porous Surfaces	N/A	N/A	none
Lot Coverage – Landscaping:	N/A	N/A	none
Setback – Front Yard (m):	Min. 3.0 m	1.5 m min.	1.5m
Setback – East Side Yard (m):	Min. 3.0 m	0.0 m	3.0 m
Setback – West Side Yard (m):	Min. 0.0 m	0.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed (Previously Approved under DP13-630025)	Variance (Previously Approved under DP13-630025)
Setback –Rear Yard (m):	Min. 0.0 m	6.0 m to P/L & 0.0m to SRW	none
Height (m):	25.0 m	8.0 m	none
Lot Size (min. dimensions):	N/A	60.2 m wide x 67.4 m deep	none
Lot Size (area):	4000 m ²	4,128m ²	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	N/A	N/A	none
Off-street Parking Spaces – Total:	With 10% TDM reduction, 42 for 4 units of indoor recreation and 10 units of light industrial	With 10% TDM reduction, 42 for 4 units of indoor recreation and 10 units of light industrial	none
Tandem Parking Spaces:	N/A	N/A	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none

Specific Land Use Map: Bridgeport Village (2031)





Richmond Zoning Bylaw 8500
Amendment Bylaw 9145 (ZT14-660990)
9111 Beckwith Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
(a) repealing Section 12.3.11.4 a) in its entirety; and
(b) replacing Section 12.3.11.4 a) with the following:
a) excluding animal grooming and recreation, indoor, not be located on the ground floor of a building (excluding building entrance lobbies);

This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9145".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for recording readings and adoption.

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor
al

MAYOR

CORPORATE OFFICER



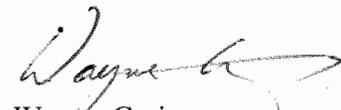
To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 7, 2014
File: RZ 13-641596

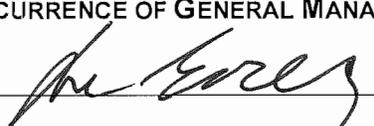
Re: **Application by Penta Homes (Princess Lane) Ltd. for Rezoning at
4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35)
- Garry Street (Steveston)"**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended by replacing Section 1 (i) with the following:
 - "1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following new subsection directly after Section 17.35.6.3:
 4. The minimum setback to Yoshida Court is 2.0 m."
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be referred to the Monday June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Penta Homes (Princess Lane) Ltd. has applied to the City of Richmond for permission to amend the existing “Town Housing (ZT35) – Garry Street (Steveston)” zone with respect to minimum setbacks and lot area, and to rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) - Garry Street (Steveston)” to permit the development of five (5) townhouse units (Attachment 1).

The initial proposal and Richmond Zoning Bylaw, Amendment Bylaw 9108 was considered and given first reading at the City Council meeting held February 24, 2014, and the Amendment Bylaw was forwarded to the March 17, 2014 Public Hearing.

In response to the Notice of Public Hearing that appeared in the local newspaper and which was mailed out to residents and property owners within 50 m of the subject site, City staff received a large amount of correspondence from neighbourhood residents, raising concerns with the proposal (Attachment 2). As a result, the applicant requested that consideration of Amendment Bylaw 9108 at a Public Hearing be deferred so that he could consult with residents to better understand their concerns and to explore options for addressing those concerns. The application was not considered at the March 17, 2014 Public Hearing.

The concerns expressed in the correspondence from the neighbourhood residents with respect to the development proposal were:

- The number of dwelling units and density proposed as compared to what is permitted under single-family zoning.
- Vehicle access to and from Yoshida Court.
- Increased traffic volume and speed on Yoshida Court and Garry Street.
- Pedestrian safety.
- The amount of on-site visitor parking proposed.
- Perceived negative impacts to property values and the character of Yoshida Court.

This Staff Report is intended to:

- Provide a summary of two (2) Public Information Meetings held by the applicant on April 2, 2014 and May 6, 2014;
- Provide staff comments on the applicant’s revised proposal in response to the concerns raised by neighbourhood residents.
- To introduce revisions to Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 for consideration.

Project Description

The proposal is to develop five (5) townhouse units on a residual lot of 1,020 m² in area, located on the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. To accommodate the proposed development, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area and to introduce a building setback to Yoshida Court.

Site planning is constrained by the small site size. The site plan has been revised in response to residents’ concern about vehicle access to the site from Yoshida Court. The revised site plan consists of one (1) two-unit building fronting Garry Street, and a building containing three (3) units on the south portion of the site. The buildings are arranged to the north and south of an L-shaped internal drive-aisle with access to and from Garry Street.

As result of the revisions to the site plan, the original building setback of 3.0 m to Yoshida Court and site-specific interior side yard setback of 2.0 m proposed with Zoning Amendment Bylaw 9108 has been revised. The revised building setback to Yoshida Court is 2.0 m with no projections permitted into the setback except bay windows. There is no longer a need for a site-specific interior side yard setback because the revised east yard is proposed to be 3.2 m, consistent with the zone.

The two (2) street-fronting units consist of 2 ½ storeys along Garry Street. The rear triplex units consist of 2 ½ storeys along the interface, with the single-family lot to the south at 11720 Yoshida Court. To enable two (2) habitable storeys above individual ground floor garages along the internal drive aisle, the lot grade is proposed to transition down from Garry Street and Yoshida Court towards the centre of the site, with drainage provided through the site out to the existing storm sewer system on Garry Street. The proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two (2) to 2 ½ storey height of buildings in the surrounding neighbourhood.

Pedestrian entries for the two-unit building are oriented towards Garry Street, while the pedestrian entries for the triplex building are oriented to the south and are accessed from a pathway that runs along the south property line to Yoshida Court.

Vehicle access and the drive-aisle configuration has been revised from the initial site plan, which proposed a single vehicle access point to and from Yoshida Court. The revised site plan provides for access to and from Garry Street along the east property line of the subject site.

The revised site plan, landscape plan and architectural plans are contained in Attachment 3.

A Development Application Data Sheet providing a comparison of the revised development proposal with the relevant Zoning Bylaw requirements is included in Attachment 4.

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, across Garry Street, are 23 dwelling units within a townhouse complex on a site zoned “Town Housing (ZT35) - Garry Street (Steveston)”.

- To the east, are two (2) single-detached dwellings on lots zoned “Single Detached (RS1/A)”, which front Garry Street.
- To the south, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Yoshida Court.
- To the west, across Yoshida Court, is a single-detached dwelling on a lot under Land Use Contract 130.

Related Policies & Studies

Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” (NRES). The Steveston Area Plan’s Land Use Map designation for the subject site is “Multiple-Family” (Attachment 5). The proposed townhouse development is consistent with these land use designations.

Lot Size Policy 5471

The subject property is located within the area covered by Lot Size Policy 5471, adopted by Council in 2002 (Attachment 6). The Lot Size Policy permits the property located at 4160 Garry Street to develop for townhouses. The proposed development to create five (5) townhouse units is consistent with Lot Size Policy 5471.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning (i.e. \$14,273).

Indoor Amenity Space

Consistent with the Official Community Plan (OCP) and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit Application stage in-lieu of providing on-site indoor amenity space.

Outdoor Amenity Space

The applicant is proposing outdoor amenity space as follows:

- A private on-site amenity space that is designed for passive use is proposed in the southeast corner of the subject site.
- A public amenity space is proposed to be provided in a prominent location at the front of the subject site along Garry Street around a large conifer tree that is to be retained as part of the development proposal. Note: a right-of-way for public-right-of passage over the area of the public amenity space along Garry Street is required to be registered on title prior to rezoning.

When combined, the area of the two (2) outdoor amenity spaces exceeds the minimum area guideline for townhouse projects in the OCP. Opportunities to enhance the design of the public

amenity space along Garry Street for public access will be explored as part of the Development Permit Application review process.

The applicant has identified that the subject site is located approximately 400 m southeast of Lord Byng School Neighbourhood Park, and approximately 100 m north of Steveston Community Park, which provide abundant opportunities for children to play within the immediate surrounding area. On this basis, the outdoor amenity space has been designed as an area for residents' passive use, rather than to facilitate children's play.

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed preliminary drawings reviewed as part of the rezoning application process comply with the bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

Public Input

Background

Staff received no public correspondence about the development in response to the placement of the rezoning sign on the property.

Following the mail-out of the Notice for the March 17, 2014 Public Hearing, staff received a large amount of correspondence from neighbourhood residents about the proposal i.e., 7 letters expressing concerns with the proposal, a petition in opposition to the proposal signed by 70 people, and 2 letters expressing support for the proposal (Attachment 2). As a result, the applicant requested that consideration of the development proposal at a Public Hearing be deferred so that he could consult with residents to better understand their concerns and to explore options for addressing those concerns. The application was not considered at the March 17, 2014 Public Hearing.

Public Information Meetings

The applicant held a public information meeting on April 2, 2014, at the Steveston Community Centre. Approximately 30 neighbourhood residents attended the meeting. The two main concerns raised meeting were: the proposed vehicle access on Yoshida Court, and the potential increase in on-street parking generated by the townhouse proposal. A summary report of the meeting has been prepared by the applicant and is included in Attachment 7, along with copies of the sign-in sheets.

In response to the concerns raised by neighbourhood residents, the applicant worked with staff to produce a revised proposal that relocates the proposed vehicle access from Yoshida Court to

Garry Street (Attachment 3). The City's Transportation Division staff have reviewed the applicant's revised proposal and support it on the basis that the potential increased in traffic from this small development proposal is considered to be minimal and the proposed on-site parking complies with the parking regulations in Richmond Zoning Bylaw 8500.

Due to potential adjacency concerns anticipated by relocating the vehicle access from Yoshida Court to Garry Street, the applicant discussed the revised proposal with the resident of the neighbouring property to the east at 4180 Garry Street. The resident at 4180 Garry Street has submitted a letter in support of the applicant's proposal (Attachment 8).

The applicant held a second public information meeting on May 6, 2014, at the Steveston Community Centre. Approximately 15 neighbourhood residents attended the meeting, many of whom were at the first public information meeting on April 2, 2014. Some of the residents were pleased with the revised proposal, while some of the residents remained concerned about the proposed change in land use, the number of units, tree removal, and potential impacts to on-street parking in the neighbourhood. A summary report of the meeting has been prepared by the applicant and is included in Attachment 9, along with copies of the sign-in sheets.

Since the public information meeting held by the applicant on May 6th, staff received correspondence from the residents at 11777 Yoshida Court, expressing support for the revised proposal (Attachment 10).

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses a total of 17 trees on-site or in close proximity to the subject site. There are eight (8) bylaw-sized trees on the subject site, one (1) group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court, and seven (7) bylaw-sized trees and one (1) hedge on City-owned property in the Yoshida Court boulevard along the west property line of the subject site. The Arborist's Report identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17).
- Remove all bylaw-sized trees from the subject site. Specifically:
 - One (1) Plum tree, located 1.0 m below the existing sidewalk elevation due to significant impacts associated with proposed lot grading and construction on-site (tag # 1).
 - Four (4) Pine and Fir trees, due to poor condition from previous topping and pruning for power line clearance, and due to their location 0.6 m below the existing sidewalk elevation (tagged # 3, 4, 5, 6).
 - Three (3) fruit trees due to poor condition and structure defects such as basal cavities, fungal conks, blight, and canker (tagged# 14, 15, and 16).

The City's Parks Department staff has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the Fir tree on City-owned property in the boulevard on Garry Street due to its good condition and location, which is not in conflict with the proposed development (tag # 2).
- Remove six (6) Cherry trees and the Cedar hedge on City-owned property in the boulevard along Yoshida Court due to their current condition and structure, the potential impact to the trees from the removal of the Cedar hedge and the required pedestrian improvements along Yoshida Court (tagged # 7, 8, 9, 10, 11, 12, 13).

The final tree retention and removal plan is shown in Attachment 11.

As part of the proposal to locate a public amenity space along Garry Street next to the Tree Protection Zone of the Fir tree on City-owned property (tag # 2), a right-of-way for public-right-of passage over the area on-site is required to be registered on title prior to rezoning. Proposed frontage works along Garry Street are to be designed and constructed to ensure protection of the Fir tree (tag # 2).

To ensure protection of the Fir tree on City-owned property in the boulevard on Garry Street (tag # 2) and the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17), the applicant must submit the following items prior to rezoning approval:

- Submit a contract with a Certified Arborist for supervision of all works proposed in close proximity to Tree Protection Zones. The contract must include the scope of work to be done, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$8,200 for the Fir tree (tag # 2), as determined by the City's Parks Department staff. The City will release 90% of the security after construction and landscaping on the future lots is completed, an impact assessment report is submitted by the project arborist, and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to submission of an impact assessment report by the project arborist and subsequent inspection, to ensure the tree has survived.

Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Based on the 2:1 replacement ratio in the Official Community Plan (OCP), 16 replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a variety of ground cover, perennial and shrub species, as well as 10 Maple trees on-site (minimum 6 cm calliper) to compensate for the trees removed from the site. To compensate for the balance of required replacement trees not planted, the City will accept a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning approval for tree

planting elsewhere in the City. At the Development Permit stage, the final Landscape Plan for the proposed landscaping and replacement trees on-site must be enhanced to include a variety of tree species, and a Letter of Credit is required prior to Permit issuance, based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscape costs, fencing, and installation).

With respect to the removal of the Cherry trees on City-owned property in the boulevard along Yoshida Court, the City's Parks Department staff has advised that up to six (6) replacement Cherry trees may be accommodated in the improved boulevard along Yoshida Court. The final number, size, and type of replacement Cherry trees to be planted and maintained in the improved boulevard will be determined as part of the Servicing Agreement for the design and construction of required frontage improvements.

Sustainability Features

The applicant has committed to achieving an EnerGuide rating of 82 for the proposed townhouse development and to pre-ducting all units for solar hot water heating. The details of construction requirements needed to meet these commitments will be resolved as part of the Development Permit Application review process.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Garry Street accessing a drive-aisle along the east property line of the subject site. The drive-aisle then turns west to permit access to the garages to the proposed units to the north and south of the drive-aisle (Attachment 3).

Multiple locations along both Garry Street and Yoshida Court are proposed for pedestrians to access the site and for on-site pedestrian circulation. Pedestrian access to main unit entries for the two-unit building fronting Garry Street is proposed at the north-east corner of the site from Garry Street and at the north-west corner of the site from Yoshida Court. Pedestrian access to the main entries for the triplex units is proposed along the south of the site from a pathway off Yoshida Court.

Consistent with the Zoning Bylaw, 10 resident vehicle parking spaces are proposed within the garages of each unit (2 spaces per unit). Eight (8) resident vehicle parking spaces are proposed in a side-by-side arrangement, and two (2) resident vehicle parking spaces are proposed in a tandem arrangement within the middle unit of the triplex building (20% of required parking spaces). The ratio of tandem parking spaces proposed is well below the maximum amount permitted in Richmond Zoning Bylaw 8500 (i.e., 50% of required parking spaces). A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title prior to rezoning approval.

Consistent with the Zoning Bylaw, one (1) visitor parking space is proposed in the east side yard of the site, south of the internal drive-aisle.

Consistent with the Zoning Bylaw, 10 resident bicycle parking spaces (Class 1) are proposed, with space for two (2) bicycles in the garages of each unit, and a bicycle rack for one (1) visitor bicycle parking space (Class 2) is proposed along the east side of the two-unit building, near the vehicle access point at Garry Street.

The City's OCP requires that a minimum of 20% of on-site parking spaces be provided with a 120V receptacle for electric vehicle charging equipment, and that an additional 25% of parking spaces be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring). The applicant proposes a 120V receptacle for electric vehicle charging equipment within the garage of each unit; for a total of five (5) receptacles on-site (50% of on-site resident parking spaces), exceeding the minimum guidelines in the OCP.

Garbage/Recycling Service & Variance Request

As part of the initial review of this rezoning application, staff in the City's Environmental Programs Division identified that the proposed development would be serviced with on-site door-to-door garbage and recycling collection.

With the revised site plan, garbage and recycling collection will no longer be door-to-door, and staff have identified that a common enclosure on-site to store two (2) garbage carts, four (4) recycling carts, and one (1) organics cart is required.

The applicant requests a variance to Richmond Zoning Bylaw 8500 to permit an enclosure to be located at the west end of the internal drive-aisle, within the setback to Yoshida Court, to enable garbage and recycling collection on-street on Yoshida Court. Staff is supportive of the applicant's variance request on the following basis:

- the revised site plan that has been developed in response to one of the neighbourhood residents' main concerns about the initial vehicle access off Yoshida Court triggers a change to how garbage and recycling will be collected on-site and triggers the requirement for a common garbage and recycling enclosure on-site.
- the enclosure is proposed to be screened with a trellis and canopy structure. Opportunities to enhance the Landscape Plan to further screen the structure with plant material will be explored as part of the Development Permit Application review process.
- similar requests have been supported on other sites on a case-by-case basis.

Site Servicing, & Off-Site Improvements

As part of the review of this rezoning application, staff in the City's Engineering and Transportation Divisions have identified the following service and transportation infrastructure requirements:

- The proposed development is to connect to the existing storm sewer along Garry Street and the existing tie-in point is to be utilized. If, however, the applicant proposes to connect to the existing storm sewer along Yoshida Court, then the existing storm sewer must be upgraded by the developer to 600 mm (minimum) from the existing manhole located approximately 8.0 m south of the south property line of the subject site (STMH3982) to the existing manhole on Garry Street (STMH3983).
- A shared sanitary sewer connection is not permitted for a single-family and multi-family development. Alterations are required to the existing sanitary sewer inspection chamber,

connection and lead at 4180 Garry Street. A 600 mm inspection chamber is required for the proposed development. Additional rights-of-way will be required on the subject site to accommodate the alterations and the 600 mm inspection chamber.

- The developer must submit fire flow calculations signed and sealed by a professional engineer at future Building Permit stage to confirm that there is adequate available water flow to service the site; if the site cannot be serviced using the existing infrastructure, upgrades will be required;
- There is an existing asbestos cement watermain along Garry Street and Yoshida Court. If the watermain is damaged and/or impacted during construction of frontage improvements, then repair and/or replacement will be required at the developer's cost.
- Prior to rezoning approval, the applicant will be required to enter into a Servicing Agreement for the design and construction of frontage improvements. This is to include (but is not limited to):
 - The removal of the existing driveway crossing and letdown on Garry Street and construction of a new wider driveway crossing and letdown to current City standard.
 - Design and construction of the frontage works within and next to the area of the right-of-way for public-right-of-passage along Garry Street to include seating, landscaping, and to ensure protection of the Fir tree (tag # 2) on City-owned property.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the Servicing Agreement design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Analysis

As mentioned previously, this development proposal is consistent with the land use designation and policies contained within the Steveston Area Plan. The preliminary design of the buildings is consistent with the Development Permit guidelines for townhouses contained in the OCP, and provides consideration of and integration with the existing surrounding context despite the constraints posed by the small site size and lot grading requirements. Specifically:

- The proposed land use provides for a mix of housing types within the neighbourhood.

- The development provides for boulevard and sidewalk improvements along Yoshida Court, which enables a more pleasant and safe pedestrian experience to and from nearby schools and parks through this neighbourhood.
- The small building clusters and preliminary building design relates to the existing single-family residential character in Steveston.
- The proposal provides a strong street presence by orienting the duplex building towards Garry Street, and the preliminary building design reinforces a human scale through individual ground-oriented unit entries with covered porches on Garry Street.
- The proposed site plan and orientation of windows maximizes sunlight to rear yards, exterior side yards, and decks.
- The proposed surface parking space is located away from exposed yards and to the rear of the site.
- The proposed building scale and form is compatible with the surrounding development as the small buildings present themselves as 2 ½ storeys on exposed sides.

A more detailed review and analysis to determine bylaw compliance and consistency with design guidelines in the OCP will be undertaken as part of the Development Permit application.

Proposed Amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” Zone

To accommodate the proposed development on a residual corner lot, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area and to introduce a building setback to Yoshida Court.

Specifically, the following amendments to the zone are proposed:

- The minimum lot area of 1,560 m² will be amended to 1,015 m² to reflect the size of the subject site.
- A minimum setback to Yoshida Court of 2.0 m will be introduced. The proposed setback is acceptable on the basis that:
 - The existing road allowance of 14 m provides a suitable buffer to the adjacent single-detached dwelling on the west side of Yoshida Court.
 - The revised site plan requires a smaller setback to Yoshida Court to accommodate the vehicle access to and from Garry Street, in response to neighbourhood residents’ concerns with the previously proposed vehicle access to and from Yoshida Court.

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the Steveston Area Plan, and with the existing neighbourhood context. The Rezoning Considerations contained in Attachment 10 will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, landscape planning, and architectural character will be made as part of the Development Permit Application review process. The following issues will be further examined:

- A detailed review of compliance with zoning, building, and fire regulations.

- Opportunities to enhance the design of the public amenity space along Garry Street for public access.
- Opportunities to enhance on-site permeability through the use of additional porous surface materials.
- Opportunities to minimize differences in grade elevations between the public sidewalk and the main living area.
- A detailed review of architectural form and character, landscape design, and the design of architectural elevations, including opportunities for further refinements to exterior cladding materials, window openings, and facade articulation.
- Construction requirements needed to meet the commitment to achieving an EnerGuide rating of 82 and pre-ducting for solar hot water heating.
- Opportunities for accessibility and aging-in-place features to be incorporated into unit design.
- The applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional issues may be identified as part of the Development Permit Application review process.

Financial Impact

None.

Conclusion

This infill development proposal is for a five (5) unit townhouse complex at the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established at the west end of this block of Garry Street.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further design review will be undertaken as part of the Development Permit application review process to ensure a high quality project that is consistent with the guidelines in the OCP and with the existing neighbourhood context.

The list of Rezoning Considerations is included as Attachment 12, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended, and that it be referred to the Monday, June 16, 2014 Public Hearing.



Cynthia Lussier
Planning Technician
(604-276-4108)

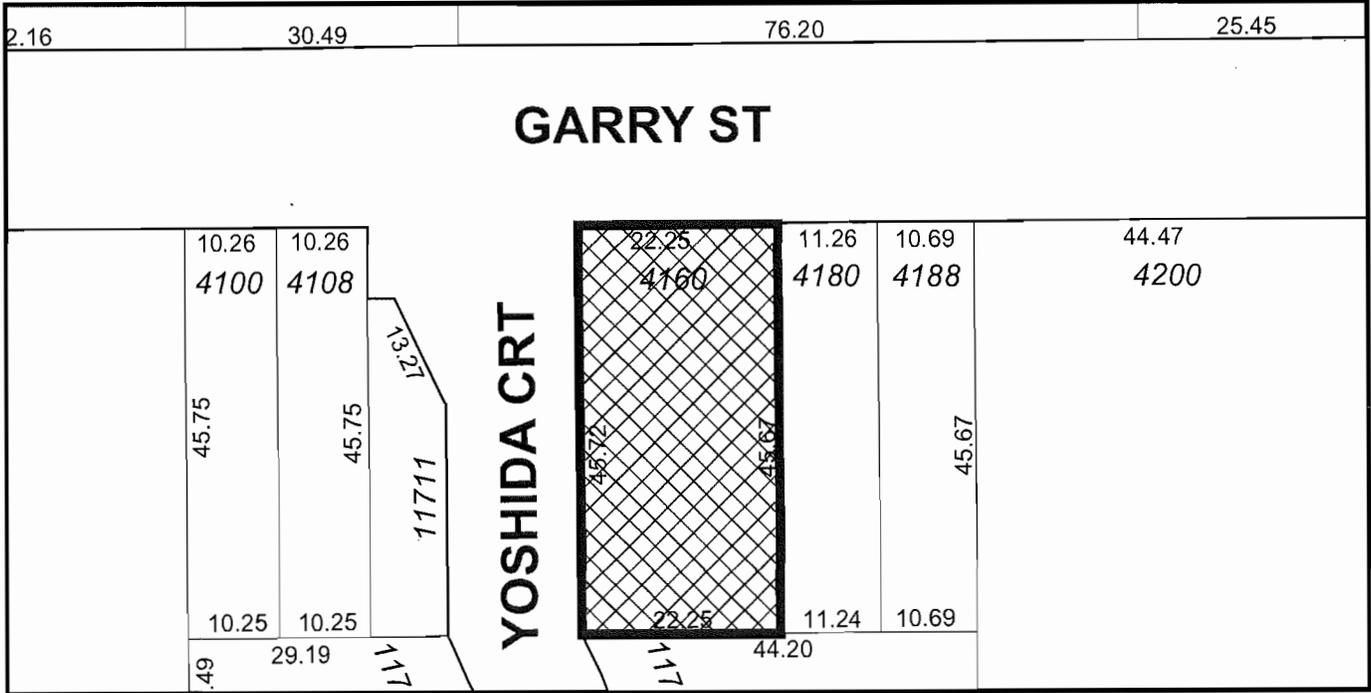
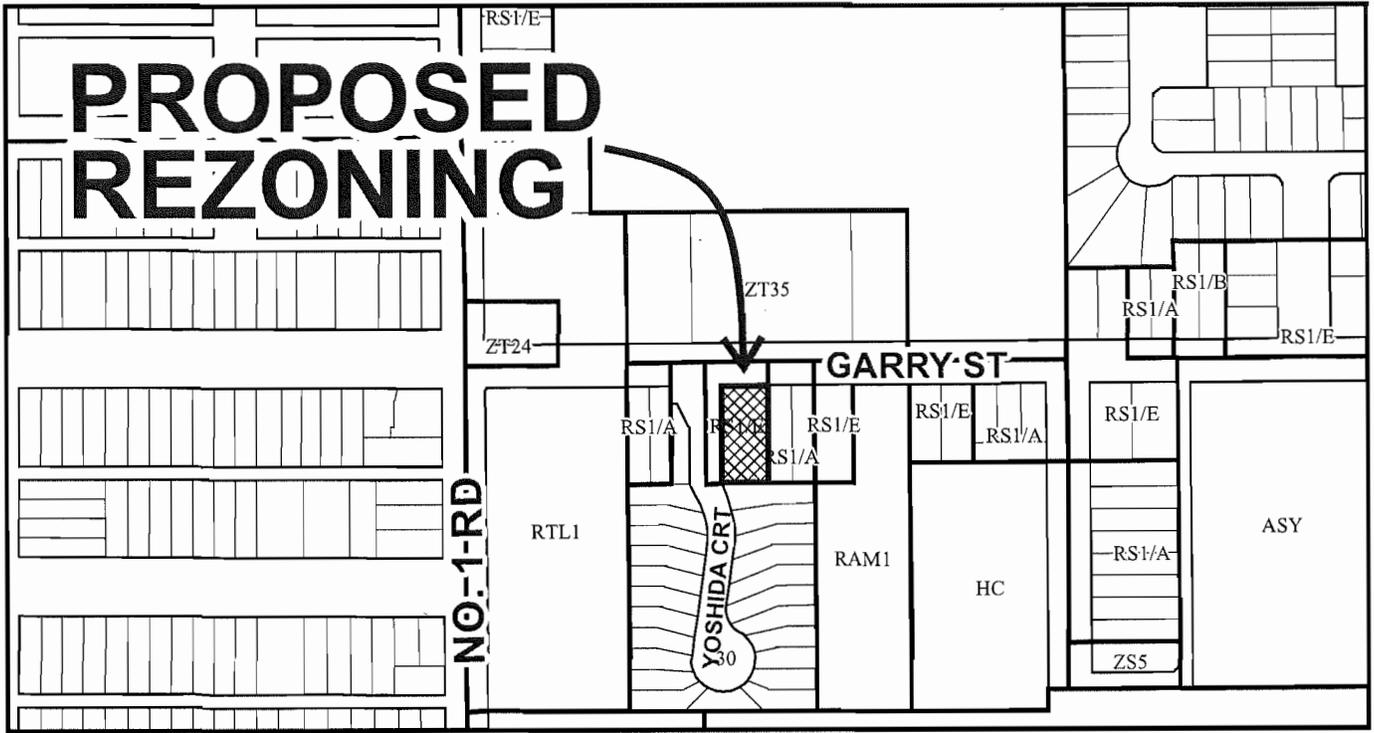
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Correspondence Received from the Public
- Attachment 3 : Conceptual Development & Landscape Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Steveston Area Plan Land Use Map
- Attachment 6: Lot Size Policy 5471
- Attachment 7: Applicant's Summary Report – Public Information Meeting, April 2, 2014
- Attachment 8: Correspondence from resident at 4180 Garry Street
- Attachment 9: Applicant's Summary Report – Public Information Meeting, May 6, 2014
- Attachment 10: Correspondence from residents at 11777 Yoshida Court
- Attachment 11: Tree Retention Plan
- Attachment 12: Rezoning Considerations Concurrence



City of
Richmond

PROPOSED REZONING



RZ 13-641596

Original Date: 03/13/14

Revision Date:

Note: Dimensions are in METRES



RZ 13-641596

Original Date: 08/15/13

Amended Date:

Note: Dimensions are in METRES

To Public Hearing
Date: <u>MARCH 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>

MayorandCouncillors

From: Webgraphics
 Sent: Wednesday, 05 March 2014 17:22
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #778)

Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

Send a Submission Online (response #778)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/5/2014 5:21:41 PM

Survey Response

Your Name	Wing Kan Leung
Your Address	#12-4051 garry street
Subject Property Address OR Bylaw Number	4160 Garry street , Bylaw 9108 (RZ 13-641596)
Comments	<p>Dear Sir/Madam, I writing regard of the Bylaw 9108(RZ13-641596).We are living on Garry street about 20 years see so much changes of Garry street, from most single lots family houses into multi-houses... .We have the Mcmath Secondary School, Seinor housing units, The Japanese Temple on Garry street, which younger and old neighbours getting in and out of Garry street. And we also have a couples big Townhouses complex which make Garry street traffics very heavy. I am personal very concern the rezoning might affect people who not only living on Garry Street but also other people diving in and out of the road. Parking on Garry street now also a major cercern for me. I wonder the developer have to built a 5 units townhouse complex on the corner of Garry & Yoshida, might causing people incovenience of their daily lives. All ast , I personally think Garry street development is pretty saturated, and don't need any more major development activities. Best</p>



Regards,

MayorandCouncillors

To Public Hearing
Date: MARCH 17 2014
Item # 3
Re: Bylaw 910B

From: Webgraphics
Sent: Tuesday, 11 March 2014 10:25
To: MayorandCouncillors
Subject: Send a Submission Online (response #780)

Send a Submission Online (response #780)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/11/2014 10:24:31 AM

Survey Response

Your Name	Linda Gray
Your Address	28-4080 Garry St.
Subject Property Address OR Bylaw Number	4160 Garry St.
Comments	when does the rezoning stop!! I live on Garry St. and during the school months the traffic and garbage from the kids is ridiculous. Now you want more people crammed into a small area? There is not enough room for more housing in this area.



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596 RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

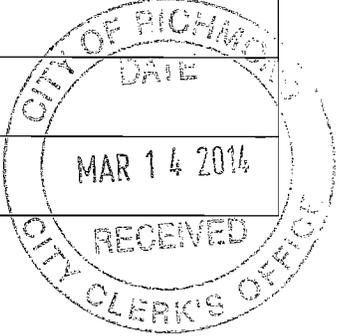
We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
STEVE OLENICK	<i>Steve Olenick</i>	4880 GARRY ST



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
JUNE STEVENS		11784 YOSHIDA CT.



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
596) RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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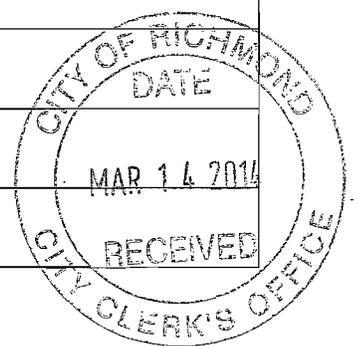
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Thank you for your consideration.

Name	Signature	Address
April Kendall	April Kendall	#1,4771 Garry St, Rmd, BC



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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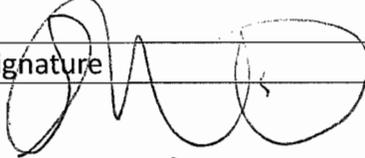
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Name	Signature	Address
SYROZE EVANS		#8-4111 GARRY ST RICHMOND
TIM EVANS		- " -



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

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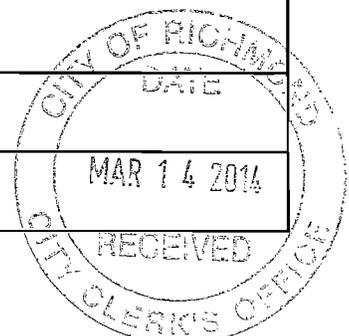
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Thank you for your consideration.

Name	Signature	Address
CHRIS WILLIAMS	<i>C.A. Williams</i>	11777 Yoshida Ct.
DEREK WILLIAMS	<i>D. Williams</i>	11777 YOSHIDA CRT



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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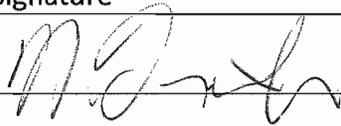
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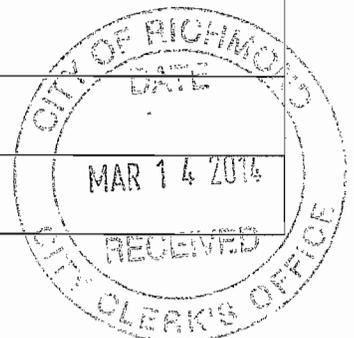
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Name	Signature	Address
B N. FREITZ		11753 Yoshida Ct



To Public Hearing
 Date: March 17, 2014
 Item # 3
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RZ 13-641596

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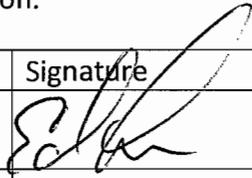
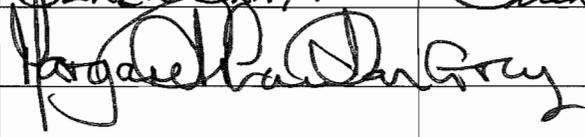
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Thank you for your consideration.

Name	Signature	Address
Ed Lee		11780 Fernman Place
DEREK GRAY		11744 Yoshida Court
		11744 YOSHIDA CT



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

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Thank you for your consideration.

Name	Signature	Address
ELIZABETH NEWCOMB	<i>Elizabeth L. Newcomb</i>	11746 Yoshida Ct.



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Name	Signature	Address
<i>William McEwen</i>	<i>William McEwen</i>	<i>11751 Yoshida</i>
<i>Ann McCormick</i>		
<i>Ann McCormick</i>	<i>Ann McCormick</i>	<i>11751 Yoshida Court</i>



To Public Hearing
 Date: MARCH 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

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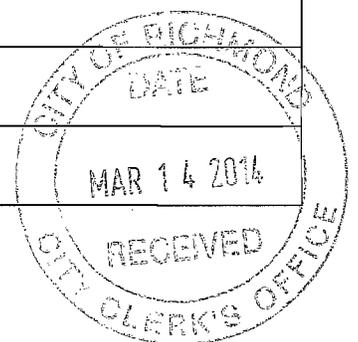
We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

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2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
BONNIE SMITH	<i>Bonnie Smith</i>	11717 YOSHIDA CRT
ROY KOYAMA	<i>Roy Koyama</i>	11717 YOSHIDA CRT



To Public Hearing
Date: <u>MAR. 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-641596</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

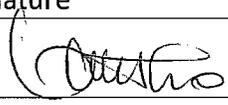
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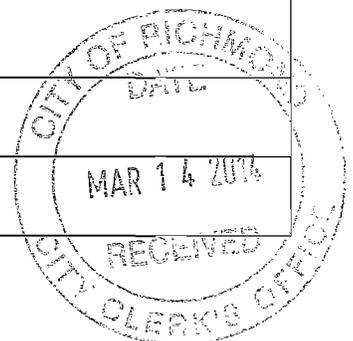
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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
KEN HO		4291 GARRY ST., RICHMOND BC V7G2T9



To Public Hearing
Date: <u>MAR 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-641596 RZ B-84576</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ B-84576

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Helen Guo		11757 Yoshida Crt.
Jeffrey Qian		11757 Yoshida Crt



To Public Hearing
 Date: WED. 17 2014
 Item # 3
641596, BAW 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

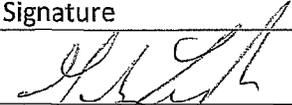
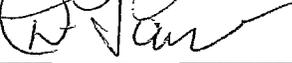
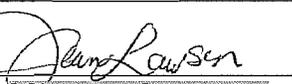
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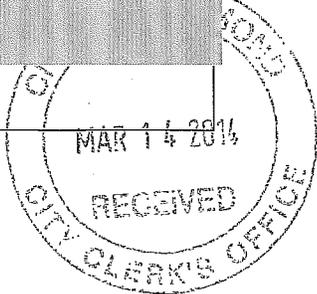
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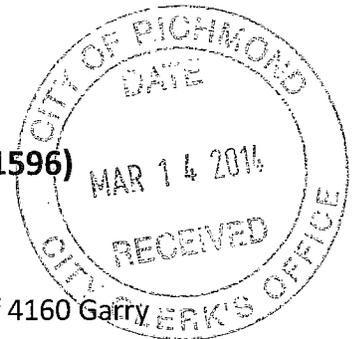
Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
GORDON TAYLOR		11773 Yoshida CRT.
Ali Taylor		11773 Yoshida Court
DONNA TAYLOR		11773 Yoshida Court
SEAN LAWSON		11771 YOSHIDA COURT
[Name]	[Signature]	[Address]



To Public Hearing
 Date: Mar. 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
JENNIFER ISOBE	<i>J Isobe</i>	11160 CARAVEL COURT
Lisa Banks	<i>Lisa Banks</i>	3520 Solway Dr.
Angela Bouman	<i>Angela Bouman</i>	31-3031 Williams Rd Richmond.
Carlie Welters	<i>Carlie Welters</i>	4371 Windhammer Dr. Richmond
Jasmine Bhathena	<i>J Bhathena</i>	11680 Plover Dr Richmond B.C.
Ampellia Schuss	<i>A Schuss</i>	#5-4111 Garry St.

To Public Hearing
 Date: Mar. 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

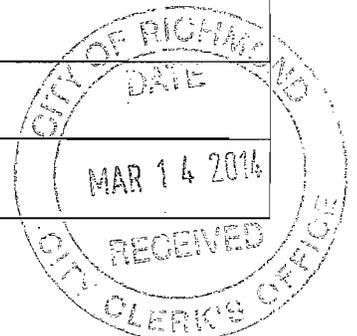
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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
KAREN ZUTRAUEN		11760 Yoshida Court



To Public Hearing
Date: <u>MON 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-641596</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ 13-641596

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

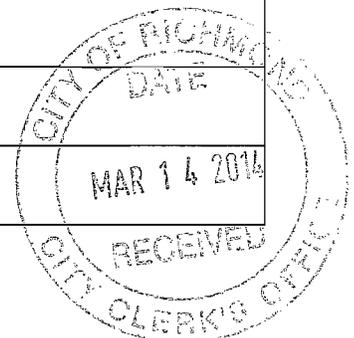
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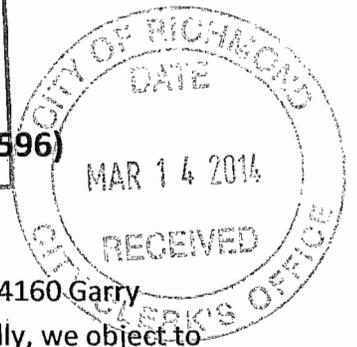
Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
HELINA CLEMENT	<i>Helina Clement</i>	11733 YOSHIDA CRT
Stephanie Freiter	<i>Stephanie Freiter</i>	11753 Yoshida Court



To Public Hearing
 Date: Nov 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Our children play in the cul de sac and the additional traffic will be very unsafe.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Barb Bunting		11726 Yoshida Ct.
Eileen Robinson		280 First Street Sherwood Park, AB
PHIL BUNTING		11726 YOSHIDA COURT
RAYMOND DULBY		4439 GARRY STREET
Dave Adams		8591 Demorest Dr

TSA
281

To Public Hearing
 Date: Mar 17 2014
 Item # 3
 Re: Bylaw 9108

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ 13-044596

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

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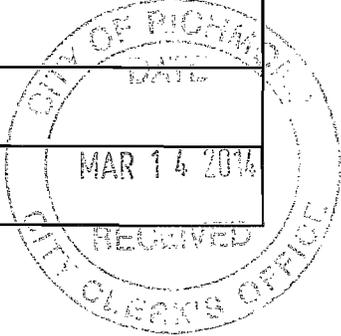
- 1. ✓ Increase density, congestion, traffic volume, speed, noise levels;
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- 3. ✓ Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
- 4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
- 5. ✓ Negatively impact the charm and unique character of Yoshida Court.

We love Yoshida Court. It is one of the prettiest neighbour hoods in Richmond!

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Sue Roberts	<i>Sue Roberts</i>	4226 Garry St



To Public Hearing
Date: <u>Mar. 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ 13-641596

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

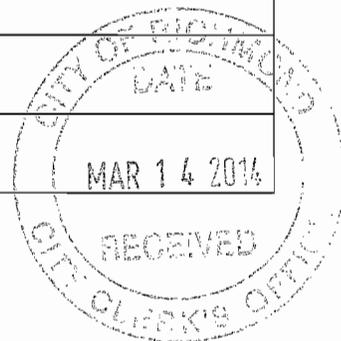
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5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Kathy Blackford	<i>KB Blackford</i>	11740 Yoshida
D BLACKFORD	<i>D Blackford</i>	11
Britt Blackford	<i>B Blackford</i>	11740 Yoshida Ct



To Public Hearing
 Date: Nov. 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596 RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

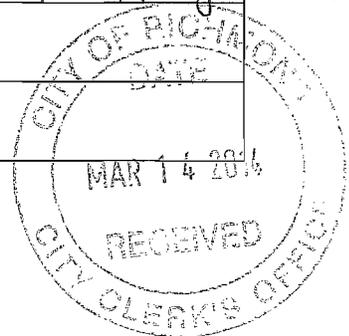
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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
JEAN LAWSON	<i>Jean Lawson</i>	11771 YOSHIDA CT RICHMOND B.C. V7E 5C5
Medwin Villorica	<i>Medwin Villorica</i>	7878 Westminster Hwy V6X 4A2



To Public Hearing	
Date:	MAR 17 2014
Item #	3
Re:	Bylaw 9108
	E2 13-641596

Dear council and planning committee,

It was brought to the attention of the home owners of Yoshida Court that the city is planning a crushing zoning change without the consent of the people who call this street their home.

Yoshida court is a residential street, a small Cul-De-Sac of single dwelling family homes that each have a small driveway to accommodate one car. Since some families have two cars often a second vehicle is parked on the street in front of their home. Additionally, there are four guest spots at the end of the street that are frequently used during the day and evening by visitors to the adjacent park and hockey rink.

Following the development of town houses on Garry street, which, incidentally, also have only one parking spot per unit, there are even more people seeking parking on our street. These extra cars, coupled with the increase in pedestrian traffic from the nearby high school and town homes has already filled Yoshida Court above capacity.

Rezoning the property on Garry street and allowing an exit on to Yoshida court, is not only poor planning, it is hazardous to the young children who play on this road on a daily basis. You have to agree that it is very dangerous to allow even more cars into this very confined space.

The city and planning department seem to forget that they do not own these streets, but manage them on our behalf. We pay hundreds and thousands of dollars in property taxes for this management.

We, the residents of Yoshida court, are hereby telling the city of Richmond that under no circumstances do we want the homes that we have lived in for years, ruined by the cities lack of planning in our community.

Regards,

Jean Lawson
Jean Lawson

11771 Yoshida court

Richmond B.C. V7E 5C5



MayorandCouncillors

From: Webgraphics
 Sent: Sunday, 16 March 2014 3:17 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #781)
 Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
4160 Garry Street

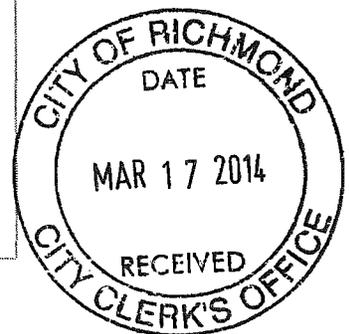
Send a Submission Online (response #781)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/16/2014 3:16:40 PM

Survey Response

Your Name	Richard Hunter & Iris Paradela-Hunter
Your Address	11720 Yoshida Court, Richmond, BC
Subject Property Address OR Bylaw Number	4160 Garry St.
Comments	As our house is immediately to the south of 4160 Garry St., we want to give our thoughts on the proposed development. In spite of the necessary disruption during the construction, we welcome the redevelopment of this lot. The property has been getting more and more rundown over the past several years and has become an eyesore. We will also be happy to see the hedge along the west side removed, as it's very overgrown and is being used as a garbage dump. Because increased density means less suburban sprawl, we are in favour of townhouses being built on the site. These should also be a little more affordable, helping to create a community of broader socioeconomic background. (We've been a little concerned about the gentrification of Steveston.) Our preference would have been for the driveway to exit onto Garry St., but this is not a major issue for us. The parking to be provided on site appears to be adequate; we don't foresee a problem here either. If we were to



CNCL - 204

	<p>live there, we'd like some fruit trees rather than just ornamental trees, but that doesn't really concern us. In short, we support the project.</p>
--	--

MayorandCouncillors

From: Webgraphics
Sent: Monday, 17 March 2014 11:54 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #782)

Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

To Public Hearing
Date: <u>March 17/14</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>4160 Garry Street</u>

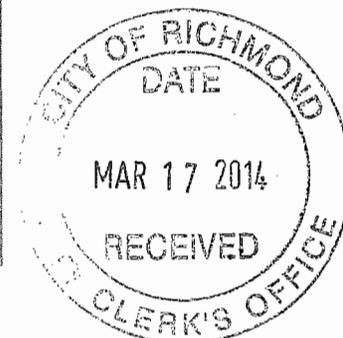
Send a Submission Online (response #782)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/17/2014 11:53:48 AM

Survey Response

Your Name	Doug Shearer
Your Address	2-4111 Garry Street V7E 2T9 (dshearer4111@gmail.com)
Subject Property Address OR Bylaw Number	4160 Garry Street (RZ 13-641596)
Comments	I want to speak in favour of this development as currently proposed. I support it for the following reasons: 1. Density: I think that increased density that conforms to existing neighbourhood form and character is a good thing for Garry Street, Yoshida Crescent and Steveston generally. Higher density means more efficient use of utilities and resources, better services, and generally more neighbourhood vitality. 2. Housing variety: These units are comparatively smaller than the typical single family houses along Garry Street. Hence they will be more affordable to young families/empty nesters than larger, single family developer houses. To preserve the diverse, all-age-friendly character of the street, I believe we need this kind of housing diversity. 3. Street character: The townhouse form, scale and character proposed in this development is, in my view, pedestrian friendly, privileges pedestrians over cars, and builds on the existing



form already in place across the street (in 4109, 4111 and 4211 Garry Street townhouse developments). The proposed townhouse units are of a similar scale to the homes on Yoshida Court. The alternatives-- a large, single family house or a split lot with two narrower single family houses, are less desirable. The split lot form is in my view especially poor, and creates a street front with a car-in, car-out "garage-houses", with no pedestrian street presence. My on-street interaction with the residents of the two narrow houses to the east of 4160 Garry has been virtually nil, and I attribute that in part to this garage-house typology. This is in contrast to the good street character of the north side of Garry and, for that matter, Yoshida Court. I would also add that I think that the proposed development's elevation facing west onto Yoshida is reasonable and a decent fit for the street. 4. Parking/traffic issues: I recognize residents of Yoshida Crescent have legitimate concerns about increased traffic and parking on Yoshida, which is already low on street parking due to the lack of curb space between single lot driveways. All I can say is that the strata council and many residents at 4111 Garry had the same concerns about the recent development to our east, 4211 Garry Street. That development has 8 units with 16 stalls, no visitor parking stall, and is accessed through our strata property. To our relief, the added traffic and parking demands have not been noticeable to us. Thank you.

Attention: City Clerk

To Public Hearing
Date: <u>March 17, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>4160 Garry Street</u>

This is in regard to the Public Hearing tonight, Monday March 17 2014.
It is my comments regarding the proposed development at 4160 Garry Street:

I have read the Staff Report as well as the City of Richmond's "Steveston Area Plan".

The "Analysis" section of the Staff Report notes that the proposed development "has been designed to integrate with the existing surrounding context" and "provides a strong street presence through the placement of detached units with main unit entries fronting Garry Street". [p 8 PH-47]

However, the proposed development does not integrate with Yoshida Court, a quiet residential cul-de-sac of detached single-family homes that is noted for its charm and character:

- The proposed vehicle access point on Yoshida Court would significantly detract from and disrupt the street's character and its viability, both visually and with the sharp increase in traffic.
- The removal of the hedge that separates Yoshida Court from 4160 Garry Street would also have a negative visual impact: the proposed complex would become part of the Yoshida Court streetscape, with a mainly unobstructed view of the sides of the townhouses and the entrance road.

To align with the Steveston Area Plan for Neighbourhoods and Housing, and in particular Objectives 1 and 2 in section 3.1, it's important that the design of the new development integrates with its all aspects of its surrounding neighbourhood, including both Garry Street and Yoshida Court.

It should also be noted that although the land use designation for this part of Garry Street is 'Multiple-Family', this lot will not have adjacent multi-family developments any time soon:

- Immediately east of 4160 Garry are two detached single-family homes, built on a subdivided lot that was only slightly smaller than 4160's lot.
- Across Yoshida to the west are a Yoshida Court single-family home, and then two more detached single-family homes that were built on a subdivided lot.
- Then, west of these three houses, immediately adjacent to Number 1 Road, there is a townhouse complex

The proposed development plan is attempting to squeeze five homes onto what the "Project Description" section of the Staff Report calls a "small site size".

It would be more reasonable, and much better for the surrounding neighbourhood, to build the new homes with vehicle access from Garry Street: either a townhouse development with fewer homes or else two single-family homes like its neighbours.

Thank you.



Stephanie Freiter
11753 Yoshida Court, Richmond V7E 5C5

CNCL - 208



Barb & Phil Bunting
11726 Yoshida Court
Richmond, BC
V7E 5C6

March 17, 2014

Attention: Director, City Clerk's Office

6911 No. 3 Road

Richmond, BC

V6Y 2C1

Re: Richmond Zoning Bylaw 850, Amendment Bylaw 9108 (RZ 13-641596)

We have been residents of Yoshida Court for seven years and have enjoyed raising our two young boys in this close knit neighbourhood community.

The rezoning and proposed development on the entrance to our lovey cul de sac will have an extremely negative impact on our home and community.

We recommend that the council does not approve the project on the basis that it does not meet all the requirements. We do not believe the City has contemplated the impact on our neighbourhood and the residents. They have not addressed the density, congestion, traffic, parking issues or the impact, if any on the property values. This project, in conjunction with all the development in Steveston in recent years, is going to affect the charm of the village in general and Yoshida Court in particular.

Yours sincerely,


Barb & Phil Bunting

CNCL - 209



March 16, 2014

Dear Council Members,

My name is Kim Aspden and I reside at 11711 Yoshida Court with my husband, Geoff Bell, and two sons, Jack and Henry ages 3 and 6. I believe that we will be greatly affected by the higher density zoning that is proposed for 4160 Garry St. I am concerned not only with the higher density zoning but also with the vehicle access being moved to Yoshida from the existing Garry Street driveway. With five homes slated to be built, the increase in traffic and parking on our street will be negatively felt not only by us (being right across the street) but by all residents of Yoshida. I also feel there is a safety risk with the increase in cars that will affect two distinct groups of people who use our quiet street; first and foremost, the several young children who live and play on this street and, secondly, the hundreds of pedestrians who use our quiet street as a safer alternative to Number 1 Road to get to the village. This includes young families with children, teens from the high school and elderly folks.

On a more personal note, traffic entering Yoshida Court is already an issue, with many people using it as a place to U turn. Our house is positioned as such that we receive all of the noise and lights into our windows constantly. Having additional traffic and the new driveway across the street will undoubtedly continue to diminish the desire of this property and may decrease our property value.

We are asking council to consider placing the driveway for this new development on Garry Street which is already a busy street and where the effects will be fewer.

We thank you for your time and consideration regarding this matter.

Sincerely,

Kim Aspden and Geoff Bell





[Name and Address]

Richmond BC

Dear Council members,

Re: Rezoning of 4160 Garry Street, Steveston.

My husband and I live at [Address] with our two little boys, and we are not in support of the proposal to rezone the property at 4160 Garry Street from single detached housing to town housing. Specifically, we are opposed to the number of homes and the access being off [Address] rather than Garry Street.

The report by the City highlights that this project: meets minimum requirements; and is consistent with various policies and by-laws. However, the City report provides no discussion regarding the impact on the existing community or of alternate development options.

[Address] is a quiet cul-de-sac of tremendous charm. All the homes are small and quaint, as there is a Land Use Agreement in place which restricts building. While a lot of development has occurred around [Address] the character and look of this street has not changed in the past 30 years. Our community is a close one - we hold a block barbeque and a "weed-the-boulevard party" every summer. There are many young kids who live here and who play and ride their bikes on the street throughout the year. Our street also serves as a thoroughfare for pedestrians and cyclists for access to the park and Village.

We believe that the charm and intimacy of our street will be greatly impacted by the proposed rezoning. In particular, the proposed access which would necessitate the removal of many of the mature trees on the west side of the street. The addition of five homes, with ten cars, would undoubtedly lead to more traffic and congestion. As well, given that there is only one guest parking space proposed for these five homes, there would be increased parking on the street. Street parking is already an issue for us as many non-residents park along here.

In light of these concerns, we would like to propose two alternative options for your consideration.

Option 1 – subdivide the property into two lots for the development of two single detached homes with driveways off Garry Street. This option would be consistent with the recent development of other properties of similar size on Garry Street. This approach would have the least impact on the surrounding neighbourhood.

Option 2 – rezone for multi-family housing with access off Garry Street. While not completely addressing the traffic, congestion or parking issues, this option would lessen the impact on

[Address]

It may also allow for the retention of the trees on the west side of [Address] which are currently slated for removal.

We appreciate that this proposal is in line with a larger plan for the City and that accordingly, it meets the minimum requirements for approval. However, we respectfully suggest that the meeting the minimum is insufficient, where it will detract from a vibrancy of our neighbourhood. As such, we ask you to kindly consider our concerns in your decision.

We thank you for your consideration.

Kind Regards,

[Name]

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

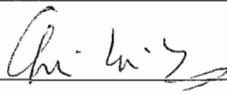
We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Fanny Chui		11831 Dunavon Pl. Richmond



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Cynthia Vallance	<i>C Vallance</i>	4437 Garry St. Richmond
Scott Vallance	<i>S Vallance</i>	4437 Garry St Richmond



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
L NELSON	<i>L Nelson</i>	14700 DONFORD RD.
		RICHMOND, BC.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Naeline Seifert	<i>N Seifert</i>	4780 Duncliff Rd
David Anderson	<i>D Anderson</i>	4780 Duncliff Rd.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Christine Sim	Christine Sim	11766, Yoshida Court



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.
6. Pose increased danger to children in the neighbourhood from increase in traffic, as many walk & bike & roller board to school.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Ed Chan	<i>E. Chan</i>	4671 Garry St.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Kenny Jin	Kenny Jin	4290 Duncliff Road Richmond, BC



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

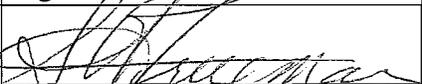
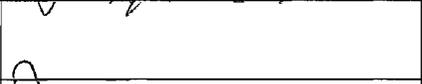
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Thank you for your consideration.

Name	Signature	Address
SANDRA W. TRUEMAN		5360 BUNTING AVE RICHMOND
DAVID L. TRUEMAN		5360 BUNTING AVE RICHMOND V7E5W1



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
Geoffrey Bell		11711 Yoshida Court
Kim Aspden		11711 Yoshida Court



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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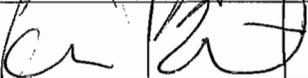
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Thank you for your consideration.

Name	Signature	Address
Keith Boughton		#7-4111 Garry St.
Kerr Ruthe		4708 Steveston Hwy.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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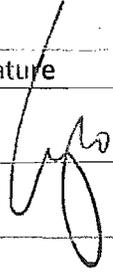
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Name	Signature	Address
SORNA fo		4833 Dupont Road Richmond, BC



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
Tony H.T. Guo		4240 Garry Street
Linda B.L. Chen		4240 Garry Street



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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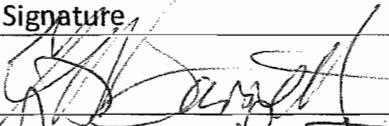
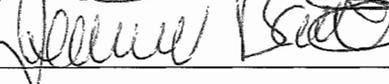
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Thank you for your consideration.

Name	Signature	Address
TREVOR BARRET		5180 BUNTING AVE RMD. VESVI
JANNINE BARRET		— " —





Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Name	Signature	Address
MAY CHU		4800 GARRY ST
KENNY WU		4800 GARRY ST
BRYANT WU		4800 GARRY ST
BYRON WU		4800 GARRY ST
CHRIS CHENG		4800 GARRY ST
Cathy Duley		4439 Garry St.

NTS

NO.	DATE	DESCRIPTION
A	OCT 26 2013	ISSUED FOR RECORDING (PLANNED-HOUSE INC.)
B	JAN 24 2014	REVISION FOR RECORDING
C	FEB 11 2014	REVISION FOR RECORDING
D	MAY 12 2014	REVISION FOR PLANNING REVIEW

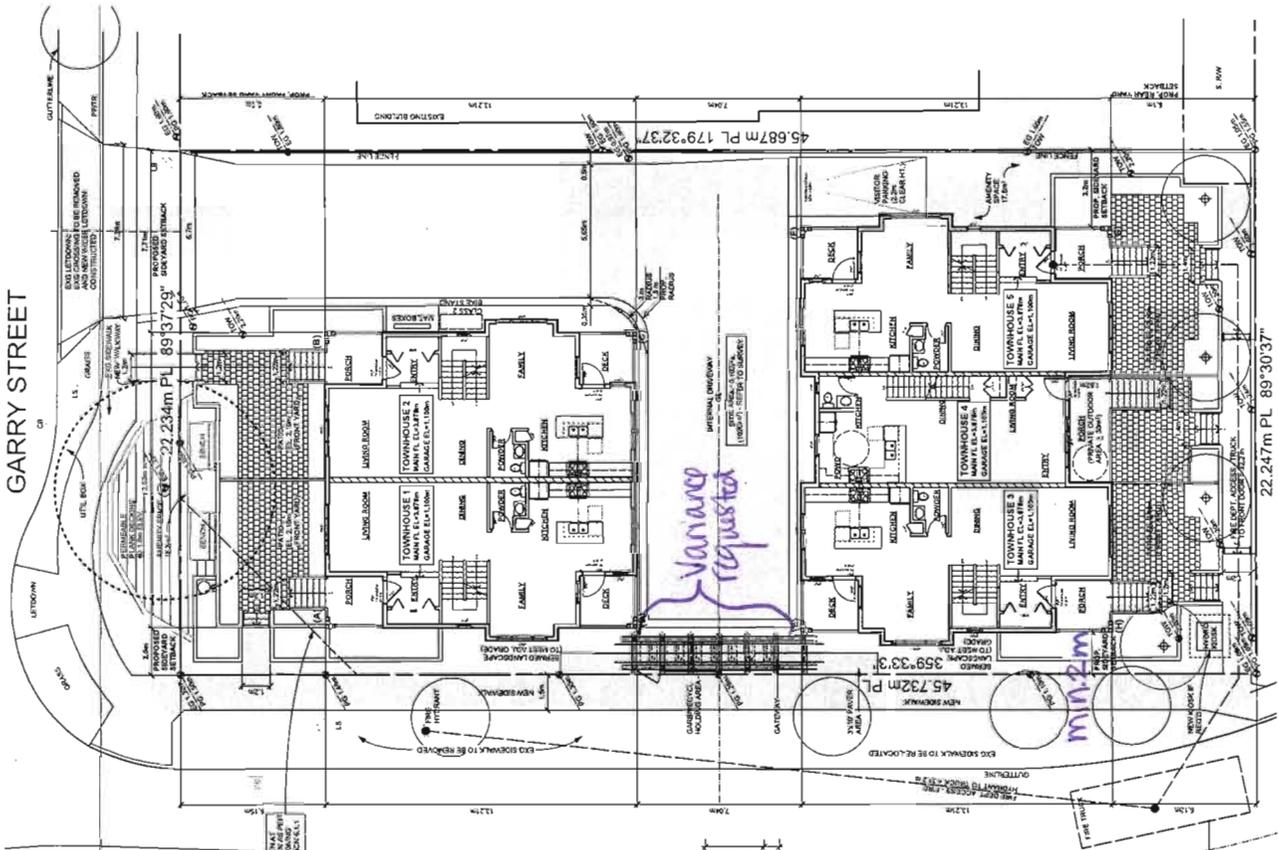
THE ANDREWS ARCHITECTS INC.
 100 GUYTON STREET
 RICHMOND, BRITISH COLUMBIA

REZONING FILES
 RZ 13-641596

SITE PLAN

SCALE	1:100
DATE	DEC 10 13
DRAWN BY	VVA GA
PROJECT NO.	1314
DATE PLOTTED	04/26/14

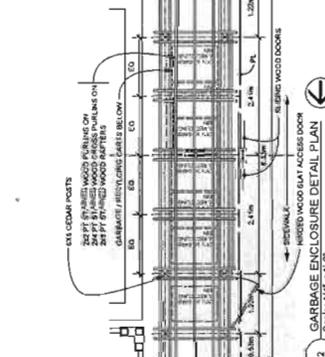
A 1.01



DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A-1.01	GENERAL LAYOUT
A-1.02	LANDSCAPING
A-1.03	CONSTRUCTION
A-1.04	FINISH GRADE
A-1.05	FOUNDATION
A-1.06	MECHANICAL
A-1.07	ELECTRICAL
A-1.08	PLUMBING
A-1.09	PAVING
A-1.10	LANDSCAPE

LANDSCAPING	
DATE	JAN 13 2014
SCALE	1:100

CONSULTANT LIST	
NO. 1	ANDREWS ARCHITECTS INC.
NO. 2	CONTRACTOR
NO. 3	ENGINEER
NO. 4	LANDSCAPE ARCHITECT
NO. 5	PAVING CONTRACTOR
NO. 6	MECHANICAL CONTRACTOR
NO. 7	ELECTRICAL CONTRACTOR
NO. 8	PLUMBING CONTRACTOR



AUTOMOBILE PARKING REQUIREMENTS	
TYPE	STANDARD
TOTAL REQUIRED	15
PROVIDED	15
DEFICIT	0

BICYCLE PARKING REQUIREMENTS	
TYPE	STANDARD
TOTAL REQUIRED	4
PROVIDED	4
DEFICIT	0

PROJECT DEVELOPMENT SUMMARY	
OWNER	4115 GARRY STREET, RICHMOND B.C.
PROJECT DESCRIPTION	LOT 1, SECTION 2, BLOCK 3 NORTH RANGE 2, PLAN 1244
PROPOSED ZONING	RS-1
PROPOSED DEVELOPMENT	2711 SQ. METERS (6500 SQ. FT.) RESIDENTIAL
DATE	NOV 12 2013

ZONING REQUIREMENTS	
SETBACKS	1.5m
FLOOR AREA	6500 sq. ft.
FLOOR AREA IN TO AREA	6500 sq. ft.
FLOOR AREA IN TO AREA	6500 sq. ft.
MAXIMUM BUILDING HEIGHT	12.5m
TO FIN. GRADE	12.5m

BUILDING SETBACKS	
FRONT YARD (GARRY STREET)	1.5m MIN.
REAR YARD (YOSHIDA COURT)	1.5m MIN.
SIDE YARD (YOSHIDA COURT)	1.5m MIN.
REAR YARD (YOSHIDA COURT)	1.5m MIN.
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F.A.R. INFO TO OPS 2.16 PER THE OPTIC CALCULATION	
TOWNHOUSE 1	13.84
TOWNHOUSE 2	13.84
TOWNHOUSE 3	13.84
TOWNHOUSE 4	13.84
TOWNHOUSE 5	13.84
TOWNHOUSE 6	13.84
TOWNHOUSE 7	13.84
TOWNHOUSE 8	13.84
TOWNHOUSE 9	13.84
TOWNHOUSE 10	13.84
TOWNHOUSE 11	13.84
TOWNHOUSE 12	13.84
TOWNHOUSE 13	13.84
TOWNHOUSE 14	13.84
TOWNHOUSE 15	13.84
TOWNHOUSE 16	13.84
TOWNHOUSE 17	13.84
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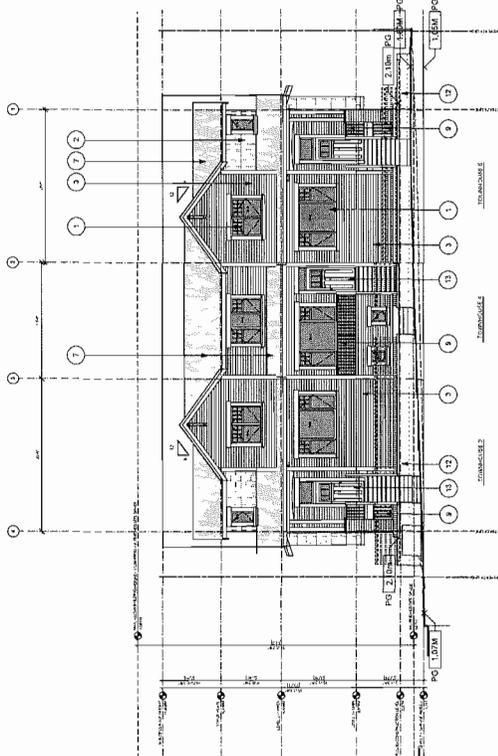
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NO.	DATE	SCOPE/REVISION
A	OCT 29 2013	ISSUED FOR REZONING (A-H ARCHITECTURE INC.)
B	FEB 13 2014	REVISED FOR REZONING
C	MAY 13 2014	REVISED FOR REZONING
D	MAY 13 2014	REVISED FOR PLANNING REVIEW

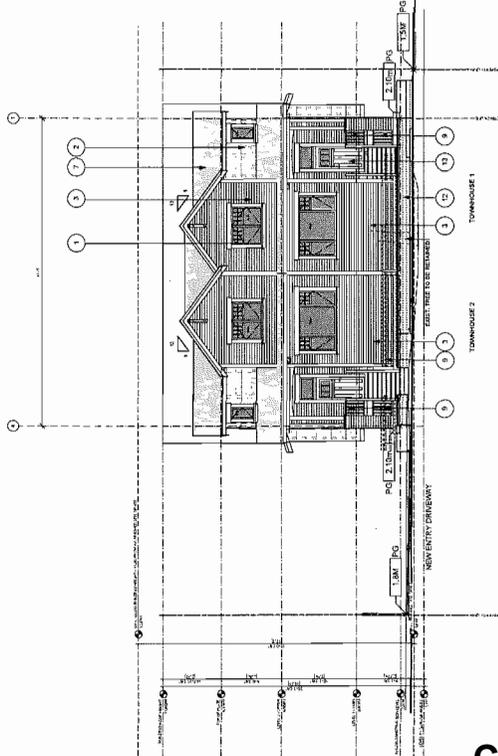
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- EXTERIOR MATERIALS LEGEND**
- POLY-COATED STEEL WORKING TO BE CONFIRMED
 - POLYMER COATED ALUMINUM CLADDING
 - BRICK
 - CERAMIC TILE
 - CERAMITICUS TRIM BOARD - PFD-1
 - CERAMITICUS TRIM BOARD - PFD-2
 - CERAMITICUS TRIM BOARD - PFD-3
 - ALUMINUM FLASHING - PFD-PN
 - ALUMINUM BUTTERFLY RAIL - PFD-PN
 - ASPHALTIC ROOFING SERVICES
 - INSULATED GARAGE DOORS - PFD
 - WOOD GRAIN MULDY PFD-2
 - CONCRETE
 - LANDSCAPE / BERM
 - RETAINING WALL
 - UNIT ENTRY DOOR - PFD

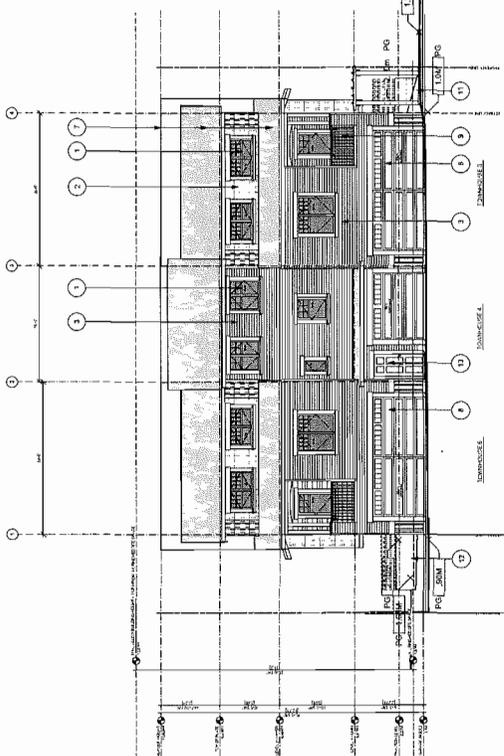
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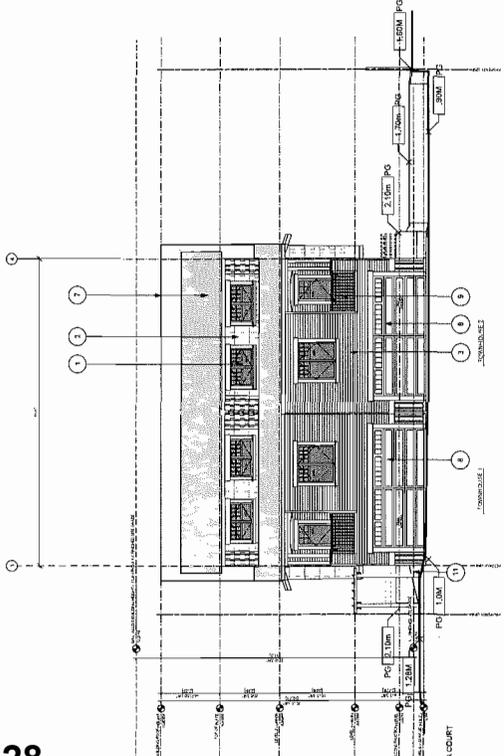
1 NORTH ELEVATION (TOWNHOUSE 1+2) - GARRY STREET
 Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION (TOWNHOUSES 3+4+5)
 Scale: 1/8" = 1'-0"



4 NORTH ELEVATION (TOWNHOUSES 1+2) ALONG DRIVEWAY
 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION (TOWNHOUSE 1+2) ALONG DRIVEWAY
 Scale: 1/8" = 1'-0"



THE ANDREWS ARCHITECTS INC.
 4100 Garry Street
 Richmond, British Columbia

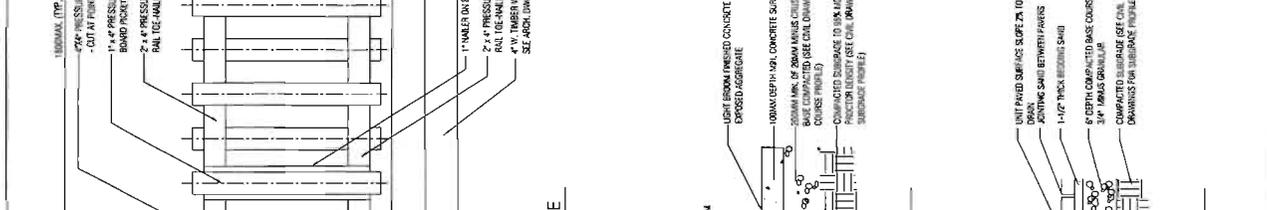
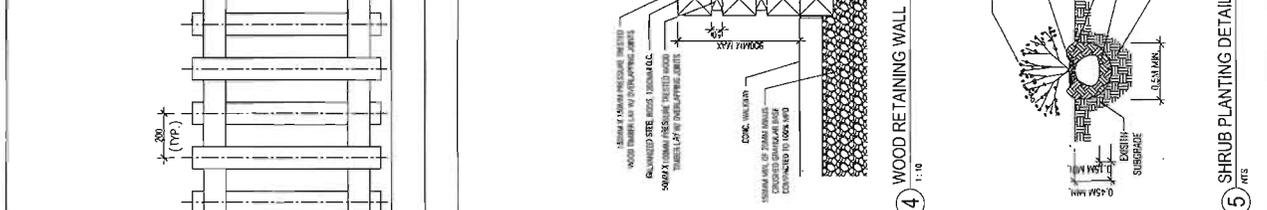
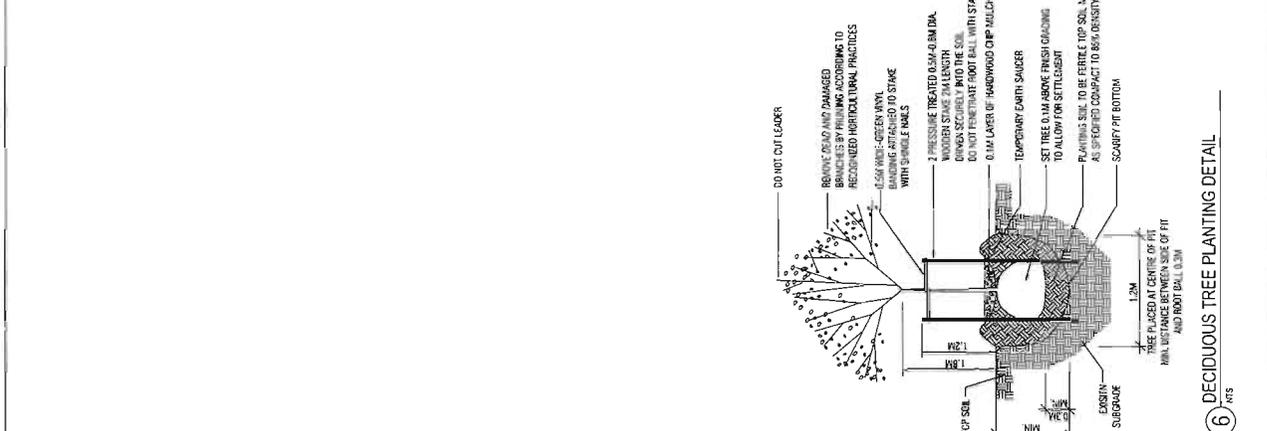
Townhouse Development
 REZONING FILE # RZ 13-441556

ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	DEC 10 13
DRAWN BY	GA WA
PROJECT NO.	1314
DATE PLOTTED	12/10/13

A 3.01

NTS



1 3' HT. WOOD PICKET FENCE
 1:10



2 CONC. PAVING
 1:10

3 UNIT PAVERS
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4 WOOD RETAINING WALL
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5 SHRUB PLANTING DETAIL
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6 DECIDUOUS TREE PLANTING DETAIL
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7 CONC. PAVING
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8 UNIT PAVERS
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15 SHRUB PLANTING DETAIL
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42 CONC. PAVING
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43 UNIT PAVERS
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RZ 13-641596

Attachment 4

Address: 4160 Garry Street

Applicant: Penta Homes (Princess Lane) Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Penta Homes (Princess Lane) Ltd.	To be determined
Site Size (m²):	1,020 m ²	1,020 m ²
Land Uses:	Single detached dwelling	Five (5) townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
702 Policy Designation:	The subject site is eligible for townhouse development	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT35) - Garry Street (Steveston), as amended
Number of Units:	1	5

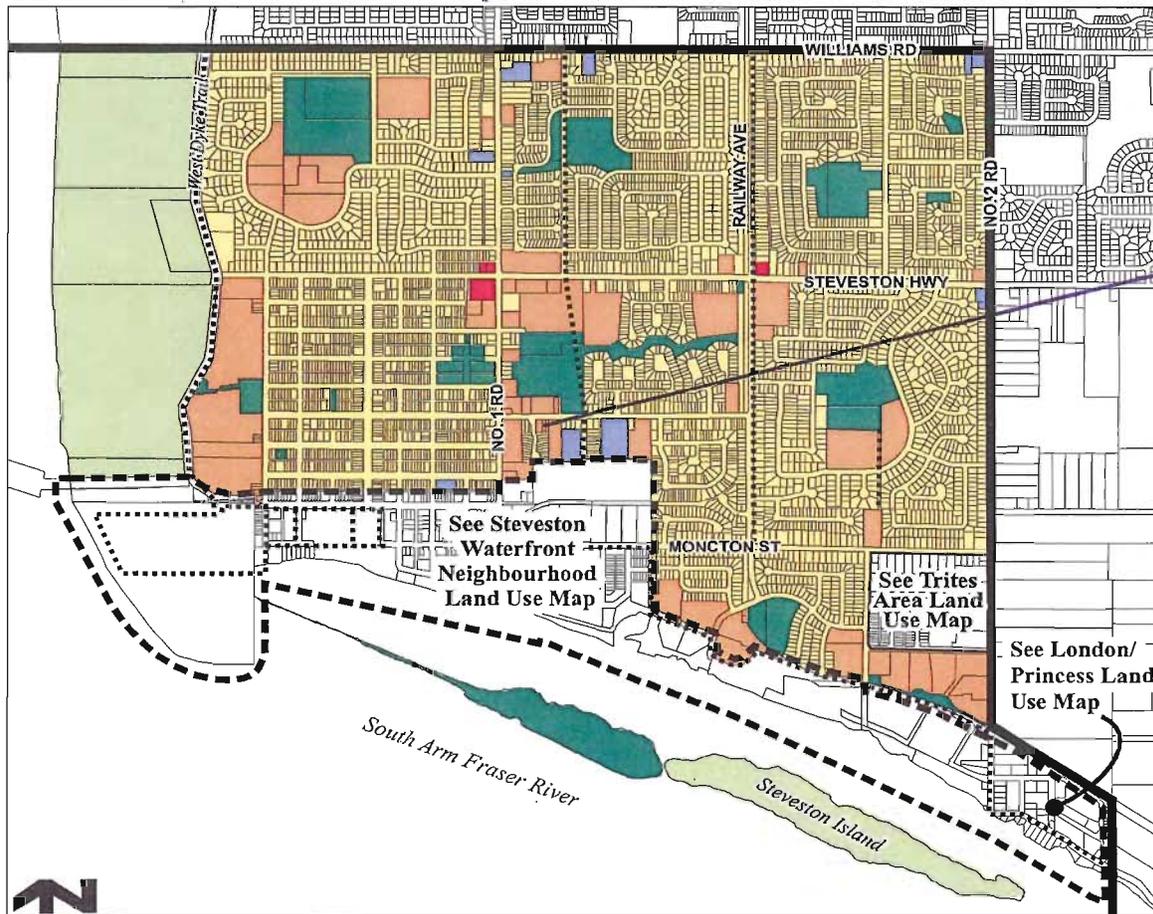
On Future Subdivided Lots	OCP Guideline/ Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.64	None permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	none
Lot Size (min. dimensions):	1,560 m ²	1,015 m ²	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.1 m	none
Setback – Yoshida Court (m)	N/A	2.0 m	none
Setback – Interior Side Yard (m)	Min. 3.0 m	3.2 m	none
Setback – Accessory Structures (garbage/recycling enclosure)	None permitted	Within setback to Yoshida Court	variance requested
Height (m):	Max. 11.3 m	10.5 m	none
On-site Vehicle Parking Spaces:	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	none
Tandem Parking Spaces:	Max. 50% of Resident Spaces Permitted	20% (2 Resident Spaces)	none
On-site Bicycle Parking Spaces – Resident (Class 1)/ Visitor (Class 2)	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	none

On Future Subdivided Lots	Bylaw/OCP Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu (\$5,000)	none
Amenity Space – Outdoor:	6 m ² /unit = Min. 30 m ²	30 m ²	none

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

City of Richmond

Steveston Area Land Use Map Bylaw 7783
2010/04/12



SUBJECT SITE

	Single-Family		Institutional
	Multiple-Family		Conservation Area
	Commercial		Trail
	Public Open Space		Steveston Area Boundary
			Steveston Waterfront Neighbourhood Boundary



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

POLICY 5471:

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

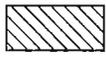
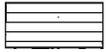
That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

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

SUBJECT SITE



-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Policy 5471
Section 02-3-7
CNCL - 236

Original Date: 07/29/02
Revision Date:
Note: Dimensions are in METRES

Garry Street Neighborhood Information Meeting

April 2, 2014

Present: Dana Westermarck, Nathan Curran, Jennifer O'Bray, Wendy and Greg Andrews, Cynthia Lussier, Neighbors from Garry Street, Garry Lane and Yoshida Court.

Dana Westermarck was the presenter and he gave some background information regarding his involvement in the community as a builder. He framed several of the houses on Yoshida Court and built the townhouse development at No. 1 Rd. and Garry Street as well as 4111 Garry Street (Garry Lane). He stated that at the time Yoshida Court was developed, it was seen as a contentious development due to the zero lot line and the lot sizes were different than usual. It is regulated by the Land Use Contract which specifies land use but not volume. Yoshida Court is now seen as an example of a nice development.

When Oris purchased the property at 4160 Garry Street, they looked at what would be the best use for this lot. The OCP states that townhouses are an option. Dana showed slides of the potential development to show how it would fit in with Yoshida Court. He spoke about the street treatment which is dictated by the Civil Engineering Department at the City. Regardless of which type of development is approved, the grade will be raised by 3.5 feet. This will affect the trees on site and, except for the spruce, they will all, including the cherry trees and the hedge, be removed. He explained that with MFD there will be one driveway and with the SFD there will be two driveways as another one will be added. There is not enough space for two driveways off Garry St. so there will be one off Yoshida and one off Garry St.

There was a query as to whether multifamily was allowed on Garry and Yoshida and Dana and Cynthia stated that it is in the Official Community Plan. Another audience member stated that no one cared about the type of development and that the only concern was the driveway and traffic. Dana stated that he would address those issues later in the presentation.

There was some discussion regarding the hedge and Dana stated that it would be removed regardless of the type of development. He said that a sidewalk and a grass boulevard with trees would be put in.

Dana showed a slide of the single family home next to Yoshida Court and explained that it is an example of a flanking condition which is a blank wall with few windows. It is a large and long mass. He then showed a slide of the townhouse development which has a

lower roof line and allows for more light. He said he felt it was more in keeping with the neighborhood. It is more monolithic with SFD than MFD.

Dana spoke about density. He said that Affordable Housing Policy requires that a suite be built into at least one of the two houses but most builders are putting suites in both houses so, generally, the SFD would include two single family houses and at least two suites so it is likely that four families would live in the two houses. The MFD would be five units with the units likely to be owner-occupied. At Garry Lane, the units are well cared for and that would be expected with the new development as the purchasers will experience pride of ownership.

Dana explained parking requirements. With the SFD, the requirement is two spots per unit with no requirement for the rental suites. At Yoshida, there are two parking spots per unit with no extra visitor parking. With the MFD, there would be two parking spots per unit plus one visitor parking spot.

There was a request from some of the Yoshida residents that the crosswalk and the traffic calming curb bulge at the intersection be moved. This is an issue that would have to be dealt with by the City.

Overall, the prime concerns for the residents of Yoshida Court were traffic and parking. Dana reiterated the requirements for parking. The City has done traffic and parking studies in regards to tandem parking and they found that the requirements are sufficient. Some of the residents felt that there was a tendency for people to use garages for storage and park on the street. Dana assured them that there was adequate storage in the units of the MFD so that people could use their garages for parking.

A Garry Lane resident stated that he likes the diversity of housing. He is not in favour of the "garage" houses because there is no street presence. He does like the form of development at Garry Lane and the proposed MFD because people become part of the community and it is also affordable for young families. He had been concerned about the development next to McMath Secondary School because the residences would be driving through the complex but it has not been an issue. Dana spoke about how Garry Lane was designed so that neighbours would know and interact with each other.

Dana explained that the MFD would give more form and character to the area. The design is intended to blend in with Yoshida Court and Garry Lane. The residents would have the opportunity to integrate into the community.

The Land Use Contract at Yoshida Court provides setbacks but no height limit. Cynthia stated that Yoshida can be redeveloped under LUC. It is unlikely that townhouses would be approved because that would require an OCP amendment. She stated that the issue of access was looked at as part of the application and the Transportation Department has made comments.

Yoshida Court has a pre-existing problem of insufficient parking. Residents are concerned that it will get worse with the new development if residents don't park in their garages. A resident suggested that the City get involved and look at ways to get people to park in their garages instead of on the street. Another Yoshida Court resident liked the proposed MFD and his major point regarding traffic was that the City should reduce the amount of parking provided on site and restrict parking on public streets.

Despite the fact that there was general consensus on the MFD, some residents did not want any development to proceed because of traffic and parking concerns.

The meeting adjourned at 8:30.

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
Derek Gray	11744 YOSHIDA CT.	604 277 1905	DEREK.BCCM@GMAIL.COM
Keith Boughton	#7-4111 Garry St.	778-887-1187	KB_579@hotmail.com
Stephanie Freiter	11753 Yoshida Ct		msfreiter@yahoo.com
Chris Williams	11777 Yoshida		chris.williams@shaw.ca
Neil Zwick	11753 Yoshida		nzwick@yahoo.com
Bob Hopko	4051 GARRY ST		BORDT30@GMAIL.COM

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
K Blackford	11740 Yoshida	2747470	dkblack@telus.net
D Williams	11777 Yoshida	6042773605	bopkileret@gmail.com
K Barrows	3182 FRANCES RD	604-7750081	
[Name and Address]			
Roy Dahms	Jen Booth	4220 GARRY ST	6043776645
IAN CHENG	26072 Food No.3 Rd	Richmond, BC	iancad@hotwire.com

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
Bill + Ann	11751 Yoshida	604-271-7423	prannymcc@gmail.com
Diana Wang	4180 Garry Str	604-785-2689	dianadj.wang@gmail.com
Donna Taylor	11773 Yoshida CRT	604-275-3083	
DONNA SHEARER	4111 GARRY ST.	604 272 2927	dshearer4111@gmail.com
IRIS Hunter	11720 Yoshida CRT	604-448-0418	iphunter14@gmail.com
Richard Hunter	11720 Yoshida CRT.	604-448-0418	hunterrc95@gmail.com
Helene Clement	11733 YOSHIDA CRT	604 274 2564	HCLEMENT@SHAW.CA
DAVE McKenna	11769 Fernmount Pl.	604-602-3599	wdmcke@shaw.ca

Lussier, Cynthia

From: Diana Wang [diana.dj.wang@gmail.com]
Sent: Monday, 28 April 2014 12:06 PM
To: Lussier, Cynthia
Subject: regards new development on 4160 Garry Street (RZ-13-641596)

Hi Cynthia,

This is Diana Wang, I am living on 4180 Garry Street. I met with Dana and Shawn about two weeks ago. They explained in details about development plan on 4160 Garry Street. I really like the plan with 5 townhouses, it looks very nice! In the meeting Dana also mentioned that because there are a lot of comments on opening a driveway on Yoshida, they will come up with a new plan with a driveway to Garry Street. The plan is still for 5 townhouses but the driveway will be right beside my house on the west side, similar to the driveway the old house used to have. They showed me the picture and explained the pros and cons. Although it is not ideal compare to the original plan, I am still OK with it. Just want to let you know that I really hope to see the project to start. I don't want to see the bare land beside my house for another several months or even a year. :-)

If there is anything I can help, please feel free to let me know.

Best regards,
Diana Wang
604 785-2689

Garry Street/Yoshida Court

Public Information Meeting

May 6, 2014

The meeting was called to order at 7:10 pm.

In attendance: Dana Westermark, Oris Consulting; Jennifer O'Bray, Oris Consulting, Cynthia Lussier, City of Richmond Planning Department; Residents of Garry Street and Yoshida Court.

The meeting was chaired by Dana Westermark, Oris Consulting.

Dana stated that after the previous public information meeting, they took note of the principle concerns so they went back to the City to see if they would allow the change of the driveway being off Garry Street instead of Yoshida Court and the City Transportation Department said that they would. With this change, the two front units will now be a duplex instead of two detached units but the back units will be the same. This new arrangement does not put any extra traffic onto Yoshida Court. All of the units have two car garages. Oris Consulting has consulted with the neighbours to the east and to the west and they are both in agreement with the new arrangement. Dana has had some conversations with BC Hydro. He discovered that the existing kiosk is at 150% capacity so Oris is looking at putting in a 100 KVA kiosk which would provide more than enough capacity. Oris has moved the buildings a little bit towards Yoshida Court - 2 meters

Dana showed slides showing the original and the revised plans. There is a structure for garbage so people will take their garbage there. A resident brought forward a concern that townhouses would have an impact on parking. Dana stated that a study done by the City of Richmond tandem parking does not create more parking problems. The sidewalk will have a boulevard so it will be more inviting for pedestrians. The issue of saving the existing trees was brought up. Dana stated that the existing site must be brought up to 30 cm above the crown of the existing road. It has to be built up to meet the flood plain elevation and this will severely impact on the survivability of the trees. All but one tree will be removed but new trees will be planted. Residents wondered how tall the units would be and Dana stated that they are 2.5 stories. The front of the house is lower than 29 ft. They will have the same elevation as single family house. Yoshida Court is flood plain compliant. The former house was lower than the flood plain – about 3 feet below the crown of the road. Dana explained the elevation issues. Residents were concerned about the congestion of 5 units versus 2 single family houses. Dana explained the Affordable Housing Bylaw. Builders are often choosing to put suites in the houses because they are perceived as a marketable feature. Rooflines are brought down which brings the scale of the house down so it blends in with the neighbourhood. The new units will have natural gas. A resident asked if Yoshida could have natural gas. Fortis does have a program of putting the line in if there is adequate demand. Dana has offered to talk to Fortis about Yoshida Court getting natural gas. The gas main is on Garry Street and Oris would be connecting there. Services are under the sidewalk so

the sidewalk would have to be dug up. There was a question as to whether the trucks would be well managed and Dana stated that they would be. Residents wanted to know when construction would start and finish. Dana said construction would start in July and it would take about eight months to complete. Oris hopes to go Planning Committee in May and Public Hearing in June.

Dana reiterated that Oris had looked at residents' concerns from the first meeting and looked at ways of addressing them – specifically to change the driveway from Yoshida Court to Garry Street.

The meeting was adjourned at 8 pm.

Lussier, Cynthia

From: Derek Williams [bopakderek@gmail.com]
Sent: Saturday, 10 May 2014 11:04 AM
To: dana@orisconsulting.ca
Cc: Lussier, Cynthia
Subject: 4160 Garry St

Hi Dana

First I wish to thank you for taking the time to present and listen to local residents concerns for the new development at 4160 Garry st Richmond BC. Some of the questions asked were quite pathetic and showed a great deal of selfishness on there part, I think you had a lot of patience and restraint.

The fact that you went back to the drawing board to come up with a solution to access on yoshida showed that Oris really cares about the impact development has on our community, we are lucky to have businesses such as yours in our area, thank you.

So for the record both myself.....Derek Williams... and my wifeChris Williams...of 11777 Yoshida crt Richmond BC

Absolutely APPROVE of the new plan you presented to us on May 6th at Steveston community centre.

I also would like to thank Cynthia for being there and answering our questions.

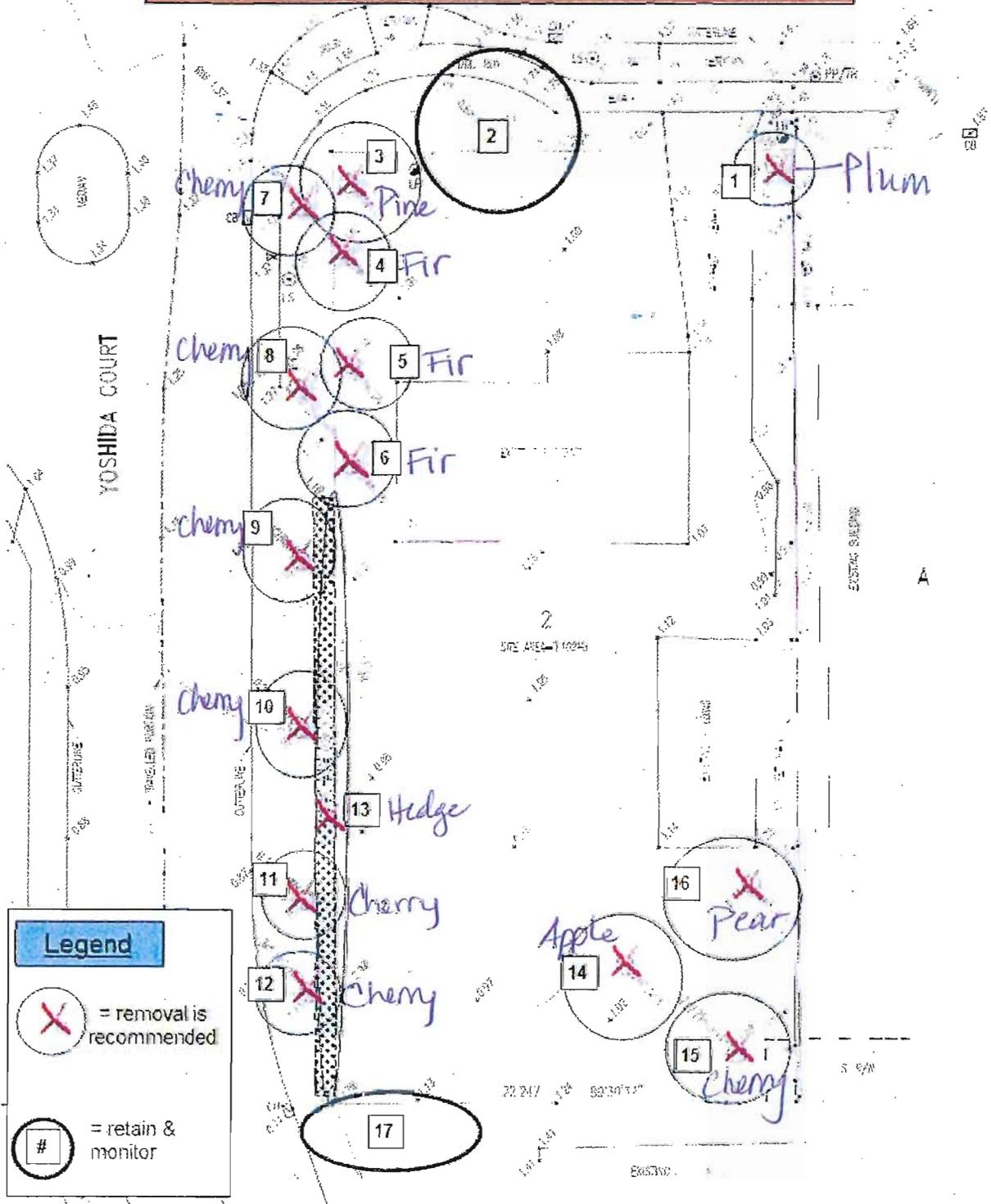
I am glad to see that you are following through with the vision set out in the OCP, densification is the only way forward, we must save our farmland and eliminate sprawl.

Walking, Cycling, and transit with less cars must happen, and companies which promote this and cities which approve and uphold that vision are to be congratulated.

Thank you very much
Derek

604 961 4273

Removal & Retention Plan



Legend

(X) = removal is recommended

(#) = retain & monitor

Tree #	Species	DBH (cm)	Tree Protection Zones (as per bylaw)
17	Red Tip Photinia (<i>Photinia x fraseri</i>); Western Red Cedar (<i>Thuja plicata</i>)	10 to 20	TPZ to be placed at no less than 1.0 m north of fence line; to span from blvd to extend to end of photinia at east side; to encompass entire group on all sides affected
2	Grand Fir - <i>Abies grandis</i>	52 CNCL - 249	TPZ to be placed along sidewalk edge at north side; placed at no less than 3.0 m from base of tree at all sides; to encompass entire tree on all sides affected



Rezoning Considerations

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

Address: 4160 Garry Street

File No.: RZ 13-641596

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, the following items must be completed:

1. City acceptance of the developer's voluntary contribution of \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting six (6) of the required 10 replacement trees on-site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$8,200 for the Fir tree (tag # 2) to be retained. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the tree has survived.
4. Registration of a flood indemnity covenant on Title.
5. Contribution of \$1,000 per dwelling unit (e.g. \$5,000) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,273) to the City's Affordable Housing Reserve Fund.
7. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a statutory right-of-way for public-right-of-passage over the area of the public amenity space on the subject site along Garry Street. All maintenance and liability associated with the statutory right-of-way is the responsibility of the property owner.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement* for the design and construction of frontage improvements, including (but is not limited to):
 - The removal of the existing driveway crossing and letdown on Garry Street and construction of a new wider driveway crossing and letdown to current City standard.
 - Design and construction of the frontage works and the area of the right-of-way for public-right-of-passage along Garry Street to include seating, landscaping, and to ensure protection of the Fir tree (tag # 2) on City-owned property.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

CNCL - 250

Initial: _____

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Prior to Demolition Permit* Issuance, the following items must be completed:

- Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* Issuance, the following items must be completed:

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

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 9108 (RZ 13-641596)
4160 Garry Street

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
i. Inserting the following new subsections directly after Section 17.35.6.3:
" 4. The minimum setback to Yoshida Court is 2.0 m."
ii. Replacing Section 17.35.8.2, with the following:
"2. The minimum lot area is 1,015 m^2."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)".
P.I.D. 009-217-665
Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 23406
3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9108".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND
APPROVED by
BK
APPROVED by Director or Solicitor
u

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** May 9, 2014
From: Tom Stewart, ASCT.
 Director, Public Works **File:** 10-6370-03-01/2014-
 Vol 01
Re: **Multi-Material BC Program - Post Collection Arrangements**

Staff Recommendation

1. That the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an amendment to Contract T.2988, Residential Solid Waste & Recycling Collection Services with Sierra Waste Services Ltd. (in accordance with the May 9, 2014 Staff Report entitled "Multi-Material BC Program – Post Collection Arrangements" from the Director, Public Works (the "Staff Report")) to establish a recycling materials consolidation facility under the terms outlined in the Staff Report.
2. That additional funding for the consolidation facility in the amount of \$140,000 plus applicable taxes for one-time costs, and related service costs per tonne of approximately \$320,000 annually be approved, with funding from the Sanitation and Recycling provision.

Tom Stewart, ASCT.
 Director, Public Works
 (604-233-3301)

Att. 1

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

Staff Report

Origin

At the April 28, 2014 meeting, Council considered the attached staff report (Attachment 1) regarding implementation of the Multi-Material BC recycling program. In approving a number of implementation items, Council also directed:

“That staff evaluate options, alternatives and costs associated with addressing the operational and logistical challenges associated with the current designated post-collection site for Richmond, and report back to Council.”

This report addresses the referral and provides details and information on an approach to consolidate Richmond’s recycling material for transport to the post-collection site.

Analysis

Background

The City joined the Multi-Material BC (MMBC) program to provide enhanced recycling services to residents commencing May 19, 2014. In the April 15, 2014 staff report, a concern was identified regarding the significant distance and travel time requirements to the designated post collection site for delivering Richmond’s recycling materials (Cascades Recovery Inc./Green By Nature [“GBN”] at 12345 104 Avenue, Surrey). In accordance with Council direction on this issue, a letter has been sent to key representatives at MMBC expressing this concern and urging MMBC to establish a site in closer proximity to Richmond. Discussions between City and MMBC staff will continue separately on this important issue.

Post Collection via a Consolidation Facility

To manage the post collection aspect in the interim and to support the program launch on May 19, 2014, staff recommend materials be consolidated at a location in Richmond, and then bulked and transported to the GBN site in Surrey. This is the most cost-effective and efficient approach which will ensure no impact to service levels for residents. Otherwise, it would be necessary to add additional collection vehicles at significantly higher costs.

To establish the consolidation facility, it is proposed to add this service to the City’s existing service contract with Sierra Waste Services Ltd. (“Sierra”) with the following business terms:

1. Sierra Waste Services Ltd. will deliver all recycling materials to Urban Impact Recycling Ltd.’s (“Urban Impact”) facility at 15360 Knox Way in Richmond.
2. Sierra will work with Urban Impact to create a distinct area at Urban Impact’s facility for Richmond’s recycling materials only (required to meet MMBC program requirements) with designated areas for the separate storage of paper, glass and mixed containers. The capital cost to the City for creation of this separate consolidation area is \$140,000 plus applicable taxes.

3. Sierra will arrange with Urban Impact to bulk load and then transport all Richmond recycling materials to MMBC's designated post-collection site, (i.e. Cascades Recovery Inc. located at 12345 104th Avenue, Surrey, BC), and require that MMBC requirements for material transportation, loading, unloading, weighing, record keeping, reporting of data, etc. be adhered to.
4. The terms of this arrangement will be for the period May 19, 2014 – December 31, 2017 (to coincide with the expiry of the existing solid waste/recycling contract term), subject to cancellation upon 180 days termination notice provided by either party, or 180 days notice if the City no longer requires the consolidation facility at Urban Impact.
5. Payment of material consolidation and transportation costs based on a provided unit price per tonne, at a total estimated annual amount of \$320,000 (pro-rated 2014 amount of \$200,000). The City will pay this amount to Sierra, who will in turn contract with and pay Urban Impact directly.
6. In the event of termination of the consolidation facility arrangement, the City will be rebated a portion of the \$140,000 capital cost paid under Item 2, less a termination payment of \$1,460/month for each month remaining in the contract.
7. In the event of a change in the post-collection service arrangement (e.g. MMBC directed change in location, change in operational delivery requirements, etc.), this arrangement is subject to review and negotiation on mutual agreement between the City and Sierra.

This proposed consolidation arrangement will ensure that enhanced recycling services under the new MMBC program can be effectively launched on May 19th, and will ensure no negative impact to service levels for residents. The proposed arrangement also provides reasonable termination provisions to permit cancellation or adjustments based on continued discussions with MMBC regarding Richmond's concerns with the post-collection site they have designated for the City's recycling materials.

Financial Impact

The proposed consolidation arrangement requires additional capital costs of \$140,000 plus applicable taxes, plus estimated annual amounts of approximately \$320,000 (pro-rated in 2014 to \$200,000). It is proposed that the funding source for these additional costs be from the sanitation and recycling provision.

Conclusion

There are outstanding issues to be resolved with MMBC regarding the designated post-collection site for Richmond's recycling materials. These discussions will continue. In the interim, to ensure the new recycling program can be effectively launched on May 19, 2014, this report proposes that a consolidation facility be established in Richmond under the City's existing Residential Solid Waste and Recycling Collection Services contract with Sierra Waste Services Ltd. (Contract T.2988).

May 9, 2014

- 4 -



Suzanne Bycraft
Manager, Fleet & Environmental Programs
(604-233-3338)

Att. 1: April 15, 2014 staff report, "Multi-Material BC Program Implementation"

Attachment 1



**City of
Richmond**

Report to Committee

To: Public Works and Transportation Committee **Date:** April 15, 2014
From: Tom Stewart, AScT.
Director, Public Works **File:** 10-6370-03-01/2014-
Vol 01
Re: **Multi-Material BC Program Implementation**

Staff Recommendation

1. That the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an amendment to or replacement of Contract T.2988, Residential Solid Waste & Recycling Collection Services with Sierra Waste Services Ltd. (in accordance with the April 7, 2014 Staff Report entitled "Multi-Material BC Program Implementation" from the Director, Public Works (the "Staff Report")), to:
 - a) include acquisition, storage, assembly, labelling, delivery, and related tasks for the bags, containers and carts associated with implementation of the program changes and added recycling materials to be collected under the terms of the City's agreement with Multi-Material BC per Section 1, Item a) of the Staff Report;
 - b) remove the processing and marketing components from the scope of work and incorporate other changes described in Section 1, Item b) of the Staff Report, effective May 19, 2014;
 - c) modify the scope of work as described in Section 1, Item c) of the Staff Report to collect glass as a separate recycling stream, newsprint and mixed paper products as one combined stream, and collect an expanded scope of recycling materials as defined by Multi-Material BC as Packaging and Printed Paper for all residents serviced by the City for recycling services under Contract T.2988, effective May 19, 2014;
 - d) add administrative provisions to address the requirements of the contract with MMBC, as described in Section 1, Item d) of the Staff Report;
 - e) revise the annual contract amount to approximately \$6,391,841.26 (depending on contract variables such as required added equipment, inflationary and unit count increases), effective May 19, 2014.

2. That additional funding for the remaining portion of the 2014 Sanitation and Recycling budget be approved at the estimated amount of \$650,000 and that full program funding in the estimated amount of \$1,040,000 be included in the 2015 utility budget process for Council's consideration.

4196769

CNCL - 526

Attachment 1 (Cont'd)

April 15, 2014

- 2 -

- 3. That a letter be sent to Allan Langdon, Managing Director of Multi-Material BC (MMBC), expressing concern regarding the negative operational and financial impacts associated with the current designated post-collection site (located in Surrey) for Richmond's recycling materials, and that MMBC be urged to establish a site within closer proximity to Richmond.
- 4. That staff evaluate options, alternatives and costs associated with addressing the operational and logistical challenges associated with the current designated post-collection site for Richmond, and report back to Council.



Tom Stewart, AScT.
 Director, Public Works
 (604-233-3301)
 Att. 2

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

Attachment 1 (Cont'd)

April 15, 2014

- 3 -

Staff Report**Origin**

In November, 2013, Council agreed to join the Multi-Material BC (MMBC) program in order to provide enhanced recycling of paper and packaging materials for single family and multi-family residents, commencing May 19, 2014. This arrangement requires contractual amendments to the City's existing service contract T.2988 with Sierra Waste Services Ltd.

This report provides details on the required contractual amendments and provides a progress update on implementation activities.

Analysis

As background, the City has engaged Sierra Waste Services Ltd. under Contract T.2988 – Residential Solid Waste and Recycling Collection Services until December 31, 2017. In accepting the incentive offer from MMBC, the City is assuming the role of contractor to MMBC for the collection of recycling materials. However, Sierra Waste Services Ltd. will remain the City's contractor who provides the services on the City's behalf. From the public's perspective, the only apparent service related changes are the separate collection of glass, a change in sorting requirements for newspaper and mixed paper items, and an increase in the range of materials which will be accepted for recycling in both the blue box and blue cart (multi-family) recycling programs.

Contract T.2988 is a multi-service contract for curbside garbage, organics and large item collection services, as well as curbside/blue box and multi-family/blue cart recycling services. It is the curbside and multi-family recycling services components of this contract that are impacted as a result of the City entering into an agreement with MMBC.

I. Summary of Contractual Amendments Required to Contract T.2988

Changes impacting the City's agreement with Sierra Waste Services Ltd. are in the areas of start up costs, processing and marketing, expansion to the scope of work, and items of a general administrative nature.

- a) **Start Up Costs:** To meet MMBC's requirements for the separate collection of glass, new receptacles are required for residents with blue box service and new carts are required for multi-family residents. To meet the May 19, 2014 launch date, it is recommended that Sierra Waste Services Ltd. acquire, store, assemble, label and deliver these items on behalf of the City. Delivery will also include related items developed and provided by the City (educational materials, re-usable recycling bags, etc.).

The change in sorting requirements and expanded scope of recycling materials to be added also necessitates that all multi-family recycling carts be re-labelled as part of educating and communicating new program information to residents. It is proposed that Sierra Waste Services also undertake the required cart re-labelling work on the City's behalf. The estimated cost of the start up cost items and associated activities by Sierra Waste Services is up to \$520,000. Funding for these start up costs was previously approved by Council.

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- b) Processing & Marketing: Under existing Contract T.2988, the City pays Sierra Waste for processing all recycling materials collected and the City is, in turn, paid commodity revenues for the sale of recycling materials based on commodity market pricing. Under the City's agreement with MMBC, MMBC now assumes all rights, revenues, etc. associated with processing and marketing all recycling materials (and have contracted Green By Nature to process and market these materials on their behalf).

As a result of this change:

- i. The processing and marketing aspects of the City's agreement with Sierra Waste Ltd. must be removed and the contractor be compensated for any resulting lost revenue;
- ii. Provisions must be included to address changes by MMBC in the location of the designated processing facility;
- iii. Mechanisms to ensure a transparent and equitable process for the contractor to work with the City to identify alternative processing and marketing arrangements in the event of dissolution of the agreement with MMBC (i.e. MMBC contract stipulates a 180 day termination for convenience clause).

The noted changes result in increased costs to the City for contract compensation and lost opportunity for revenues from the sale of recycling commodities. This is outlined in the Financial Impact section of this report.

- c) Expanded Scope of Work: There are a number of requirements under the MMBC agreement which will result in changes to the scope of work under Contract T.2988:
 - i. Newspaper and mixed paper products will be combined into one "Paper Products" stream. This will necessitate that a separate, larger bag be provided to residents for placing all their paper items (replacing the current Blue and Yellow Bags). Existing collection vehicles must be modified to accommodate this combined paper products stream.
 - ii. Glass must now be collected separately. This will require that a new receptacle be provided to residents for separating their glass jars and bottles, and the contractor to modify the collection vehicles and collection process to collect the glass as a separate stream.
 - iii. Additional materials are being added to the program, which requires that additional equipment be added to accommodate the increased volume. A sample list of materials to be added to the program includes the following. A full list per the City's agreement with MMBC is contained in *Attachment 1*:
 - Paper and plastic drink cups
 - Milk cartons (including soy, rice milk and cream cartons)
 - Aseptic containers (soup, broth, sauce, etc. containers)
 - Plastic bakery trays and packaging (plastic egg cartons, deli trays, muffin and sandwich containers, etc.)

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- Plastic pill bottles, including vitamins, personal care products, cosmetic containers, etc.
- Plastic pails, such as laundry detergent and ice cream buckets.
- Plastic lids and garden pots, plastic hinged containers (e.g. diaper wipes)
- Food and solvent spray cans, hairspray, deodorant, wax and polish spray cans
- Spiral wound cans (e.g. frozen juice, cookie dough, coffee, nuts)

At this early stage, it is difficult to predict the additional volume which will result from the significantly expanded range of items residents will be able to recycle. It is recommended that flexible and transparent language be incorporated into Contract T.2988 to be conservative but allow for additional equipment if required to meet volume demands.

The noted changes result in increased costs to the City for contract compensation associated with additional equipment requirements. A minimum of two trucks will need to be added, with the ability to add additional equipment or trucks at a rate to be negotiated with Sierra Waste Services Ltd. if required to meet volume demands in order to maintain service levels.

Associated costs are outlined in the Financial Impact section of this report.

- d. Administrative Requirements: The MMBC agreement contains a number of items where it would be prudent for the City to incorporate language in Contract T.2988 to identify avenues to address:
- i. Changes requested by MMBC (which cannot be refused unless technically not feasible to carry out).
 - ii. Compliance with MMBC policies and standards.
 - iii. Contingency planning.
 - iv. Record keeping and reporting requirements.
 - v. Confidentiality requirements.
 - vi. Intellectual property - proprietary rights owned by MMBC.
 - vii. Indemnity and insurance provisions.
 - viii. Service level failure credits.

The language will be structured in a manner that provides for transparency in addressing any potential items impacting cost, without transferring financial risk to the contractor. Any issues which arise that result in increased costs would be reported to Council for consideration.

Attachment 1 (Cont'd)

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2. Update on Implementation Activities

The MMBC program will be launched on May 19, 2014. A key factor that the City was only recently informally notified of (on April 7, 2014) by Green By Nature (the organization selected by MMBC to manage their post-collection system) is that the designated processing site for delivery of Richmond’s recycling materials will be the Cascades Recovery Inc. site at 12345 – 104 Avenue in Surrey. This has operational and financial impacts beyond those projected in this report due to longer travel distances and delivery wait times than that currently required since the City’s recycling materials are now delivered to Urban Impact on Knox Way in Richmond. This will also have further impacts to the terms and costs of the City’s contract with Sierra Waste Services Ltd. beyond that identified in this report. Other impacts include increases emissions associated with longer travelling distances and idling/wait times.

With this information only recently being made available, staff will begin identifying potential alternatives and options for how to most efficiently and cost-effectively manage delivery of the City’s recycling materials to the Cascades site. This information will be reported back to Council separately. In the interim, staff recommend that Council express the City’s concern to MMBC about the distant location of the designated processing site for Richmond, and urge that MMBC establish a location in closer proximity to the City.

In terms of the May 19, 2014 launch date, a number of measures are underway in an effort to launch the City’s program to coincide with the MMBC program implementation timeframe. This will mean three key changes for residents with both blue box and multi-family (blue cart) collection services as outlined below.

Residents with Blue Box Service

- a) *Newsprint and Paper Products Now Combined:* To accommodate the requirements of MMBC for a single paper stream, residents will be provided with a separate, larger yellow bag in which to place all their newsprint and paper products into a new “Mixed Paper” re-usable plastic bag. Residents may continue to use up any existing supply of blue and yellow bags or may bring these bags to the Recycling Depot to be recycled.
- b) *Separate Collection of Glass Jars and Bottles:* A separate, smaller grey box will be provided for residents to separate glass jars and bottles for recycling. Residents will be asked to place the grey box at curbside, along with their blue box and new yellow “Mixed Paper” bag on their recycling collection day. These receptacles will be emptied into a separate compartment on the recycling truck and returned to be re-used by residents.
- c) *Expanded Materials Accepted for Recycling:* Residents will be asked to place their remaining recycling materials PLUS the additional materials being added by MMBC in their existing blue box. Residents may use a second blue box, if required. Alternatively, taller/larger blue boxes (22 gallons vs. the 16 gallon capacity standard blue box) will be stocked and available at the Recycling Depot, should residents require or wish to use a larger capacity blue box to hold sufficient volumes of their recycling materials.

Attachment 1 (Cont'd)

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These items, along with program educational material, are targeted for delivery to residents during the first two weeks of May. Collection of the new items will commence on residents' first collection day during the week of May 19th.

Attachment 2 contains an overview of the program changes for residents with blue box service.

Residents with Blue Cart Service

The program changes for residents with central recycling services in blue carts (multi-family) will principally mirror that of the blue box program:

- a) *Newsprint and Paper Products Now Combined:* Existing recycling carts currently for "Newsprint" and "Paper Products" will be re-labelled to combine both into "Mixed Paper" cart/s.
- b) *Separate Collection of Glass Jars and Bottles:* A separate (generally smaller) cart will be provided for the separate collection of glass. Consideration of the cart size provided will be based on estimated volumes, available space, etc.
- c) *Expanded Materials Accepted for Container Recycling:* The remaining carts will be re-labelled for all remaining containers PLUS the new items being added through the MMBC program.

These changes will be undertaken commencing the first two weeks in May, with collection of the new materials commencing the week of May 19th.

The costs for the receptacles/one-time costs associated with MMBC program launch requirements are addressed in the Financial Impact section of this report.

Financial Impact

One-Time: The one-time costs for activities to be undertaken by Sierra Waste Services on the City's behalf (i.e. acquisition and delivery of boxes and carts associated with this implementation) are estimated at \$520,000. Council previously approved these funds from the Sanitation & Recycling provision (Project 41597).

Operating: As noted in this report, there are increased annual operating costs impacting the 2014 and future budgets for contracted as well as City costs. Total annual costs (based on 2014 rates and unit count data) are provided in the following table. These amounts will be pro-rated in 2014 to correspond with the planned May 19th commencement date of this program. These amounts are exclusive of applicable taxes. As previously noted, these costs do not include the impacts associated with the longer travel distances that will be required for delivery of Richmond's recycling materials to the designated processing site in Surrey. These costs could range anywhere between \$250,000 - \$750,000 annually, depending on whether a consolidation/transfer facility can be arranged, or if multiple additional trucks will need to be added.

MMBC Revenue: Under the agreement with MMBC, the City is paid a market clearing price for providing services on behalf of MMBC (\$38.50/unit for blue box service, and \$23.75/unit for multi-family blue cart/central collection service). MMBC may deduct any service level failure

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credits and other amounts from their payment, however, none are assumed in the financial analysis which follows.

Recycling Cost Under MMBC Agreement		
Description	Estimated Total Annual	2014 Projected Costs (Start Date May 19, 2014)
Financial Incentive		
MMBC Incentive	(\$2,316,242)	(\$1,440,512) ⁴
Costs		
Additional Cost Items - MMBC		
Net Additional Contract Costs	\$454,409	\$282,605*
City Costs	\$285,000	\$177,247*
Loss of Commodity Revenue	\$300,520	\$186,899*
Total additional Costs - MMBC	\$1,039,929	\$646,751*
Current Recycling Net Fixed Costs	\$2,018,208	\$2,018,208
Total Costs under MMBC Agreement (Total Additional Costs - MMBC plus Current Recycling Net Fixed Costs)	\$3,058,137	\$2,664,959
Net City Costs (MMBC Financial Incentive less Total Costs under MMBC agreement)	\$741,895	\$1,224,447

* These costs are prorated based on the MMBC program start date of May 19, 2014

Recycling Cost Comparison Under MMBC Agreement vs Existing Next Fixed Cost		
Description	Estimated Total Annual	2014 Projected Costs (Start Date May 19, 2014)
Net City Costs	\$741,895	\$1,224,447
Total Existing Net Fixed Costs	\$2,018,208	\$2,018,208
Variance	(\$1,276,313) ¹	(\$793,761)
One Time costs		\$520,000
Net Cost Savings in 2014		(\$273,761)

¹Based upon estimated volumes of recyclables collected and a local processor identified by MMBC.

As described in the table, by entering into agreement with MMBC, the City incurs additional expenses for contractual change requirements and loss of recycling material revenues. The City in turn receives a financial incentive from MMBC for providing the service on their behalf. The net result is that the City's costs, after the MMBC financial incentive, are expected to be approximately \$740,000 per year, which represents a savings of approximately \$1.27 million annually. Net cost savings in 2014 are modest due to the May 19th launch date and one-time implementation costs, or approximately \$273,000. These amounts are consistent with previous staff calculations.

Attachment 1 (Cont'd)

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The costs identified above are reflective of program-specific costs for the blue box and multi-family recycling programs. They do not include other recycling programs and services provided by the City or existing staffing/administration costs.

Conclusion

This report highlights the operational, financial and contractual changes required to implement the City's agreement with MMBC effective May 19, 2014. Under this new program, residents will be asked to sort and prepare their recycling materials in a different manner, and will be able to recycle a significantly greater volume of materials. While there are cost increases associated with this new program, the City will receive incentive funding from MMBC through which the City's overall annual costs will be reduced by approximately \$1.27 million over existing costs. Savings in 2014 are not as significant due to the incentive not being received until launch (May 19, 2014) and as a result of start up costs associated with this program. These savings are exclusive of additional costs the City will incur associated with delivery of recycling program materials to the designated post-collection facility in Surrey. This matter will be further reviewed and reported back to Council.

Overall, the packaging and printed paper stewardship program (administered on behalf of industry by MMBC) is a progressive step to enhance producer responsibility programs for a greater range of materials. The City, by entering into agreement with MMBC for this program, will receive incentive funding from industry through MMBC to apply to the cost of operating these and other recycling programs in general. It is also an important step toward advancing waste diversion objectives, as the City and region work to achieve 70% waste diversion by 2015.



Suzanne Bycraft
Mgr, Fleet & Environmental Programs
(604-233-3338)

SJB:

- Att. 1: List of Packaging and Printed Paper Items from MMBC Agreement
- 2: "To/From" Changes for Residents with Blue Box Service

Attachment 1 (Cont'd)

Attachment 1

List of Packaging and Printed Paper Items from MMBC Agreement

Material Type	Examples of PPP Accepted	Examples of PPP Not Accepted
Category 1 – Printed Papers		
Newspapers	Daily and community newspapers	
Newspaper Inserts	Newsprint advertising inserts and flyers	
Magazines	Daily, weekly, monthly magazines; travel or promotional magazines	
Catalogues	Retailer product catalogues; automotive and real estate guides/catalogues	
Telephone Directories	Phone books; newsprint directories	
Other Printed Media	Notepads; loose leaf paper; non-foil gift wrap	
Residential Printed Paper	White or coloured paper for general use, printers and copiers	
Miscellaneous Printed Papers	Blank and printed envelopes; greeting cards	
Category 2 – Old Corrugated Cardboard (OCC)		
Old Corrugated Cardboard	Grocery store/liquor store boxes; pizza boxes	
Category 3 (a) – Other Packaging (containing liquids when sold)		
Paper Cup (hot) (polycoated liner)	Non-foam paper cups	
Paper Cup (hot) (biodegradable liner)	Non-foam paper cups	
Paper Cup (cold) (waxed)	Non-foam paper cups	
Paper Cup (cold) (2-sided polycoated)	Non-foam paper cups	
Polycoated Milk Cartons	Milk, soy, rice milk and cream cartons	
Aseptic Containers	Milk, soy, rice milk, cream, soup, broth and sauce containers, typically about 1 litre in size	
Multi-laminated Paper Packaging	Microwavable paper containers; paper bowls/cups for soup	
Category 3 (b) Other Paper Packaging (not containing liquids when sold)		
Old Boxboard (OBB)	Cereal boxes; shoe boxes; tissue boxes; paper towel and toilet paper tubes; detergent boxes	
Wet Strength Boxboard	Carrier boxes for soft drink containers; some frozen food paper packaging	
Moulded Pulp	Egg cartons; formed coffee take out trays; paper based flower pots	
Kraft Papers	Paper bags	
Polycoated Boxboard	Some frozen food packaging	

Attachment 1 (Cont'd)

Attachment 1 (Cont'd)

Category 6 – Other Plastic Packaging		
PETE Bottles (non-beverage)	Salad dressing bottles; edible oil bottles; dish soap or mouthwash bottles; window cleaners	
PETE Jars	Peanut butter containers; wide-mouth jars for nuts	
PETE Clamshells	Bakery trays; pre-made fruit and salad packaging; egg cartons	
PETE Trays	Single serve meals; deli and bakery items; housewares and hardware products	
PETE Tubs & Lids	Plastic lids for some containers	
PETE Cold Drink Cups	Take-out drink cups	
HDPE Bottles (non-beverage)	Shampoo bottles; milk jugs; spring water containers; bleach containers; vinegar containers; windshield washer fluid containers; pill bottles	
HDPE Jars	Personal care products; pharmaceuticals, vitamins and supplements containers	
HDPE Pails	Laundry detergent, ice cream pails	Pails for lubricants
HDPE Trays	Single serve meals; deli and bakery items; housewares and hardware products	
HDPE Tubs & Lids	Plastic lids for spreads and dairy containers	
HDPE Planter Pots	Plastic garden pots	
PVC Bottles	Water bottles; travel sized personal and hair care product bottles; household and automotive liquids containers	
PVC Jars	Peanut butter containers	
PVC Trays	Housewares and hardware products	
PVC Tubs & Lids	Plastic lids for some containers	
LDPE Bottles (non-beverage)	Hygienic, cosmetics and hair care	
LDPE Jars	Cosmetic containers	
LDPE Tubs & Jars	Plastic lids for spreads and dairy containers	
PP Bottles (non-beverage)	Butter and margarine containers; translucent squeeze bottles; travel sized personal and hair care product bottles	
PP Jars	Cosmetic containers	
PP Clamshells	Hinged containers e.g. sanitary wipes	
PP Trays	Single serve meals; deli and bakery items; housewares and hardware products	
PP Tubs & Lids	Large yogurt tubs; kitty litter containers; ice cream containers	
PP Cold Drink Cups	Some cold drink cups	

Attachment 1 (Cont'd)

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Attachment 1 (Cont'd)

Material Type	Examples of PPP Accepted	Examples of PPP Not Accepted
PP Planter Pots	Garden planter pots	
PS Bottles (non-beverage)	Pharmaceuticals, vitamin and supplements containers	
PS Clamshells (rigid)	Clear clamshell containers such as berry, muffin and sandwich containers	
PS Trays (rigid)	Clear rigid trays used for deli foods	
PS Tubs & Lids (rigid)	Dairy products tubs and lids	
PS Tubs & Lids (high impact)	Single serve yogurt containers	
PS Cold Drink Cups (rigid)	Clear rigid plastic drink cups	
PS Planter Pots	Some garden pots and trays	
Other ¹ Plastic Bottles (non-beverage)	Bottles without a resin code or with resin code #7	
Other Plastic Jars	Jars without a resin code or with resin code #7	
Other Plastic Clamshells	Clamshells without a resin code or with resin code #7	
Other Plastic Trays	Trays without a resin code or with resin code #7	
Other Plastic Tubs & Lids	Tubs & lids without a resin code or with resin code #7	
Category 7 – Metal Packaging		
Steel Cans (non-beverage)	Steel dog food and vegetable cans; metal lids and closures	
Steel Aerosol Cans	Food spray cans	
Spiral Wound Cans (steel ends)	Spiral wound containers for frozen juice, chips, cookie dough, coffee, nuts	
Aluminium Cans (non-beverage)	Cat food and other food cans	
Aluminium Aerosol Cans	Air freshener, deodorant and hairspray containers; food spray cans; wax and polish spray cans	
Aluminium Foil and Foil Containers	Foil wrap; pie plates; aluminium food trays	
Category 8 – Glass Packaging		
Clear Glass Bottles and Jars (non-beverage)	Food containers; ketchup bottles; pickle jars; jam and jelly containers; cosmetic jars	
Coloured Glass Bottles and Jars (non-beverage)	Cooking oils, vinegar bottles, cosmetic containers	

¹ 'Other' plastic packaging is typically: manufactured from a combination of recycled resins; manufactured with a barrier layer; or, lacking a resin code mark

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Attachment 2 Cont'd)



YOUR EXPANDED BLUE BOX PROGRAM LET'S RECYCLE EVEN MORE!

Let's trim our waste!

Starting the week of May 19th, 2014, residents can recycle more household items using Richmond's Blue Box program. The newly expanded program includes multiple types of plastic containers, paper and plastic drink cups, milk cartons and flower pots, along with many more items.

We've made a few changes for easy recycling:

- Your **NEW** yellow Mixed Paper Recycling Bag is now for all paper products, including newspaper, cardboard and other paper
- Your **NEW** grey Glass Recycling Bin is for glass jars and bottles only
- Your Blue Box is for containers made from plastic, paper, tin and aluminium

Extra recycling? A larger Blue Box for containers is available at the Recycling Depot. Additional Mixed Paper Recycling Bags and Glass Recycling Bins are also available. Please call 604-276-4010 to order additional supplies, or pick them up at the following locations:

City Hall: 6911 No. 3 Road, open Monday to Friday from 8:15 a.m. to 5:00 p.m.

Richmond Recycling Depot: 5555 Lynas Lane, open Wednesday to Sunday from 9:00 a.m. to 6:15 p.m.

All newsprint and paper items are combined into a new yellow Mixed Paper Recycling Bag



Glass jars & bottles are now separated into a new grey Glass Recycling Bin



Plastic bottles, tin & aluminium cans plus many new items go in your Blue Box



Environmental Programs Information Line: 604-276-4010
www.richmond.ca/recycle



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Attachment 2 (Cont'd)

USING YOUR EXPANDED RECYCLING SERVICE

The following guide highlights the many items accepted in recycling, how to sort them using the Blue Box, yellow Mixed Paper Recycling Bag and grey Glass Recycling Bin.

MIXED PAPER RECYCLING BAG – COMBINE ALL NEWSPRINT & PAPER PRODUCTS TOGETHER

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
 <ul style="list-style-type: none"> ✓ Newspapers, inserts & flyers ✓ Flattened cardboard boxes ✓ Catalogues & magazines ✓ Cereal boxes ✓ Clean pizza boxes ✓ Corrugated cardboard (small pieces) ✓ Envelopes ✓ Junk mail ✓ Paper bags ✓ Paper egg cartons ✓ Paper gift wrap & greeting cards ✓ Telephone books ✓ Writing paper (Note pad, loose leaf paper, white or coloured paper, printed paper, plain & window envelopes, shredded paper.) 	<ul style="list-style-type: none"> • Remove plastic liners/covers • Remove any food residue • Flatten boxes • Place in Mixed Paper Recycling Bag • Cardboard is limited to one bundle per week. Bundle size: 3ft x 2ft x 4 in (90cm x 60cm x 10cm) <p><i>Note: Oversized/excessive amounts of cardboard can be dropped off at the City's Recycling Depot at 5555 Lynas Lane</i></p>	<ul style="list-style-type: none"> ✗ Cardboard boxes with wax coating ✗ Plastic bags used to cover newspapers/flyers ✗ Metallic wrapping paper ✗ Ribbons or bows ✗ Musical greeting cards with batteries ✗ Padded envelopes ✗ Plastic or foil candy wrappers

BLUE BOX FOR CONTAINERS – INCLUDES EXPANDED MATERIALS FOR RECYCLING

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
 <ul style="list-style-type: none"> ✓ New! Aerosol cans & caps (food items, air fresheners, shaving cream, deodorant, hairspray) ✓ New! Microwaveable bowls, cups & lids ✓ New! Paper food containers & cartons (ice-cream, milk, liquid whipping cream) ✓ New! Plastic cold drink cups with lids ✓ New! Plastic containers, trays & caps (bakery containers & deli trays) ✓ New! Plastic and paper garden pots & trays ✓ New! Spiral wound paper cans & lids (frozen juice, potato chips, cookie dough, coffee, nuts, baby formula) ✓ Aluminium cans & lids ✓ Aluminium foil & foil containers (foil wrap, pie plates, food trays, etc.) ✓ Plastic bottles & caps (food items, condiments such ketchup, mustard & relish, dish soap, mouthwash, shampoos, conditioners, etc.) ✓ Plastic jars & lids (margarine, spreads, dairy products such as yogurt, cottage cheese, sour cream, ice cream, etc.) ✓ Plastic tubs & lids ✓ Tin cans & lids 	<ul style="list-style-type: none"> • Remove labels • Remove food residue • Empty and rinse • Place in Blue Box 	<ul style="list-style-type: none"> ✗ Aerosol cans that carry a hazardous waste symbol for corrosive, poison or flammable products ✗ Aerosol cans that contained waxes, polishes, lubricating oils, solvents, insulating foam, pesticides ✗ Ceramic plant pots ✗ Containers for motor oil, or vehicle lubricant or wax products ✗ Foil-lined cardboard lids from take-out containers ✗ Garden hoses ✗ Plastic bags & wrap ✗ Plastic string or rope ✗ Spray paint cans ✗ Styrofoam materials

GLASS RECYCLING BIN – SEPARATE GLASS JARS & BOTTLES FROM OTHER CONTAINERS

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
 <ul style="list-style-type: none"> ✓ New! Clear or coloured glass bottles & jars 	<ul style="list-style-type: none"> • Remove labels where possible • Remove food residue • Empty & rinse • Place in Glass Recycling Bin 	<ul style="list-style-type: none"> ✗ Glasses, dishes, cookware, window glass or mirrors ✗ Ceramic products • Lids (place lids in Blue Box)

For more information on Blue Box program recycling, and tips on how to reduce waste, visit www.richmond.ca/recycle.



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** April 30, 2014
From: John Irving, P.Eng., MPA **File:** 10-6000-01/2014-Vol
 Director, Engineering 01
Re: **Climate Action Revenue Incentive Program (CARIP) & Carbon Neutral Implementation Strategy Reporting Update**

Staff Recommendation

That:

1. Climate Action Revenue Incentive Program reports indicating the City's achievement of carbon neutrality in 2013, included as attachments in the staff report titled "Climate Action Revenue Incentive Program (CARIP) & Carbon Neutrality Reporting – Update", dated April 30, 2014, from the Director, Engineering, be posted on the City's website.
2. Staff work with the Climate Action Secretariat, joint Provincial-UBCM Green Communities Committee, and other municipalities to refine carbon accounting methods that are part of the Carbon Neutral Progress Reporting and Climate Action Recognition programs.

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

Att. 5

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

Staff Report

Origin

The initiative described in this report supports the following Council Term Goals:

- 8.1. *Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.*
- 13.1. *Use the City's website and other communication tools to inform and regularly update the Richmond Community on Council's Term Goals, plans, priorities and progress.*

Analysis

Significant progress has been made in developing policies and programs to reduce energy consumption from buildings and fleet activities. The City's Green Fleet Action Plan, adopted in 2013, aims to achieve a 21% reduction in GHG emissions by the year 2020. The Energy Management Program and revised High Performance Building Policy are ongoing tools that are focused on reducing energy consumption and GHG emissions through increased efficiency and greater use of renewable energy sources in civic buildings.

2013 Corporate Carbon Emissions

Table 1 provides a summary of recorded emissions associated with buildings, civic infrastructure, and fleet activities for 2013; the reported figures adhere to the BC Ministry of Environment's methodology and guidance documentation and includes GHG reductions that resulted from the City's purchase of renewable natural gas. Table 1 also includes, for the first time, emissions from major contractors providing services on behalf of the City. Emissions for some contracted municipal services, namely waste and recycling collection, were not included in the 2012 reported contracted as they were not required to be reported. However, reporting contracted emissions is a pre-condition for achieving carbon neutrality. As such, the City's inventory includes contracted emissions from all sources. Attachment 1 provides more detail regarding specific emissions sources, as per Provincial reporting guidelines.

Table 1: Emission Sources

Emission Sources	Tonnes CO₂e	Quantification Method
Emissions from services delivered directly by the local government	10,214	Derived from actual energy consumption and associated GHG emissions from stationary sources (buildings, lighting, and pumps) and mobile sources (fleet) used directly by the City.
Emissions from contracted services delivering municipal government responsible services	1,170	The BC government standard methodology and guidance for estimated contracted emissions, Option 3 (Vehicle/Equipment Type and Hours of Usage) was used to determine the contracted emissions value.
TOTAL	11,384	

2013 Carbon Offsets

Table 2 provides a summary of offsets (also known as credits) that the City expects to benefit from for the 2013 reporting year. Like 2012, offsets from diverted household organic waste, which are above the 2006 baseline, are eligible for credits. For the 2012 reporting year, as it was a new eligible source of offsets, the City was able to report credits that resulted in 2007 through to 2012, for a total of 3,157 tonnes. For 2013, the total reported amounts represent the amount of credits from diverted organics for 2013 only. Due to the significant growth in diverted organics, there was a corresponding increase in carbon offsets in this year.

The City will also be able to claim additional offsets for GHG emissions that previously were not available prior to 2013. These offsets come from avoided emissions that result from the installation of a methane gas capture system at the Vancouver Landfill. Waste that originated in Richmond that is managed by Metro Vancouver translates to a corresponding offset allocation to the City of Richmond. Another new source of offsets relates to composting that occurs as a result of residents dropping off yard trimmings at EcoWaste. Since the City provides this free service to residents, but pays EcoWaste, these credits belong to the City. Like above, offsets that date as far back as the baseline year, 2006, through to 2013 can be reported. Going forward, only annual offsets will be reported. Staff used an offsets calculator provided by the Province of BC, Climate Action Secretariat. The calculator requires that a 3rd party validate the information provided. Staff are still pursuing the validation and have confidence in the numbers provided; staff will report back to Council if there is a change.

Table 2: Emission Offsets (Credits)

Offsets	Tonnes CO2e	Quantification Method
Household Organic Waste Composting – Municipally Collected	Estimated 2784	As quantified per Option 1 GHG Reduction Projects reporting methods.
Regional Vancouver Landfill Methane Gas Capture Credits	Estimated 7651	Richmond's credit allocation or credits earned from the capture of landfill gas (methane) at the Vancouver Landfill in Delta.
Household Organic Waste Composting – Yard Trimmings Dropped Off at EcoWaste	Estimated 4663	As quantified per Option 1 GHG Reduction Projects reporting methods.
TOTAL	Estimated 15,098	

Carbon Neutrality & Offset Programs

Based on the above figures, it is staff's expectation that the City will be eligible for a "Level 3: Achievement of Carbon Neutrality" through the Climate Action Recognition Program. Staff are in the process of procuring 3rd party verification; if results change, staff will provide an update to Council on these results. If the above figures are confirmed, the City's carbon offsets will exceed its carbon footprint in 2013 by an estimated 3,714 tonnes. Unused carbon offsets can be banked for use in the following year.

In addition to the above offsets, the Province has just released a pilot “Avoided Forest Conversion Profile” carbon accounting methods which quantifies the carbon offsets that result from avoided deforestation. This quantification method will allow the City to claim carbon offsets for all or portions of the Northeast Bog Forest since by purchasing the land, deforestation for development or agricultural activities was avoided. As a result and depending on the completion of a full analysis, the City will be in a position to claim additional carbon offsets for 2013 or 2014. Staff will also review other recent conservation projects (e.g. Grauer Lands) to determine if they are eligible for carbon offsets for future years.

Through staff’s ongoing review and analysis of carbon accounting and reporting requirements, there is a growing concern that some of the methodologies developed by the Province are not fully acknowledging the amount of available carbon offsets or, in some cases, potentially penalizing cities for early actions (e.g. actions carried out prior to signing the Climate Action Charter that have potential for carbon offsets). Staff see an opportunity to engage the Province’s Climate Action Secretariat to improve carbon accounting methods. In order to confirm Council’s support for pursuing this engagement, this report includes a recommendation to this effect.

Towards Carbon Neutrality: Implementation Strategy – Richmond Carbon Marketplace Update

To help the City maintain carbon-neutrality in the future through investments in community-based carbon offsets, Council approved the Richmond Carbon Marketplace pilot program in 2013. The pilot program was to be implemented through the following phased approach, with regular reporting back to Council on progress of each phase:

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

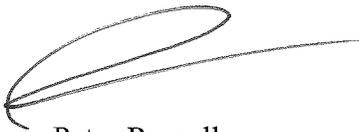
Staff are currently in Phase 1 at this time and are actively working on a communications and outreach campaign for the Richmond Carbon Marketplace. Communication and outreach activities are being planned in tandem with the Richmond Energy Challenge outreach efforts, a program for building energy upgrades in existing buildings approved by Council on April 28th, 2014. Meetings with community-based organizations and businesses are scheduled for June. Approximately 8-10 non-profit groups and/or businesses will be engaged with face to face meetings. Development work on the “Request for Community Carbon Credits (RFC3)” and community web “hub”, that includes a carbon offset self-assessment tool will be completed in time to coincide with the launch of the community outreach campaign in June. Once the RFC3 and the web “hub” are available, the City will further engage community stakeholders through workshops and direct marketing. It is planned to report back to Council on the results of the engagement campaign for the Richmond Carbon Marketplace by the end of the summer with a list of applicable community GHG emissions reduction projects.

Financial Impact

None at this time.

Conclusion

The City of Richmond continues to meet its commitments as a signatory of the BC Climate Action Charter and is working towards Council’s objective to become carbon neutral through investing in community projects. This effort includes the mandatory public reporting of GHG emissions and energy consumption from corporate operations. As such, the City’s 2012 reports (**Attachments 1-5**) will be posted on the City’s website to facilitate public access. For the 2013 reporting year and pending validation of staff’s analysis, it is staff’s expectation that the City will be recognized for carbon neutrality by the joint Provincial – UBCM Green Communities Committee and will have carry over carbon offsets for the 2014 reporting year.



Peter Russell
Senior Manager, Sustainability and District Energy

(604-276-4130)

PR:pr

Attachment 1	Carbon Emissions Provincial Reporting Template - 2013	REDMS# 4218420
Attachment 2	Climate Action Revenue Incentive Public Report for 2013	REDMS# 4169179
Attachment 3	Interim Climate Action Revenue Incentive Public Report Attestation	REDMS# 4169007
Attachment 4	Contracted Emissions Estimation Template	REDMS# 4221715
Attachment 5	Draft - Option 1 GHG Reduction Reporting Template	REDMS# 4221722

Local Government Name:	The City of Richmond
Year:	2013
Contact Information:	
Name:	Andrew Nazareth
Position:	General Manager of Finance and Coporate Services
Telephone Number:	604-276-4095
Email address:	anazareth@richmond.ca

Stationary Emission Sources:				
Building Fuel	Unit of Measure	Quantity	Emissions (tCO₂e)	
Electricity	KWH	46,199,347.00	1154.98	
Natural Gas	GJ	112,341.39	5841.75	
Mobile Emission Sources:				
Vehicle Class	Vehicle Fuel	Unit of Measure	Quantity	Emissions (tCO₂e)
Light Duty Vehicle	Gasoline	L	58,937	137.09
Light Duty Vehicle	Diesel	L	1,713	4.50
Light Duty Truck	Gasoline	L	469,964	1,109.11
Light Duty Truck	Diesel	L	59,891	157.27
Heavy Duty Truck	Gasoline	L	149,603	334.81
Heavy Duty Truck	Diesel	L	380,787	991.95
Off Road Vehicle	Gasoline	L	17,326	38.93
Off Road Vehicle	Diesel	L	147,542	427.87
Off Road Vehicle	Propane	L	10,272	15.74
Light Duty Truck	Gasoline	L	10,304	24.32
Heavy Duty Truck	Diesel	L	410,145	1,068.43
Heavy Duty Truck	Natural Gas	GJ	298.29	15.51
Off Road Vehicle	Diesel	L	21,121	61.25
Total Emissions (all Sources)				11,383.52

Climate Action Revenue Incentive Program (CARIP) Public Report

Climate Action Revenue Incentive (CARIP)

Public Report for YEAR 2013

City of Richmond

Metro Vancouver



Report Submitted by

Courtney Miller
Sustainability Project Manager
cmiller2@richmond.ca
604-276-4267

The City of Richmond has completed the 2013 Climate Action Revenue Incentive Program (CARIP) Public Report as required by the Province of BC. The CARIP report summarizes actions taken in 2013 and proposed for 2014 to reduce corporate and community-wide energy consumption and greenhouse gas emissions (GHG).

May 13, 2014

General Information

Name of Local Government	City of Richmond
Member of Regional District (RD)	Metro Vancouver
Regional Growth Strategy (RGS) in region	Yes
Population	205,000

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Community Wide Actions for 2013

1.1 Measure

Community Wide Measurement Actions

Question	Have you been using the Community Energy and Emissions Inventory (CEEI) to measure progress? What else have you been using instead of/in addition to CEEI?
Answer	Yes

1.2 Plan

Community Wide Targets

Question	Does your OCP(s) have targets, policies and actions to reduce GHG emissions, as per the requirements under the <i>Local Governments Act (LGA)</i> ? If yes, please identify the targets set. If no or in progress, please comment.
Answer	Yes
Additional Information	The 2041 Official Community Plan (OCP) GHG emissions reduction targets are 33% below 2007 levels by 2020 and 80% below 2007 levels by 2050. The OCP also includes an energy reduction target of 10% below 2007 levels by 2020.

1.3 Reduce

Supportive Community Wide Actions

Action Type	Broad Planning
<p>Actions Taken this Year</p>	<p>Continued implementation of the long-term Climate Change Response chapter of the OCP reducing GHG emissions and sequestering carbon. Policies and objectives include: protection and enhancement of the natural habitat; increasing the use of sustainable modes of transportation with the 2041 goal of increasing the mode share of transit, walking, and cycling by a combined 34%; and developing further densification, transportation, and sustainable building plans for shopping centres outside the City Centre. Continued implementation of the City Centre Area Plan (CCAP) directing the majority of City growth to the City Centre near Canada Line Stations. Updated the Steveston Heritage Strategy promoting increased transit usage, walkable neighbourhoods and energy efficient construction in the Steveston neighbourhood. Undertook BC Hydro funded neighbourhood energy study as part of Hamilton Area Plan and completed Community Implementation Offer project “Neighbourhood Energy Planning for Local Government Policy Makers.”</p>
<p>Proposed Actions for Next Year</p>	<p>Continue to implement the OCP and CCAP. The citywide Community Energy and Emissions Plan and the Hamilton Area Plan—improving transit, promoting walkability, and planning for more energy efficient mixed-use and multi-unit residential buildings (MURB)—are anticipated to be adopted.</p>

Action Type	Building and Lighting
<p>Actions Taken this Year</p>	<p>Continued implementation of CCAP requirement that all rezoning applications with development over 2,000 m² are equivalent to LEED silver standards. Continued to require District Energy Utility (DEU) ready development in the Alexandra neighbourhood of West Cambie. Developed Service Area Bylaw for the River Green District Energy Utility (RGDEU) to ensure mandatory connection of all new developments in the area to RGDEU. Formed District Energy Coordinator part time position.</p>
<p>Proposed Actions for Next Year</p>	<p>Continue to implement CCAP policies through new development applications. Develop higher minimum energy standard for City Centre and assess sustainability requirements for rezoning applications greater than 2,000 m² outside of City Centre. Develop a long-term City Centre district energy strategy, update the heat load map to identify DEU project priorities, establish a mandatory DEU ready service area bylaw for City Centre and implement RGDEU Service Area Bylaw.</p>

Action Type	Energy Generation
Actions Taken this Year	Completed due diligence phase for RGDEU design, construction, financing, and operation.
Proposed Actions for Next Year	Execute agreement with utility partner and develop implementation plan for the design, construction, financing, and operation of RGDEU. Complete pre-feasibility study that will explore opportunities to develop district energy node with renewable energy source(s) for the new aquatic centre, older adults centre, fire hall and existing buildings in the City Precinct area.

Action Type	Green Space
Actions Taken this Year	Completed the 2022 Parks and Open Space Strategy (POSS) with actions to support expanded walking, rolling and cycling networks, increased ecological connectivity and integration of green infrastructure within the parks and open space system.
Proposed Actions for Next Year	Develop the Urban Forest Management Strategy to consider GHG reduction. Continue to implement POSS and complete the Community Gardens Strategic Plan including proposed conservation of bog areas and agricultural uses.

Action Type	Transportation
Actions Taken this Year	Increased funding for walking, cycling and transit improvements consistent with OCP goals and targets. Expanded mandate of City bicycle advisory committee to include other forms of active transportation and supported education and encouragement programs (e.g. annual bike tour, Walk Richmond program and cycling education courses for students and adults). Facilitated expansion of car-share services in Richmond.
Proposed Actions for Next Year	Collaborate with TransLink to begin update of Richmond Area Transit Plan. Continue to forward education and encouragement programs for cycling and walking, implement transportation-related OCP policies and continue to support any interest in the expansion of car-share services.

Action Type	Waste
Actions Taken this Year	Completed annual report on waste reduction and diversion progress in conjunction with the Strategic Waste Program. Developed multilingual communications and outreach materials promoting recycling. Continued community engagement through workshops, theatrical shows at elementary schools, outreach displays and other events (e.g. Public Works Open House and Richmond Earth Day Youth (REaDY) Summit).
Proposed Actions for Next Year	Advance the Strategic Waste Program and implement initiatives to reach the adopted waste diversion target of 70% by 2015. Continue annual reporting on waste reduction and diversion progress and promote new recycling initiatives and pending disposal bans.☐

Action Type	Water/Sewer
Actions Taken this Year	Delivered water quality and conservation education through workshops and events (e.g. Public Works Open House, Project WET, H2Whoa!, Waterwise) and supported BC Water & Waste Association Drinking Water Week. Installed water stations at community events to promote high-quality tap water. Issued 852 rebates through the low-flow retrofit Toilet Rebate Program.
Proposed Actions for Next Year	Continue engagement events including education on tap water consumption and water sprinkling regulations. Continue Toilet Rebate Program and introduce redeveloped Rain Barrel Program.

Direct Community Wide Actions

Action Type	Buildings
Actions Taken this Year	Implemented City Centre rezoning consideration for developments to be DEU ready with 8,000 DEU-ready units currently approved. Incorporated city-owned corporation Lulu Island Energy Company Ltd to manage district energy systems. Required 20% of MURB parking stalls to have 120V receptacles for EV charging and an additional 25% of stalls to be constructed to facilitate future installation (e.g. conduit for future wiring).
Proposed Actions for Next Year	Formalize and adopt DEU ready policy for all City Centre MURB development and create implementation plan to provide district energy service for North City Centre Area development. Continue to implement policies supporting the use of electric vehicles.

Action Type	Energy Generation
Actions Taken this Year	Provided ADEU service to second building (260 units).
Proposed Actions for Next Year	Provide ADEU service to third building (250 units) and commence Phase 3 to expand ADEU.

Action Type	Transportation
Actions Taken this Year	Completed mobility initiatives to promote sustainable modes of transportation including: construction of 350m of neighbourhood walkway and 300m of off-street multi-use path; addition of anti-skid surface at greenway-road intersections; upgrade of 3 crosswalks and 10 existing bus stops with accessible pedestrian features; expansion of bus stop benches and connecting pathways; implementation of traffic calming measures in school zones.
Proposed Actions for Next Year	Complete all outstanding 2013 transportation initiatives and implement the 2014 capital program which includes an increased number of projects from 2013.

Action Type	Waste
Actions Taken this Year	Introduced the Green Cart and large item pickup programs to 41,000 single-family and townhome dwellings. Commenced 15-month food scraps recycling pilot for 5,500 MURB units to inform design of full-scale program in 2015. Expanded Recycling Depot services to collect Styrofoam, batteries, cell phones, used books and plastic bags. Evaluated and improved recycling containers to ensure attractiveness and operability for use in public spaces. Engaged as a collection contractor with Multi-Material BC as part of the provincial product stewardship program.
Proposed Actions for Next Year	Undertake pilot to determine optimal cart sizing and collection frequency for waste and recycling. Obtain Council approval for full-scale MURB organics recycling program (30,000 units). Expand recycling under the Multi-Material BC stewardship program and continue intensive outreach to maximize recycling participation. Evaluate Recycling Depot expansion to an Eco-Centre model.

Action Type	Water/Sewer
Actions Taken this Year	Continued implementation of water metering program to include 69% single-family, 23% MURB units and 100% industrial and commercial properties. Subsidized 70 barrels through the Rain Barrel Program and supported implementation of Metro Vancouver water sprinkling restrictions.
Proposed Actions for Next Year	Continue to support water conservation initiatives and programs and advance implementation of the water metering program. Promote the redeveloped Rain Barrel Program.

Action Type	Green Space
Actions Taken this Year	Continued implementation of POSS including tree planting in parks and schools sites, maintenance of urban forest and addition of park spaces and facilities.
Proposed Actions for Next Year	Continue to implement POSS and capital program.

Question	Is there any activity that you have been engaged in over the past year(s) that you are particularly proud of and would like to share with other local governments? Please describe and add links to additional information where possible.
Answer	Richmond is committed to increasing the share of walking and other modes of sustainable transportation. In order to support this effort and in anticipation of the needs of an aging population, the City is improving accessibility and walkability via implementation of an Accessible Pedestrian Signal (APS) program. To the City's knowledge, it is the only city of its size to commit to the upgrade of all City-owned signalized intersections and special crosswalks to include APS features. Currently, the City has 75 special crosswalks and 38 pedestrian signal locations with APS features. Approximately 25% of the City's 149 signalized intersections have APS features and completion of the program is anticipated by 2020.

Corporate Actions for 2013

2.1 Measure

Corporate Measurement Actions

Question	What steps has your local government taken toward completing its corporate emissions inventory?
Answer	Richmond established a corporate energy and emissions baseline of 2007, embedding it within its broader sustainability framework. The City has developed a database to track energy consumption of buildings and other assets, and the Green Fleet Action Plan adopted in 2013 improves its ability to manage fleet fuel use and related emissions.

Question	What tool are you using to measure, track and report on your corporate emissions?
Answer	Richmond is using a spreadsheet to meet requirements for this reporting year. The City is in the process of upgrading its energy tracking database to a platform that allows greater flexibility to meet multiple GHG reporting commitments.

2.2 Reduce

Supportive Corporate Actions

Action Type	Broad Planning
Actions Taken this Year	Continued upgrade of corporate energy use database and developed energy use targets for new infrastructure.
Proposed Actions for Next Year	Complete upgrade of corporate energy use database and define administrative procedures for improved energy performance of existing facilities. The revised corporate High Performance Building Policy including better than code energy performance for new buildings, no net increase of overall building energy and GHG emissions and a target of net zero and carbon neutral buildings by 2030 is anticipated to be adopted.

Action Type	Building and Lighting
Actions Taken this Year	Completed energy demand profile for corporate buildings estimating long term baseline given population growth projections.
Proposed Actions for Next Year	Complete long term energy assessment and retro-commissioning plan for corporate buildings.

Action Type	Energy Generation
Actions Taken this Year	Advanced opportunity review for corporate building projects.
Proposed Actions for Next Year	Complete Energy Strategy and Options Evaluation for new buildings in City Precinct.

Action Type	Transportation
Actions Taken this Year	Continued initiatives to encourage use of alternative modes of transportation for commuting and corporate travel including Bike to Work week promotion, corporate bike fleet and promotion of transit fare tickets and passes. Developed Green Fleet Action Plan to improve fuel efficiency, minimize overall environmental impact of equipment and vehicle operations and reduce GHG emissions 20% by 2020. Undertook best-in-class procurement of 44 fleet units, including units with highest fuel efficiency (tier 4 compliant models for excavator equipment, one electric forklift and two solar powered message board signs). Increased seating capacity of vans used in carpool program. Installed eleven electric vehicle charging stations for community and fleet use, and included anti-idling bylaw awareness in driver training and orientation.
Proposed Actions for Next Year	Continue to implement Green Fleet Action Plan actions including: demand side management; improved maintenance, monitoring and reporting; and alternative fuels. Explore expansion of employee carpool program, upgrade units upon replacement and support use of alternative modes of transportation for work related travel and other corporate initiatives.

Action Type	Water/Sewer
Actions Taken this Year	Reviewed >100 pump electricity account listings and reconciled data for location and use.
Proposed Actions for Next Year	Upgrade energy use database to generate monthly reports of water and sewer energy consumption.

Direct Corporate Actions

Action Type	Building and Lighting
Actions Taken this Year	Completed City Hall, Community Safety Building, and South Arm, West Richmond and Thompson Community Centres lighting retrofits. Replaced faulty couplings, end-of-life boiler and improved building envelope at Gateway Theatre to reduce natural gas consumption. Upgraded Works Yard building controls to improve energy efficiency. Active participant in the BC Hydro Workplace Conservation Awareness Program.
Proposed Actions for Next Year	Complete major equipment replacement and upgrade at Richmond Ice Centre and Watermania. Complete lighting retrofits at Kwantlen building and three other suitable locations. Replace end-of-life gas fired rooftop units with efficient electric heat pumps. Develop and implement Workplace Conservation Awareness Program for Year 4.

Action Type	Energy Generation
Actions Taken this Year	Completed installation of solar thermal air wall at South Arm Community Centre.
Proposed Actions for Next Year	Complete installation of heat recovery system at Richmond Ice Centre to pre-heat ice flood water and optimize solar thermal energy system at South Arm Community Centre Pool. Complete Energy Strategy and Options Evaluation to identify appropriate renewable energy source(s) for City Precinct buildings.

Action Type Fleet	
Actions Taken this Year	Undertook review of fuel management system and improved fuel security. Implemented tracking measures to establish baseline—correlating vehicle kilometres traveled with fuel consumption—and enable measurement of the effectiveness of new initiatives. Prepared for implementation of new fleet management software with business improvement processes and reviewed GPS systems for potential pilot program.
Proposed Actions for Next Year	Initiate Fraser Basin Council E3 Fleet Certification and implement new fleet software management system. Complete GPS pilot with 50 units to measure impact on fuel consumption and vehicle resource use efficiency.

Action Type Waste	
Actions Taken this Year	Delivered 14 adult workshops on composting, harvesting compost, eco-cleaning, and related waste reduction and recycling strategies. Supported Climate Change Showdown and 2nd REaDY Summit for youth. Coordinated the delivery of two theatrical productions (Zero Heroes and Clean Up Your Act) to 10 elementary schools reaching 3,500 students and “Make Richmond Sparkle” show to 8 elementary schools reaching 850 students. Provided recycling services at community events and organized Green Ambassador Program with student volunteers contributing 1,500 hours to promote recycling.
Proposed Actions for Next Year	Expand food scraps collection at City facilities in conjunction with expansion of organics recycling services to MURB units.

Action Type Water/Sewer	
Actions Taken this Year	Continued upgrading corporate facilities with lower flow units (e.g. Minoru Arena and Gateway Theatre).
Proposed Actions for Next Year	Continue to implement corporate and departmental initiatives for more efficient use of high-quality tap water.

Action Type	Green Space
Actions Taken this Year	Completed Phase 1 of 5km Railway Greenway multimodal trail connecting neighbourhoods from the Middle Arm Dyke Trail to the Steveston Waterfront. Planted 1,200 trees on streets and in parks.
Proposed Actions for Next Year	Continue to acquire land for parks and open space, begin construction of 4 acre neighbourhood park in City Centre and plant 800 trees on streets and in parks.

2.3 Corporate Innovation

Question	Is there any activity that you have been engaged in over the past year(s) that you are particularly proud of and would like to share with other local governments? Please describe and add links to additional information where possible.
Answer	Richmond's long-term corporate energy use analysis indicates that, without additional action, building energy use will increase 25% by 2020. This projection informs the revised High Performance Building Policy target of no net increase in building energy use from 2012 levels. In addition to this target, the policy—to be considered by Council in early 2014—sets the direction for new corporate buildings to achieve energy performance of 24% better than code.

Carbon Neutral Progress Reporting

3.1 Carbon Neutral Progress Reporting

Emissions/Offsets	Tonnes CO2e
Annual corporate emissions using SMARTTool or equivalent inventory tool	11,384
<i>Emissions from services delivered directly by the local government</i>	10,214
<i>Emissions from contracted services</i>	1,170
Less:	2,784
GHG reductions being claimed for this reporting year from Option 1 - GHG reduction project	
<i>Energy Efficient Building Retrofits and Fuel Switching</i>	
<i>Solar Thermal</i>	
<i>Household Organic Waste Composting</i>	2,784
<i>Low Emissions Vehicles</i>	
Less:	12,314
GHG reductions being claimed for this reporting year from Option 2 - GHG reduction projects	
<i>Option 2 Project A</i>	4,663
<i>Option 2 Project B</i>	7,651
<i>Sum of Other Option 2 Projects (if you have added projects below)</i>	0
Less:	
<i>Offsets purchased for this reporting year (Option 3). Please identify your offset provider in the offset provider information section below.</i>	
Balance of corporate emissions for this reporting year. <i>(If the corporate emissions balance is zero, your local government is carbon neutral for this reporting year)</i>	-3,714
Additional "Option 2" Projects	
<i>Option 2 Project C</i>	
<i>Option 2 Project D</i>	
<i>Option 2 Project E</i>	
<i>Option 2 Project F</i>	
<i>Option 2 Project G</i>	
<i>Option 2 Project H</i>	

3.2 Making Progress on Your Carbon Neutral Commitment

Question	If your community has not achieved carbon neutrality for this reporting year please describe the actions that you intend to take next year to move you toward your carbon neutral goal.
Answer	

3.3 Offset Provider Information

Question	Please Identify the name(s) of your offset provider(s) (Please answer below):
Answer	

Question	The offsets being claimed in this CARIP Report were purchased from the offset provider(s) indicated above prior to making this CARIP report public (please indicate yes or no):
Answer	

Question	If your community has not achieved carbon neutrality for this reporting year please describe the actions that you intend to take next year to move you toward your carbon neutral goal.
Answer	



Ministry of **Community, Sport and
Cultural Development**

CARIP Public Report Attestation Form

The Purpose of this Attestation: As per the CARIP guidance, the Financial Officer is required to attest that the CARIP report submitted to the Province on or before **March 7, 2014** has been made public and also indicate if it is the Final or *Interim* Report.

If applicable, the Financial Officer will also be required to attest that the local government's updated *Interim* CARIP report submitted on **June 2, 2014** has been made public and is the Final Report. Please complete the attestation below that applies to your 2013 CARIP Public Report at this time. **Please review the general CARIP Guidance document for more information on this requirement.**

Financial Officer must complete and sign the APPLICABLE attestation form below and email a scanned copy to the province at infra@gov.bc.ca

FINAL CARIP Report attestation:

I declare that this is the Final 2013 CARIP Public Report for (insert name of local government) and that this report was made public on (date)

Name, Title (print) CFO _____

Signature: _____

Date: _____

INTERIM CARIP Report attestation:

I declare that this is the *Interim* 2013 CARIP Public Report for (insert name of local government) and that this Report was made public on (insert date)

Additional carbon neutral information is needed to complete this CARIP Report and once that information is received; this CARIP report will be updated, made public and submitted as Final to the Province on or before **June 2, 2014**.

As per the CARIP Guidance document, I am aware that local governments that do not make public and submit an updated, Final 2013 CARIP Public Report to the Province by the **June 2, 2014**, deadline:

- May not be eligible for next year's CARIP grant.
- Will not be eligible for certain elements of the Green Communities Recognition Program, and
- Will not be included in the 2013 Provincial level report on local government climate action progress

Name, Title (print) CFO or CAO JERRY CHONG (FOR A NAZARETH)

Signature: [Handwritten Signature]

Date: March 5, 2014

CARIP/Carbon Neutral Progress Report Reporting Year 2013

Supporting Documentation Contracted Emissions Template

LOCAL GOVERNMENT
<p>City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1</p>
PROJECT DESIGNATE
<p>Peter Russell, Sr. Manager, Sustainability & District Direct 604-276-4130 peter.russell@richmond.ca</p>
RATIONALE
<p>An estimation methodology for hired equipment contractor emissions is being utilized for 2013 since actual emissions for some contracts over \$25,000 have not provided fuel usage values.</p> <p>The City has identified three main contract areas for delivery of traditional services:</p> <ol style="list-style-type: none"> 1. Cascades Recovery Inc. and BFI provide recycling depot container collection and recycling services (T.4311); 2. Sierra Waste Services deliver residential solid waste and recycling services (T.2988); 3. BFI Canada Waste Management supplies of garbage containers and collection services at City facilities. <p>Each of these contracts was awarded prior to June 1, 2012 and are not required to be quantified as per BC government guidance. However, as the City is planning on achieving carbon neutrality for 2013, these contracted emissions have been included in our mobile fleet emissions reporting spreadsheet. With the exception of Cascades Recovery, fuel usage values were provided by the contractors and Provincial conversion factors were used to determine associated GHG emissions. For Cascades Recovery, fuel usage was estimated by from total kilometers driven.</p> <p>The hired equipment contracted emissions, with the exception of equipment used outside of the defined traditional service boundaries or for capital rather than maintenance projects, is listed in the table below by traditional service area.</p> <p>Option 3 is the estimation methodology used:</p> <ol style="list-style-type: none"> 1. Hired equipment records sorted to exclude out of scope contracts; 2. City equipment operating records assessed to determine average consumption factors in litres per hour or kilometers driven for each equipment family; 3. Consumption factors used to estimated fuel consumption for hired equipment; 4. Environment Canada emissions factors applied to calculate GHG emissions.

CONTRACTED EMISSIONS	
Option 3: Vehicle/Equipment Type and Hours or Kilometers of Usage	
Traditional Service Area	Estimated Annual GHGs (tonnes)
Drinking, Storm and Wastewater	56.8
Solid Waste Collection, Transportation and Diversion	8.0
Roads and Traffic Operations	173.1
Arts, Recreation and Cultural Services	3.0
Fire Protection	—
Total	240.9

CARIP/Carbon Neutral Progress Report Reporting Year 2013

Supporting Documentation GHG Reduction Project: Option 1 Reporting Template

LOCAL GOVERNMENT
<p>City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1</p>
PROJECT DESIGNATE
<p>Peter Russell, Sr. Manager, Sustainability and District Energy Direct 604-276-4130 peter.russell@richmond.ca</p>
PROJECT INFORMATION
<p>City of Richmond Project 1C: Household Organic Waste</p> <p>The City of Richmond operates a curbside organics collection program to divert organic waste from the Vancouver Landfill.</p> <p>The City of Richmond diverted a total of 14,237 tonnes of organics in 2013. Eligible diverted organics beyond the 2006 baseline translated into 2784 tonnes CO₂e (to be verified) of offset.</p>
PROJECT TRANSPARENCY
<p>As a Green Communities Committee supported project utilizing Metro Vancouver reporting rationale, this project is understood to be:</p> <ul style="list-style-type: none"> • outside of the corporate emissions boundary; • with GHG emissions counted only once; • with the City of Richmond having ownership of the specified GHG reductions; • with the emissions verifiable as having occurred following the release of the Climate Action Charter to the end of the 2013 reporting year; • part of the City's Carbon Neutrality report that indicates the City is making progress towards its carbon neutral commitment.



Richmond Zoning Bylaw 8500
Amendment Bylaw 9048 (RZ 12-603352)
7311/7331 Lindsay Road

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

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

P.I.D. 028-665-155

Strata Lot 1 Section 13 Block 4 North Range 7 West New Westminster District Strata Plan BCS4205 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

and

P.I.D. 028-665-163

Strata Lot 2 Section 13 Block 4 North Range 7 West New Westminster District Strata Plan BCS4205 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9048".

FIRST READING

SEP 09 2013

A PUBLIC HEARING WAS HELD ON

OCT 21 2013

SECOND READING

OCT 21 2013

THIRD READING

OCT 21 2013

OTHER CONDITIONS SATISFIED

MAY 15 2014

ADOPTED

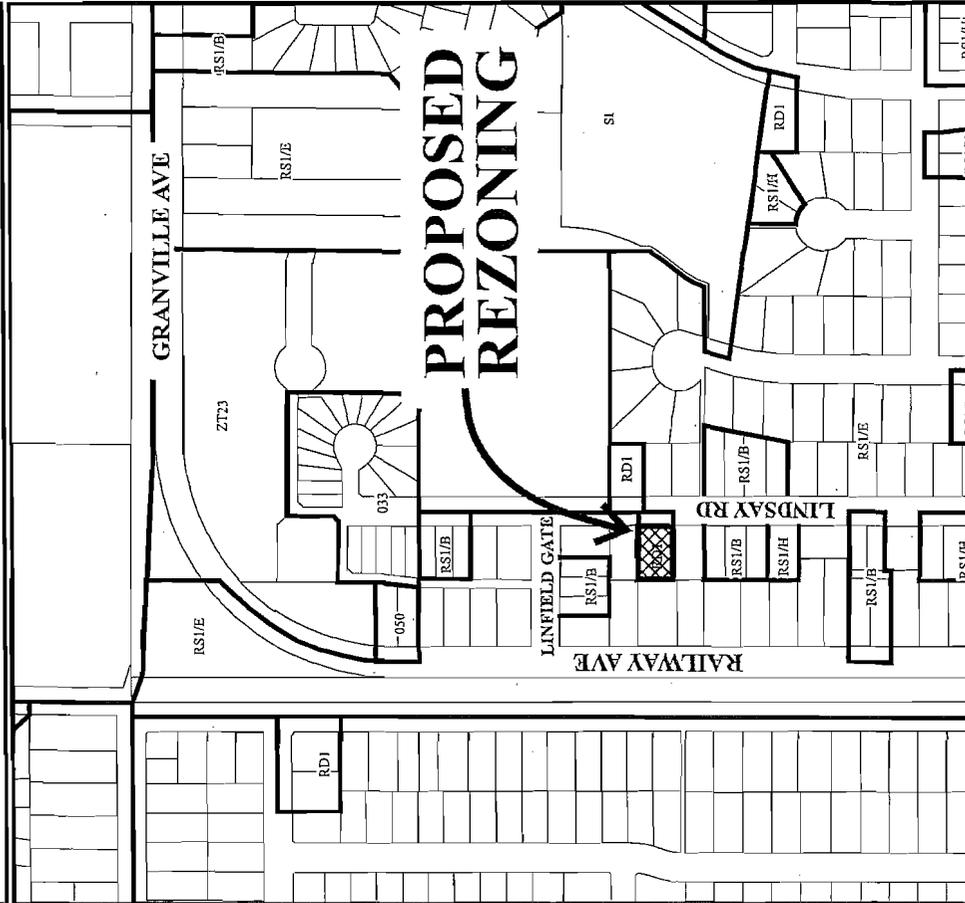
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

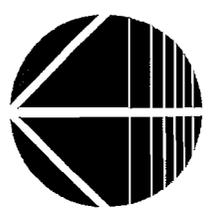
CORPORATE OFFICER



City of Richmond



CNCL - 298



RZ 12-603352

Original Date: 03/27/12

Revision Date:

Note: Dimensions are in METRES

3.45	13.45	21.34	7360	14.01	7340	19.57	7300	24.41
20.73	37.30	7291	7371	14.68	7351	21.42	7320	19.52
20.73	37.30	20.73	7371	14.69	7351	21.42	7320	19.52
5.82	37.28	37.29	LINDSAY RD	14.69	7340	19.57	7300	24.41